

Michael Graf, Chair
Jim Thompson, Vice-Chair
Steve Cammarata, Commissioner
Monica Dever, Commissioner
Jacob Hoy, Commissioner
Dave Popelka, Commissioner
Joaquin Santos, Commissioner



Lomita City Hall
Council Chambers
24300 Narbonne Avenue
Lomita, CA 90717
Phone: (310) 325-7110
Fax: (310) 325-4024

Next Resolution No. PC 2019-01

**AGENDA
REGULAR MEETING
OF THE LOMITA PLANNING COMMISSION
MONDAY, JANUARY 14, 2019
6:30 P.M.**

1. OPENING CEREMONIES

- a. Call Meeting to Order
- b. Flag Salute
- c. Roll Call

2. ORAL COMMUNICATIONS

Persons wishing to address the Planning Commission on subjects other than those scheduled are requested to do so at this time. Please come to the podium and give your name and address for the record. In order to conduct a timely meeting, a 5-minute time limit per person has been established. Government Code Section 54954.2 prohibits the Planning Commission from discussing or taking action on a specific item unless it appears on a posted agenda.

3. CONSENT AGENDA

All items under the Consent Agenda are considered by the Commission to be routine and will be enacted by one motion in the form listed below. There may be separate discussions of these items prior to the time the Commissioners vote on the motion. Specific items may be removed from the Consent Agenda at the request of any Commissioner or staff.

- a) **APPROVAL OF MINUTES:** November 13, 2018
RECOMMENDED ACTION: Approve
- b) **CONDITIONAL USE PERMIT NO. 70 (MODIFICATION) – One Year Extension of Time,** a request for a one year extension of time for Conditional Use Permit No 70 (Modification) establishing a new expiration date of January 14, 2020.
RECOMMENDED ACTION: Adopt Resolution of Approval
- c) **SITE PLAN NO. 1180 – One Year Extension of Time,** a request for a one year extension of time for Site Plan Review No. 1180 establishing a new expiration date of January 14, 2020.
RECOMMENDED ACTION: Adopt Resolution of Approval

PUBLIC HEARINGS

- 4. CONDITIONAL USE PERMIT NO. 310**, a request for a Conditional Use Permit for 1) a new 2,520 sq. ft. convenience store (7-11) with eight fueling stations, and associated parking and landscaping, 2) to permit the sale of beer and wine for off-site consumption, and 3) to permit the outside storage and display of 20lb propane tanks for the property located at 2301 Pacific Coast Highway in the C-R, Commercial Retail Zone. Filed by 7-11 Inc., 330 E. Lambert Road, Brea CA, 91403 (Applicant).

APPLICANT: 7-11, Inc.

PRESENTED BY: Alicia Velasco, Community and Economic Development Director

RECOMMENDED ACTION: Adopt Resolution of Approval

- 5. CONDITIONAL USE PERMIT NO. 311** A request for a conditional use permit to allow the sale of beer and wine for on-site consumption at a restaurant located at 1841 Pacific Coast Highway in the C-R, (Commercial Retail) Zone. Filed by Emil Lewis, 1841 Pacific Coast Highway, Lomita, CA 90717 ("Applicant").

APPLICANT: Emil Lewis

PRESENTED BY: Christopher Aldana, Planning Intern

RECOMMENDED ACTION: Adopt Resolution of Approval

SCHEDULED MATTERS

- 6. SELECTION OF CHAIR AND VICE-CHAIR FOR 2018-2019**
- 7. DISCUSSION AND DIRECTION REGARDING CHANGING DATE AND TIME OF PLANNING COMMISSION MEETING**

WRITTEN COMMUNICATIONS

- 8. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS**

OTHER MATTERS

- 9. STAFF ITEMS – ANNOUNCEMENTS**
- 10. PLANNING COMMISSIONER ITEMS**
- 11. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS**
Tuesday, February 5, 2019 & Tuesday, February 19, 2019

12. ADJOURNMENT

NEXT REGULAR MEETING: Monday, February 11, 2019, at 6:30 p.m.

Written materials distributed to the Planning Commissioners within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the City Clerk's office at 24300 Narbonne Avenue, Lomita, CA 90717. In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, you should contact the office of the City Clerk, (310) 325-7110 (Voice) or the California Relay Service. Notification 48-hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

Only comments directed to the Commission from the podium will be recognized. Comments directed to the audience or generated from the audience will be considered out of order. Any person may appeal all matters approved or denied by the Planning Commission to City Council within 30 days of receipt of notice of action by the applicant. Payment of an appeal fee is required. For further information, contact City Hall at 310 325-7110.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted in the City Hall lobby bulletin board, and posted on the City's website not less than 72 hours prior to the meeting. A copy of said agenda is on file in the Office of the City Clerk.

Dated this 10th day of January 2019



Kathleen Hill, CMC, Deputy City Clerk

**MINUTES OF THE
PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, NOVEMBER 13, 2018**

1. OPENING CEREMONIES

a. Call Meeting to Order

Chair Graf called the meeting to order at 6:33 p.m. in the Council Chambers, Lomita City Hall, 24300 Narbonne Avenue, Lomita, CA 90717.

b. Flag Salute

At the request of Chair Graf, Commissioner Hoy led in the Flag Salute.

c. Roll Call

Responding to the roll call by Deputy City Clerk Hill were Commissioners Cammarata, Dever, Hoy, Popelka, Santos, Vice Chair Thompson and Chair Graf. Also present were Assistant City Attorney Langer, Community & Economic Development Director Velasco, and Assistant Planner MacMorran.

PRESENT: COMMISSIONERS: Cammerata, Dever, Hoy, Popelka, Santos, Thompson and Graf

ABSENT: COMMISSIONERS: None

2. ORAL COMMUNICATIONS

None.

3. CONSENT AGENDA

a. Approval of Minutes: October 8, 2018

RECOMMENDATION: Approve Minutes

Commissioner Cammarata moved to approve the October 8, 2018, minutes. Commissioner Santos seconded.

AYES: 5 COMMISSIONERS: Cammarata, Dever, Popelka, Santos, Thompson
NOES: 0 COMMISSIONERS: None
ABSENT: 0 COMMISSIONERS: None
RECUSE: 2 COMMISSIONERS: Graf, Hoy

MOTION CARRIED to approved consent calendar items.

PUBLIC HEARING

4. **Zone Variance No. 243 and Site Plan Review No. 1196.** A request for a variance from Section 11-1.70.17(F)(3) of the Lomita Municipal Code (“LMC”) to permit a 188-square-foot addition to a nonconforming single family residential use without the required parking under Section 11-1.66.03, and a request for a modification from Section 11-1.30.02 of the LMC to permit a front yard setback of 10 feet instead of the required 20-foot minimum, and to confirm the California Environmental Quality Act categorical exemption for the property located at 26010 Cayuga Avenue in the R-1, Single-Family Residential Zone.

APPLICANT: Will Basilio, 16912 Mariposa Avenue, Gardena, CA 90247

PRESENTED BY: Laura MacMorran, Assistant City Planner

RECOMMENDATION: Adopt Resolution of Approval subject to findings and conditions and confirm the categorical exemption.

Assistant Planner MacMorran presented her staff report on the project. There being no questions or disclosures from the commission, Chair Graf opened the hearing for public comment. The applicant, Ken Claypool, briefly stated that his mother-in-law living there needs to do the addition for her own space. There being no other comments or questions for the applicant, Chair Graf closed the public comment portion of the public hearing and brought the item back to the commission for discussion.

Vice-Chair Thompson made a motion, seconded by Commissioner Santos recommending the Planning Commission approve Zone Variance No. 243 and Site Plan Review No. 1196 as presented with findings and to confirm the categorical exemption.

Commissioner Cammarata commented that the applicant has met all the requirements and sees no reason to deny the application. Vice Chair Thompson added that the project complies with the zoning and general plan, it is exempt from CEQA, and that all requirements have been satisfied. He also commended staff on their report.

AYES: 7 COMMISSIONERS: Cammarata, Dever, Hoy, Popelka, Santos,
Thompson and Graf
NOES: 0 COMMISSIONERS: None
ABSENT: 0 COMMISSIONERS: None

MOTION CARRIED to approve the recommended action and adopt the following titled resolution:

RESOLUTION NO. PC 2018-13

A REQUEST FOR A VARIANCE FROM SECTION 11-1.0.17(F)(3) OF THE LOMITA MUNICIPAL CODE (“LMC”) TO PERMIT A 188-SQUARE-FOOT ADDITION TO A NONCONFORMING SINGLE FAMILY RESIDENTIAL USE WITHOUT THE REQUIRED PARKING UNDER SECTION 11-1.66.03, AND A REQUEST FOR A MODIFICATION FROM SECTION 11-1.30.02 OF THE LMC TO PERMIT A FRONT YARD SETBACK OF 10 FEET INSTEAD OF THE REQUIRED 20 FOOT MINIMUM, AND TO CONFIRM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT CATEGORICAL EXEMPTION FOR THE PROPERTY LOCATED AT 26010 CAYUGA AVENUE IN THE R-1, SINGLE-FAMILY RESIDENTIAL ZONE. FILED BY WILL BASILIO, 16912 MARIPOSA AVENUE, GARDENA, CA 90247 (APPLICANT)

5. **Site Plan Review No. 1197**, a request for a Site Plan Review to permit a security gate at the front property line with a height of five feet for the property located at 25822 – 25828 Walnut Street in the Commercial General (CG) Zone and to confirm the California Environmental Quality Act categorical exemption.

APPLICANT: Bill Mulkey, 24050 Madison Street, Suite 209, Torrance, CA, 90505

PRESENTED BY: Laura MacMorran, Assistant City Planner

RECOMMENDATION: Adopt Resolution of Approval subject to findings and conditions and confirm the categorical exemption.

For the record, Commissioner Hoy recused himself from the meeting, as he lives within 500 feet of the applicant’s property.

Assistant Planner MacMorran presented the staff report instead of Planning Intern Aldana. Chair Graf asked if the commission had any questions. Chair Graf asked about the gate height schematics showing six feet tall and the staff report listing it as five feet tall. Assistant Planner MacMorran stated that the draft had an error and the applicant understands that the gate is five feet tall from the grade to the picket. He also asked about the open area in the front around the northern building. Community and Economic Development Director Velasco stated that portion of the building would not need a site plan review.

Vice Chair Thompson asked if there would be an impact on pedestrian traffic. Assistant City Planner MacMorran stated that the gate is entirely on private property and it swings inward, the sidewalk is unaffected. There were no other comments from the commission. Chair Graf opened the hearing for public comments.

The applicant/owner came forward to explain the problems at the location and the need for the security gate. He has added other security measures at the location, i.e., installed security cameras, telephone entry systems and extra lighting. He really likes the area and the property and wants to protect his tenants.

Commissioner Popelka commented that Mr. Mulkey's letter was well written and from the heart. Commissioner Cammarata commented on additional lighting and a fence along the wall adjacent to the Mosque, and maybe a security guard.

Chair Graf asked if five feet is high enough and if one foot off the ground is too high. He recommended that the applicant/owner work with staff to make sure the design works for him.

Jennifer Surrel, 25858 Walnut, Apartment #3, stated she has had her car and storage broken into, seen drug deals, and encountered several other problems where she does not feel safe at home.

There being no other questions or comments, Chair Graf closed the comment portion of the public hearing and brought the item back to the commission for discussion.

Commissioner Cammarata made a motion, seconded by Commissioner Dever to approve Site Plan Review No. 1197 subject to findings and conditions and confirm the categorical exemption.

AYES:	6	COMMISSIONERS:	Cammarata, Dever, Popelka, Santos, Thompson and Graf
NOES:	0	COMMISSIONERS:	None
ABSENT:	0	COMMISSIONERS:	None
RECUSE:	1	COMMISSIONER:	Hoy

MOTION CARRIED to approve the recommended action and adopt the following titled resolution:

RESOLUTION NO. PC 2018-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING SITE PLAN NO. 1197 TO PERMIT SECURITY GATES AT THE FRONT PROPERTY LINE WITH A HEIGHT OF FIVE FEET FOR THE PROPERTIES LOCATED AT 25822 AND AT 25828 WALNUT STREET IN THE COMMERCIAL GENERAL (CG) ZONE. FILED BY BILL MULKEY, 24050 MADISON STREET, SUITE 209, TORRANCE, CA 90505.

WRITTEN COMMUNICATIONS

6. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Director Velasco reported that over this past month there was one city council meeting, which was October 16, 2018, and that the city council approved the final downtown vision. The Daily Breeze wrote an article about it.

OTHER MATTERS

7. STAFF ITEMS – ANNOUNCEMENTS

Director Velasco reported on the unofficial election results for the Lomita City Council.

8. PLANNING COMMISSIONER ITEMS

Commissioner Cammarata asked about an update on the market situation on PCH. Director Velasco has been in communication with the property owner and they are reaching out to grocery stores. Director Velasco mentioned that the new chair will be picked at the next planning commission meeting. Conversation was made regarding the bumps in the road on PCH and trucks that are riding down Eshelman. Director Velasco will look into the no truck signs north of Lomita on Eshelman.

9. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Popelka will attend the City Council Meeting on November 20, 2018, and Commissioner Santos will attend the City Council Meeting on December 4, 2018.

ADJOURNMENT

The meeting adjourned at 7:19 p.m.

ATTEST:

Kathleen Hill, CMC
Deputy City Clerk



**CITY OF LOMITA
PLANNING COMMISSION REPORT**

TO: Planning Commission

January 14, 2019

FROM: Laura MacMorran, Assistant Planner

SUBJECT: Modification of Conditional Use Permit No. 70
One Year Extension of Time

RECOMMENDATION

Staff recommends that the Planning Commission approve the request for a one year extension of time for Conditional Use Permit No. 70 (Modification) establishing a new expiration date of January 14, 2020.

BACKGROUND/ANALYSIS

On December 12, 2016, the Planning Commission approved a Modification for Conditional Use Permit No. 70 to allow the construction of a 1,621-square-foot, single-story building containing five services bays for an existing automobile body repair shop located at 24710-24720 Crenshaw Boulevard in the M-C (Light Manufacturing & Commercial) Zone.

The project was delayed due to lease negotiations with the landlord and structural redesign issues. The applicant has been diligent in preparing plans and has x-rayed the structure of the perimeter walls as required by Building and Safety. However, the conditions of approval specifically state that a building permit must be *issued* within two years of approval or a time extension granted by the Planning Commission is necessary. The applicant has submitted a letter to the Commission explaining the delay which is attached to this report as Exhibit D.

The Planning Commission staff report and resolution dated December 12, 2016 have been attached for your reference. The Planning Commission minutes for December 12, 2016 have also been attached

Recommended by:

Prepared by:

Alicia Velasco
Community and Economic Development
Director

Laura MacMorran
Assistant Planner

Exhibits:

- a. Resolution
- b. PC Staff Report and Resolution dated December 12, 2016
- c. PC Minutes dated December 12, 2016
- d. Letter from the applicant dated December 10, 2018

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING A ONE-YEAR EXTENSION OF TIME FOR CONDITIONAL USE PERMIT NO. 70 (MODIFICATION) FOR THE CONSTRUCTION OF A 1,621-SQUARE-FOOT, SINGLE-STORY BUILDING CONTAINING FIVE SERVICES BAYS FOR AN EXISTING AUTOMOBILE BODY REPAIR SHOP LOCATED AT 24710-24720 CRENSHAW BOULEVARD IN THE M-C (LIGHT MANUFACTURING & COMMERCIAL) ZONE. FILED BY GEORGE SARFAR, 1441 N. GAFFEY STREET, SAN PEDRO, CA 90731.

Section 1. Recitals

- A. The Planning Commission of the City of Lomita has considered an application for a one-year extension of time for Conditional Use Permit No. 70 (Modification) for construction of a 1,621-square-foot, single-story building containing five services bays for an existing automobile body repair shop located at 24710-24720 Crenshaw Boulevard in the M-C (Light Manufacturing & Commercial) Zone. Filed by George Safar, 1441 N. Gaffey Street, San Pedro, CA 90731; and
- B. The applicant experienced unforeseen delays, and is attempting to develop the project and satisfy the conditions of approval; and
- C. This is the first one-year extension requested for this proposal.

Section 2. Findings

The Planning Commission of the City of Lomita hereby approves a one-year extension of time for Conditional Use Permit No. 70 (Modification) establishing a new expiration date of January 14, 2020.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 14th day of January, 2019 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

Michael Graf, Chairperson

ATTEST: _____
Alicia Velasco
Community and Economic Development Director

Within 30 days of the date of this action, any person dissatisfied with the action of, or the failure to act by, the Commission may file with the City Clerk an appeal from such action upon depositing with said Clerk an amount specified by resolution of the City Council. (Gov. Code § 66452.5(a).)

Any action to challenge the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section 1094.6.



CITY OF LOMITA PLANNING COMMISSION REPORT

TO: Planning Commission December 12, 2016

FROM: Laura MacMorran, Assistant Planner

SUBJECT: Modification to Conditional Use Permit No. 70
24710 - 24720 Crenshaw Boulevard in the M-C, Light Manufacturing &
Commercial Zone

APPLICANT'S REQUEST

A request to modify Conditional Use Permit No. 70 to allow the construction of a 1,621 square foot single-story building containing five service bays for an existing automobile body repair shop (Y&S Auto Body) for the property located at 24710 - 24720 Crenshaw Boulevard in the M-C, Light Manufacturing & Commercial Zone. Filed by Younan Safar, 24720 Crenshaw Boulevard, Torrance, CA 90505 (the "Applicant").

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution approving the modification to Conditional Use Permit No. 70 subject to the findings and conditions as stated in the attached resolution, and confirm that the proposed project is categorically exempt from adherence to the California Environmental Quality Act.

ANALYSIS

Project Description

The applicant requests approval to construct a new 1,612 square foot single-story building, which would contain five additional automotive service bays and provide 20 additional parking spaces, as required by Section 11-1.66.03(C) of the Lomita Municipal Code.

Property Background

24710 - 24720 Crenshaw Boulevard (the "Subject Site") is comprised of two parcels totaling an area of 31,799 square feet, with 212 lineal feet of frontage along Crenshaw Boulevard. Currently, there are three buildings on the Subject Site totaling an area of 8,968 square feet which provide space for auto body work, painting and office/reception services. Additionally, there are two unpermitted carports on the property which the Applicant has agreed to demolish, and which have no bearing on this permit.

In 1983, a Conditional Use Permit was granted to the Subject Site for the purposes of "establish[ing], operate[ing], and maintain[ing] automobile repair with accessory sales in

existing structures.” In 2005, the 1983 Conditional Use Permit was modified to allow the auto body business to assume use of the entire site. The current modification to the Conditional Use Permit issued in 2005 is solely for the addition of five automotive service bays such that the Applicant may expand the existing auto-body business.

Environmental Determination

Pursuant to Section 15332 of the CEQA Guidelines, the proposed project is categorically exempt from the requirements of CEQA. Section 15332 exempts those projects which: (1) are consistent with the applicable general plan designation and all applicable general plan policies (as well as with applicable zoning designation and regulations); (2) occur within city limits on a project site of no more than five acres substantially surrounded by urban uses; (3) have no value as a habitat for endangered, rare or threatened species; (4) would not result in any significant effects relating to traffic, noise, air quality, or water quality; or (5) have a project site that can be adequately served by all required utilities and public services. The proposed 1,621 square foot building with five service bays is located on a lot on less than one acre and surrounded by urban uses (the existing body shop). The development is fully located within the City limits, is consistent with the applicable General Plan and Zoning designations, is fully served by all required utilities, and the site has no value for sensitive or endangered habitat. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.

General Plan Designation

The General Plan designation for the subject property is Industrial/Manufacturing. Per the General Plan, this land use designation “is limited to the area near the intersection of Crenshaw Boulevard and Lomita Boulevard and portion of east Lomita Boulevard.” The maximum allowed floor area ratio with this designation is 1.0.

Adjacent Zoning and Land Uses

Direction	Zone and Land Use
North	M-1 (Light Manufacturing) Zone (Torrance) Land use: Fast Food and Gas Station
South	R-1 (Single Family Residential) Zone Land use: Mobile Home Park
West	P-D (Planned Development) Zone (Torrance) Land use: Shopping Center
East	R-1 (Single Family Residential) Zone Land use: Single Family Dwellings

Development Standards Review

The project has been reviewed with the applicable City code requirements as follows:

Development Standard	Project	Allowed/Required	Compliance
Lot Size	31,500 square feet approx.	5,000 square feet min.	Yes
Lot Width	212 feet	50 feet min.	Yes
Setbacks Front: Sides: Rear:	0' South = 60'+; North = 0' 10'0"	None required South: 10'0", North: 0'0" 10'0"	Yes Yes Yes
Building Height	One Story/ 15' 0"	35 feet max.	Yes
Off-Street Parking	54 spaces	4 spaces/service bay = 20 new spaces + 34 existing spaces* Total = 54	Yes*
Floor Area Ratio	.34	1.00 maximum	Yes
Wall	9'2" - 11' 7" from applicants side	9 feet not to exceed 12 feet, along east side of property, as per Resolution 2005-22 Condition 30	Yes

*Legal Non-conforming

Conditional Use Permit

Staff has reviewed the project in accordance with Section 11-1.70.09 ("Conditional Use Permit") of the Lomita Municipal Code and advises that the project is consistent with the following required findings:

- 1) *The proposed use is allowed within the District with approval of a CUP and complies with all other applicable requirements of this Article;*

Section 11-1.51.05 states that automobile body, and automobile painting shops are permitted in the M-C Zone with a conditional use permit. An automobile body shop currently exists at the Subject Site pursuant to a Conditional Use Permit; automobile service bays are ancillary to the use of the property as an automobile body shop. The Applicant is requesting the addition of five new auto body service bays at 24710 Crenshaw Boulevard.

- 2) *The proposed use is consistent with the General Plan;*

The General Plan land use designation for the Subject Site is Industrial/Manufacturing; an auto body shop is consistent with this land use designation. This use is also consistent with

the General Plan's Economic Development Element as it provides a diversity of businesses to meet the needs of the residents, as well as provides employment opportunities.

- 3) *The design, location, size and operating characteristics are compatible with existing and future land uses, building and structures in the vicinity and the proposed use will not jeopardize, adversely affect, endanger or otherwise constitute a menace to the public health, safety or general welfare or be materially detrimental to the property of other persons located in the vicinity;*

The proposed project is located along the northerly property line, which is adjacent to a McDonald's fast-food drive-thru restaurant and should not adversely affect its operations. The proposed project establishes a 10-foot rear yard setback on the east side of the Subject Site, which is adjacent to a residential zone. The operations will be contained in a fully enclosed building, which will not be a menace to the neighboring properties. Furthermore, the Subject Site is only accessed via Crenshaw Boulevard; therefore the addition of the service bays will not result in an increase of traffic into the residential neighborhood located to the east of the project.

- 4) *The site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this chapter, or as required as a condition in order to integrate the use with the uses in the neighborhood; and*

The size and shape of the Subject Site are adequate for the additional service bays. The project meets or exceeds all setback requirements and development standards required within the Code. Pursuant to the previously approved Conditional Use Permit, the Subject Site is required to provide 34 off-street parking spaces, which presently exist. Construction of the proposed project will require an additional 20 parking spaces; for a total of 54 off-street parking spaces, in which 54 are provided.

- 5) *The site is served by highways and streets adequate to carry the kind and quantity of traffic such use would generate.*

The Subject Site is currently located on Crenshaw Boulevard; the existing auto body shop thereon has two, two-way driveways which let out onto Crenshaw Boulevard. These driveways are the only point of egress and ingress onto the Subject Site. Crenshaw Boulevard, one of the primary transportation corridors within the City, is a six lane road with a turning median in front of the southerly driveway.

Subject to these findings, staff recommends that the Planning Commission adopt a resolution approving a Modification to Conditional Use Permit No. 70.

Public Notice

Notices of this hearing dated December 1, 2016 were mailed to property owners within 300 feet of the subject property and posted on the City's web page, at Lomita City Hall, and at Lomita Park.

Recommended by:

Prepared by:

Gary Y. Sugano
Assistant City Manager

Laura MacMorran
Assistant Planner

Exhibits:

- a. Resolution
- b. Vicinity Map
- c. Zoning Map
- d. General Plan Map
- e. Aerial Photograph
- f. Notice of Exemption
- g. Site Plan and Elevation

RESOLUTION NO. 2016-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING A MODIFICATION TO CONDITIONAL USE PERMIT NO. 70 TO ALLOW THE CONSTRUCTION OF A 1,621 SQUARE FOOT SINGLE-STORY BUILDING CONTAINING FIVE SERVICE BAYS FOR AN EXISTING AUTOMOBILE BODY REPAIR SHOP (Y&S AUTO BODY) FOR THE PROPERTY LOCATED AT 24710 - 24720 CRENSHAW BOULEVARD IN THE M-C, LIGHT MANUFACTURING & COMMERCIAL ZONE. FILED BY YOUNAN SAFAR, 24720 CRENSHAW BOULEVARD, TORRANCE, CA 90505.

Section 1. Recitals

- A. The Planning Commission of the City of Lomita has considered a request to modify Conditional Use Permit No. 70 to allow the construction of a 1,621 square foot single-story building containing five service bays for an existing automobile body repair shop (Y&S Auto Body) for the property located at 24710 - 24720 Crenshaw Boulevard in the M-C, Light Manufacturing & Commercial Zone (hereinafter referred to as the "Subject Site"). Filed by Younan Safar, 24720 Crenshaw Boulevard, Torrance, CA 90505 (hereinafter referred to as the "Applicant").
- B. The Subject Site is zoned M-C (Light Manufacturing/Commercial) and designated "industrial" by the City's General Plan. Pursuant to Section 11-1.55.05 of the Lomita Municipal Code, automobile body, and automobile painting shops are permitted in the M-C Zone with approval of a conditional use permit.
- C. In 1983, a Conditional Use Permit was granted to the Subject Site for the purposes of "establish[ing], operate[ing], and maintain[ing] automobile repair with accessory sales in existing structures." In 2005, the 1983 Conditional Use Permit was modified to allow the auto body business to assume use of the entire site. The current modification to the Conditional Use Permit issued in 2005 is solely for the addition of five automotive service bays such that the Applicant may expand the existing auto-body business.
- D. On December 12, 2016 the Planning Commission held a duly noticed public hearing and accepted public testimony for and against the proposed project.
- E. Pursuant to Section 15332 of the CEQA Guidelines, the proposed project is categorically exempt from the requirements of CEQA. Section 15332 exempts those projects which: (1) are consistent with the applicable general plan designation and all applicable general plan policies (as well as with applicable zoning designation and regulations); (2) occur within city limits on a project site of no more than five acres substantially surrounded by urban uses; (3) have no value as a habitat for endangered, rare or threatened species; (4) would not result in any significant effects relating to traffic, noise, air quality, or water quality; or (5) have a project site that can be adequately served by all required utilities and public services. The proposed 1,621 square foot building with five service bays is located on a lot on less than one acre and surrounded by urban uses (the existing body shop). The development is fully located within the City limits, is consistent with the applicable General Plan and Zoning designations, is fully served by all required utilities, and

the site has no value for sensitive or endangered habitat. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.

- F. The Planning Commission finds that the Applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general, and the persons who work, or visit in this establishment in particular.

Section 2. Findings.

Pursuant to Lomita Municipal Code Section 11-1.70.09 (Conditional Use Permit), the Planning Commission finds, after due study and deliberation that the following circumstances exist:

- 1) *The proposed use is allowed within the District with approval of a CUP and complies with all other applicable requirements of Article 70, Part 7, Chapter 1, Title XI;*

Section 11-1.51.05 states that automobile body, and automobile painting shops are permitted in the M-C Zone with a conditional use permit. An automobile body shop currently exists at the Subject Site pursuant to a Conditional Use Permit; automobile service bays are ancillary to the use of the property as an automobile body shop. The Applicant is requesting the addition of five new auto body service bays at 24710 Crenshaw Boulevard.

- 2) *The proposed use is consistent with the General Plan;*

The General Plan land use designation for the Subject Site is Industrial/Manufacturing; an auto body shop is consistent with this land use designation. This use is also consistent with the General Plan's Economic Development Element as it provides a diversity of businesses to meet the needs of the residents, as well as provides employment opportunities.

- 3) *The design, location, size and operating characteristics are compatible with existing and future land uses, building and structures in the vicinity and the proposed use will not jeopardize, adversely affect, endanger or otherwise constitute a menace to the public health, safety or general welfare or be materially detrimental to the property of other persons located in the vicinity;*

The proposed project is located along the northerly property line, which is adjacent to a McDonald's fast-food drive-thru restaurant and should not adversely affect its operations. The proposed project establishes a 10-foot rear yard setback on the east side of the Subject Site, which is adjacent to a residential zone. The operations will be contained in a fully enclosed building, which will not be a menace to the neighboring properties. Furthermore, the Subject Site is only accessed via Crenshaw Boulevard; therefore the addition of the service bays will not result in an increase of traffic into the residential neighborhood located to the east of the project.

- 4) *The site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this chapter, or as required as a condition in order to integrate the use with the uses in the neighborhood;*

The size and shape of the Subject Site are adequate for the additional service bays. The project meets or exceeds all setback requirements and development standards required within the Code. Pursuant to the previously approved Conditional Use Permit, the Subject Site is required to provide 34 off-street parking spaces, which presently exist. Construction of the proposed project will require an additional 20 parking spaces; for a total of 54 off-street parking spaces, in which 54 are provided.

- 5) *The site is served by highways and streets adequate to carry the kind and quantity of traffic such use would generate.*

The Subject Site is currently located on Crenshaw Boulevard; the existing auto body shop thereon has two, two-way driveways which let out onto Crenshaw Boulevard. These driveways are the only point of egress and ingress onto the Subject Site. Crenshaw Boulevard, one of the primary transportation corridors within the City, is a six lane road with a turning median in front of the southerly driveway.

Section 3. The Planning Commission of the City of Lomita hereby approves Modification to Conditional Use Permit No. 70 subject to the following conditions:

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another.
2. This permit is granted for the application received on August 23, 2016, on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Community Development Director or a modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structure. For numerical standards, the Community Development Director may approve deviations up to 10%, provided that City code requirements are met.
3. This permit shall automatically become null and void 24 months from the date of its issuance, unless Applicant has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements, or the beginning of the proposed use.
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Community Development Director allows Applicant to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements.
5. That the Planning Commission may review this approval upon notice of violation by the Code Enforcement Officer.
6. By commencing any activity related to the project or using any structure authorized by this permit, the Applicant accepts all of the conditions and obligations imposed by this permit and waives any challenges to the validity of the conditions and obligations stated therein.

7. The Applicant agrees, as a condition of adoption of this resolution, at Applicant's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. The Applicant's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof.
8. That the Planning Commission may review this approval upon notice of violation by the Code Enforcement Officer.
9. That final inspection shall not be granted until all conditions of approval have been met and verified by staff.
10. Any covenants, conditions, and restrictions (CC&R's) applicable to the Subject Site shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&R's and the City Code or this permit, the City Code or this permit shall prevail.
11. Before placing or constructing any signs on the Subject Site, the Applicant shall obtain a sign permit from the City. Except as provided in the sign permit, the Applicant may not change any signs on the Subject Site.
12. The Applicant shall obtain a building permit for demolition, and any new construction or modifications to structures, including interior modifications, authorized by this permit.
13. The Applicant shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the Subject Site, except as provided in a permit issued by the Los Angeles County Fire Department.
14. If the Applicant, owner or tenant fails to comply with any of the conditions of this permit, the Applicant, owner or tenant shall be subject to a civil fine pursuant to the City Code.
15. Prior to issuance of building permits, the Applicant, owner or tenant shall correct all violations of the City Code existing on the project property.
16. This permit shall not be effective for any purpose until a duly authorized representative of the owner of the property has filed with the Department of Community Development, a notarized affidavit accepting all the conditions of this permit. This affidavit, or a copy of this resolution, shall be recorded with the County Recorder and is binding on successors. If the Applicant is a corporation, then an officer of the corporation shall sign the acceptance affidavit.


PLANNING STANDARD CONDITIONS

17. Any application for a minor modification to the project shall be accompanied by three copies of plans reflecting the requested modification, together with applicable processing fees.

18. Before the City issues building permits, the Applicant shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project.
19. The Applicant may not modify any use approved by this permit unless the Community Development Director determines that the Applicant has provided the parking required by the City Code for the modified use.
20. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. The Applicant shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street.
21. In order to minimize light and glare on the project property, all parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway.
22. The Applicant shall provide for dust control at all times during project property preparation and construction activities.
23. It is hereby declared to be the intent that if any provision of this permit is held or declared invalid, the permit shall be void and the privileges granted hereunder shall lapse.
24. That, in the event of a disagreement in the interpretation and/or application of these conditions, this issue shall be referred back to the Planning Commission.
25. That this approval is for a 1,612 square foot five service bays, a minimum of 54 parking spaces at 24710 - 24720 Crenshaw Blvd.
26. That there shall be no outdoor storage of materials.
27. All automotive repairs shall be done within the enclosed 1,612 square foot building. There shall be no repair work done in the parking areas.

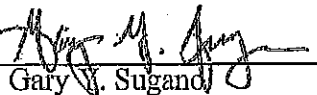
PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 12th day of December, 2016 by the following vote:

AYES: Commissioners: Popelka, Graf, Dever, Stokes, Thompson, Cammarata
NOES: Commissioners: None
ABSENT: Commissioners: Hoy



Steven Cammarata, Chair

ATTEST:



Gary M. Sugand
Assistant City Manager

Within 30 days of the date of this decision for an exception, permit, change of zone, or other approval, or by the person the revocation of whose permit, exception, change of zone, or other approval is under consideration, of notice of the action of, or failure to act by, the Commission, any person dissatisfied with the action of, or the failure to act by, the Commission may file with the City Clerk an appeal from such action upon depositing with said Clerk an amount specified by resolution of the City Council.

Any action to challenge the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section 1094.6.

staff. Ms. Velasco stated that if the Commission requests, there can be a condition of approval specifically requesting trees along the property line.

Commissioner Graf asked for clarification on condition #33 (fire alarms) and whether it referred to each unit or to the entire structure. He asked staff if the wording could be changed to reflect each unit rather than the structure. Ms. Velasco stated that the fire code language is from the fire department; the plans will go to the fire department for approval. Ms. Velasco stated that a condition could be added to change the wording from "structure" to "unit".

Commissioner Graf asked staff if condition #51 could be re-worded to say that square footage may not be increased. Ms. Velasco agreed.

Discussion followed regarding the height variation permit. Chair Cammarata asked for clarification of CEQA as requested by Ms. Patterson. Ms. Velasco stated that the California Environmental Quality Act is a State law which determines what type of environmental review is necessary for development projects. Within CEQA, there is a long list of categorical exemptions so projects that meet all of the defined criteria are automatically exempt. Ms. Velasco stated that this project does fall into that category as an in-fill development project.

Discussion followed regarding location of driveway and types of trees and where they are recommended to be planted.

Commissioner Graf moved to approve Site Plan Review No. 1180 with changes to Conditional of Approval #'s 33, 51 and 57. Commissioner Thompson seconded the motion which carried unanimously with the following vote:

AYES: COMMISSIONERS: Graf, Thompson, Dever, Popelka, Cammarata
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: Hoy
RECUSE: COMMISSIONERS: Stokes

- 5. MODIFICATION TO CONDITIONAL USE PERMIT NO. 70** - The applicant is requesting to modify Conditional Use Permit No. 70 to allow the construction of a 1,621 square foot single-story building containing five service bays for an existing automobile body repair shop (Y&S Auto Body) for the property located at 24710-24720 Crenshaw Boulevard in the M-C, Light Manufacturing & Commercial Zone and confirm that the proposed project is categorically exempt from adherence to the California Environmental Quality Act.

Assistant Planner Laura MacMorran presented the report. The business is located on Crenshaw Boulevard, on Lomita's far western border. The project is in the Manufacturing and Commercial Zone and the General Plan has designated the area Industrial Manufacturing. The business operates six days a week, Monday through Friday 8AM to 6PM and Saturday 11AM to 2PM and employs 15 full time people. The building to the south is 1500 sq. ft. and has an office space. The building to the north has five service bays bringing the total to ten, and a receiving area. The site was approved with 34 parking spaces which includes the service bay space. The structures that are not permitted and illegal will be removed. There will then be a 10 ft. year yard setback, a new 1600 sq. ft. building along the northerly property line. They are required to provide 20 new spaces for the five service bays, and they will be able to configure and stripe the lot for 57 parking spaces which is in excess of the requirement. The site is accessed by two driveways on Crenshaw Boulevard. There is no vehicular or pedestrian access from the adjoining residential neighborhood. Staff has found that the proposed modification meets the findings that the use is allowed with a CUP in the manufacturing zone consistent with the General Plans and that the operating and design characteristics are compatible. The site is adequate to accommodate the development feature. Crenshaw Boulevard is a major arterial road and can accommodate the traffic generated by this use. Therefore, staff is recommending the Planning Commission adopt a Resolution approving the modification to Conditional Use Permit No. 70 with conditions.

PC Minutes
12-12-16
3

Chair Cammarata opened the public hearing.

George Safar, applicant, 24720 Crenshaw Boulevard, Torrance, CA 90505, stated that they are requesting approval for a new building with five service bays to increase the flow of cars and reduce the number of cars sitting on their lot for long periods of time. He added that insurance companies are regulating a cycle time for cars to be on the lot.

Commissioner Popelka read a letter that was sent to the Planning Commission stating that Y & S parks cars to be repaired at the bowling alley and that an expansion of the shop would only increase the cars that are being shuttled to the bowling alley. The letter was anonymous.

Commissioner Graf asked applicant if they would hire more employees if they expand. Mr. Safar stated that there would be a few employees hired to increase the cycle time to get cars in and out faster.

Brief discussion followed regarding the current structures and parking spaces.

Chair Cammarata closed the public hearing.

Commissioner Popelka moved to approve Modification to Conditional Use Permit No. 70. Commissioner Graf seconded the motion which carried unanimously with the following vote:

AYES: COMMISSIONERS: Popelka, Graf, Dever, Stokes, Thompson, Cammarata
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: Hoy
RECUSE: COMMISSIONERS: None

Vice-Chair Popelka recused himself from Item #6.

~~6. ZONE VARIANCE NO. 239 - The applicant is requesting to a variance from Section 11-1.30.02 of the Lomita Municipal Code to permit a new garage with a side-yard setback of one foot instead of the Code required three foot minimum for the property located at 2136 248th Street in the Single-Family Residential (R-1) Zone and confirm that the proposed project is categorically exempt from adherence to the California Environmental Quality Act.~~

~~Planning Intern Kamille Parks presented the report. Applicant is requesting a new garage constructed within the side yard setback of one foot instead of the required 3 ft. minimum and is on the western part of the property. The property is zoned Single-Family Residential (R-1) and has a General Plan designation of low density residential. The current use of the property is in line with both zoning and general plan designation. It is located north of Pacific Coast Highway and is quite a long property. It is only 48 ft. wide instead of the typical 50 ft. within the single-family residential zone. The lot currently does not have a garage and therefore does not provide the code required two covered parking spaces for a single family resident. The existing residence already has a one foot setback on the side, and the floor area ratio is far below the code required maximum of 60%. The applicant proposes to construct a new garage following this same existing plane as a single family residence. It will be 23 x 23 ft. and will still be far below code required maximum floor area ratio. It meets all required development standards for a single family residence with the exception of the side yard setback. Staff finds that because the lot is particularly narrow and because of the current location of the existing single family residence, the garage must be placed in the rear of the yard. Because the lot currently does not providing parking, the new proposed garage is in line with the General Plan and provides the necessary required parking. Because it will reduce the current demand for street parking as well, staff recommends that the Planning Commission approve Zone Variance No. 239 and to confirm that it is categorically exempt from CEQA.~~

Brief discussion followed regarding setback requirements and property line distances.



Y&S Enterprises, Inc.
Y&S Auto Body Torrance
24720 Crenshaw Blvd.
Torrance, CA. 90505

City of Lomita
Office of City Planning
24300 Narbonne Avenue
Lomita, CA 90717
12/10/2018

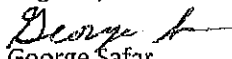
Att: Laura MacMorran

Dear Ms. MacMorran,

Per your request, this is my formal request for an additional year extension to complete the project at our Torrance location. The reason for my request for an extension is due to negotiations with the landlord, and redesigning the structure to include steel framing.

I hope to receive your approval and appreciate your help and the city council's assistance in approving the request. We appreciate being part of the community and look forward to a long mutually beneficial partnership.

Regards,


George Safar
Vice President

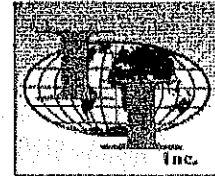
INTERNATIONAL INSPECTION

Specialists in Nondestructive Examination

December 4, 2018

George Safar
Y and S Auto Body Shop

Scott Geffre
Assistant Manager - Los Angeles Division
10600 Pioneer Blvd., Unit A
Santa Fe Springs, CA 90670
+1 (562) 944-3166
Fax: +1 (562) 944-3114
sgeffre@iinspect.com



RE: X-RAY Report. 24720 Crenshaw Blvd., Torrance, CA

George,

International Inspection, Inc. utilized an x-ray method to locate reinforcing steel and determine reinforcement size in a concrete wall. Inspection was performed at the above address on December 12, 2018.

INSPECTION RESULTS

Results of our inspection determined that the wall contains horizontal and vertical reinforcing. Horizontal space is approximately 64" on center. Vertical spacing is approximately 24" on center. All findings were marked out on the concrete wall. Bar size appears to be #3 in both directions.

If you should require any additional information please contact me at 562/944-3166

Respectfully submitted,
INTERNATIONAL INSPECTION, INC.

Scott Geffre
Assistant Manager - Los Angeles Division

Seattle: 3229 S. 145th Street, SeaTac, WA 98168 Phone: 206/766-8180 Fax: 206/766-8186
Portland: 10521 N. Lombard Street, Portland, OR 97203 Phone: 503/283-2668 Fax: 503/283-7656
Oakland: 1813 Clement Ave., Bldg 24, Alameda, CA 94501 Phone: 510/748-0964 Fax: 510/748-9874
Los Angeles: 10600 Pioneer Blvd., Unit A, Santa Fe Springs, CA 90670 Phone: 562/944-3166 Fax: 562/944-3114
San Diego: 2704 Transportation Ave., Unit C, National City, CA 94501 Phone: 619/512-5858 Fax: 619/512-5859



**CITY OF LOMITA
PLANNING COMMISSION REPORT**

TO: Planning Commission

January 14, 2019

FROM: Laura MacMorran, Assistant Planner

SUBJECT: Site Plan No. 1180
One Year Extension of Time

RECOMMENDATION

Staff recommends that the Planning Commission approve the request for a one year extension of time for Site Plan No. 1180 establishing a new expiration date of January 14, 2020.

BACKGROUND/ANALYSIS

On December 12, 2016, the Planning Commission approved Site Plan No. 1180 to allow the construction of a new three-unit, two-story, multi-family dwelling with a maximum height of 23'5" and six enclosed parking spaces, located at Assessor's Parcel Number 7553-001-048 in the RVD-2500 (Residential Variable Density) Zone. Filed by Alla Titensky, 2108 Via Visalia, Palos Verdes Estates, CA 90274.

The project was delayed in receiving approvals from other agencies. The plans have received approval from Building and Safety and received final approval from the Fire Department on December 19, 2018. The conditions of approval specifically state that a building permit must be *issued* or a time extension is necessary. The applicant has submitted a letter to the Commission explaining the delay which is attached to this report as Exhibit D.

The Planning Commission staff report and resolution dated December 12, 2016 have been attached for your reference. The Planning Commission minutes for December 12, 2016 have also been attached.

Recommended by:

Prepared by:

Alicia Velasco
Community and Economic Development
Director

Laura MacMorran
Assistant Planner

Exhibits:

- a. Resolution
- b. PC Staff Report and Resolution dated December 12, 2016
- c. PC Minutes dated December 12, 2016
- d. Letter from the applicant dated December 10, 2018

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING A ONE-YEAR EXTENSION OF TIME FOR SITE PLAN NO. 1180 TO ALLOW THE CONSTRUCTION OF A NEW THREE-UNIT, TWO-STORY, MULTI-FAMILY DWELLING WITH A MAXIMUM HEIGHT OF 23'5" AND SIX ENCLOSED PARKING SPACES, LOCATED AT ASSESSOR'S PARCEL NUMBER 7553-001-048 IN THE RVD-2500 (RESIDENTIAL VARIABLE DENSITY) ZONE. FILED BY ALLA TITENSKY, 2108 VIA VISALIA, PALOS VERDES ESTATES, CA 90274.

Section 1. Recitals

- A. The Planning Commission of the City of Lomita has considered an application for a one-year extension of time for Site Plan No. 1180 to allow the construction of a new three-unit, two-story, multi-family dwelling with a maximum height of 23'5" and six enclosed parking spaces, located at Assessor's Parcel Number 7553-001-048 in the RVD-2500 (Residential Variable Density) Zone. Filed by Alla Titensky, 2108 Via Visalia, Palos Verdes Estates, CA 90274; and
- B. The applicant has submitted the plans for review, and intends to develop the project and satisfy the conditions of approval; and
- C. This is the first one-year extension requested for this proposal.

Section 2. Findings

The Planning Commission of the City of Lomita hereby approves a one-year extension of time for Site Plan No. 1180 establishing a new expiration date of January 14, 2020.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 14th day of January, 2019 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

Michael Graf, Chairperson

ATTEST: _____
Alicia Velasco
Community and Economic Development Director

Within 30 days of the date of this action, any person dissatisfied with the action of, or the failure to act by, the Commission may file with the City Clerk an appeal from such action upon depositing with said Clerk an amount specified by resolution of the City Council. (Gov. Code § 66452.5(a).)

Any action to challenge the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section 1094.6.



CITY OF LOMITA PLANNING COMMISSION REPORT

TO: Planning Commission December 12, 2016

FROM: Laura MacMorran, Assistant Planner

SUBJECT: Site Plan Review 1180
Assessor's Parcel Number 7553-001-048 in the RVD-2500 (Residential Variable Density) Zone

PROJECT DESCRIPTION

A request for a Site Plan Review to allow a new three-unit, two-story, multi-family dwelling with a maximum height of 23'5" and six enclosed parking spaces, located at Assessor's Parcel Number 7553-001-048. The subject property is a 9,570 square foot vacant parcel located on the west side of the 25900 block of Cypress Street. The project is in the RVD-2500, (Residential Variable Density) Zone. Filed by Alla Titensky, 2108 Via Visalia, Palos Verdes Estates, CA 90274 (the "Applicant").

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution approving Site Plan Review No. 1180 subject to the attached conditions and confirm that the project is exempt from CEQA requirements.

ANALYSIS

Project Description

The Applicant requests approval to construct a new 5,700 square foot two-story, three-unit multi-family dwelling on an existing 9,570 square foot lot. Currently, the only structure on the lot is a five-car garage located to the rear of the parcel. Two of the proposed units will contain two bedrooms/three bathrooms, and one unit will contain four bedrooms/three bathrooms. The project would provide six enclosed parking spaces and an additional guest parking space, as required by Section 11-1.30.14 (3) of the Lomita Municipal Code.

Existing Conditions

The subject lot is 9,570 square feet in size. It is flat and vacant, except for a legal non-conforming five-car garage at the rear of the property. It is unclear why such a large garage structure was built, as the current owner is not the owner who built the garage. Staff speculates that at one time more apartments units were likely going to be built at the time of the garage, but for some reason were not. Regardless as to why, the structure is permitted and will serve as

additional storage space for the units and one guest space. The applicant also owns 25903 Cypress Street, a five unit apartment next door and allows those tenants to use space in the five-car garage located on the project property. The lot's shape is similar to most multi-family lots within the City: narrow with a long depth, at 52.8' and 181.25'. It is zoned RVD-2500 with a General Plan designation of Medium-Density Residential. The surrounding area has been redeveloped with apartment buildings and condominiums, though a few single-family homes remain scattered on the street.

Adjacent Zoning and Land Uses

North	RVD-2500 (multi-family residential) Current land use: Multi-family residential units.
South	RVD-2500 (multi-family residential) Current land use: Multi-family residential units.
West	RVD-1500 (multi-family residential) Current land uses: Multi-family residential units.
East	RVD-2500 (multi-family residential) Current land use: Single-family residential unit

ANALYSIS

General Plan Policies and Land Use Designation Conformance:

The proposed three-unit development is consistent with the General Plan. The underlying General Plan land use designation for the subject property is Residential (Medium Density). This designation applies to areas in the City which are developed with multi-family residential land uses and mobile home communities. This land use designation corresponds to those areas zoned RVD (Residential, Variable Density).

Zoning

The proposed project is consistent with the zoning designation. The zoning designation for the subject property is RVD-2500 (Residential, Variable Density 1-2500 SF). The RVD-2500 Zone is established in order to create variable density, limited height, multiple family residential areas. The subject lot is 9,570 square feet with a maximum allowable density of one unit for every 2,500 square feet; therefore, per the zoning designation, the maximum number of permissible units is 3 ($9,570/2500 = 3.82$).

Site Plan Review No. 1180

The project consists of a three-unit multi-family dwelling along Cypress Street. The project was reviewed with the applicable City Code requirements as follows:

RVD Zone Development Standards (per Section 11-1-30.02)	Project	Allowed/Required	Compliance
General Plan Designation	Residential (Medium Density)	Residential (Medium Density)	Yes

RVD Zone Development Standards (per Section 11-1.30.02)	Project	Allowed/Required	Compliance
Zoning	RVD-2500	RVD-2500	Yes
Lot Size	9,570 square feet	5,000 square feet min.	Yes
Lot Width	52.80 feet	50 feet min.	Yes
Density	1 unit/ 2500 sq. ft. of lot area for a total of 3 units	1 unit/2,500 sq. ft. of lot area	Yes
Building Height	23 feet 5 inches maximum	2 stories/27 feet max.	Yes
Setbacks/Yards	Front: 20 ft. Side: 5 ft. & 5 ft. Rear: 20 ft.	Front: 20 ft. Side: 5 ft. & 5 ft. Rear: 20 ft.	Yes Yes Yes
Off-Street Parking	6 enclosed parking spaces	2 enclosed parking spaces/unit = 6 total	Yes
Visitor Parking	1 visitor parking space	1 visitor parking space/ 2 units = 1 total*	Yes
Open Space	300 sf/unit of which 150 square feet/unit for recreational or patio use	300 sf/unit of which 150 square feet/unit for recreational or patio use	Yes
Laundry Facilities	Washer and dryer location provided in each unit	A washer and dryer location provided for each unit	Yes
Trash Area	Each unit will have its own trash area. Garages are over-sized to accommodate the bins.	Each unit to have their own trash area	Yes

*Section 11-1.30.14 (3) (d) states: One guest space per two (2) units. Residential units having a minimum of 25 feet of frontage on a public street shall not be counted towards the number of units used to calculate the required number of guest parking spaces.

Multi-family developments within the RVD Zone are subject to site plan review. After reviewing the proposed development in accordance with Article 70, staff has determined that the proposed project is consistent with the following required findings:

1. *The Site Plan complies with all applicable provisions of Title 11;*

As set forth in the foregoing table, the project complies with the all of the development standards for the RVD Zone as set forth in Section 11-1.30.02. The number of units, setbacks, and other development standards are all in compliance with code requirements.

2. *The site is suitable for the particular use or development intended, and the total development, including the application of prescribed development standards, is arranged as to avoid traffic congestion, will not adversely affect public health, safety and general welfare, will not*

RESOLUTION NO. 2016-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING SITE PLAN REVIEW NO. 1180 TO ALLOW A NEW THREE-UNIT, TWO-STORY, MULTI-FAMILY DWELLING WITH A MAXIMUM HEIGHT OF 23'5" AND SIX ENCLOSED PARKING SPACES, LOCATED AT ASSESSOR'S PARCEL NUMBER 7553-001-048. THE SUBJECT PROPERTY IS A 9,750 SQUARE FOOT VACANT PARCEL LOCATED ON THE WEST SIDE OF 25900 BLOCK OF CYPRESS STREET. THE PROJECT IS IN THE RVD-2500 (RESIDENTIAL VARIABLE DENSITY) ZONE. FILE BY ALLA TITENSKY, 2108 VIA VISALIA, PALOS VERDES ESTATES, CA 90274.

Section 1. Recitals.

- A. The Planning Commission of the City of Lomita has considered an application for a Site Plan review to allow a new three-unit, two-story, multi-family dwelling with a maximum height of 23'5" and six enclosed parking spaces, located at Assessor's Parcel Number: 7553-001-048. The subject property is a 9,570 square foot vacant parcel located on the west side of the 25900 block of Cypress Street. The project is in the RVD-2500, (Residential Variable Density) Zone. Filed by Alla Titensky, 2108 Via Visalia, Palos Verdes Estates, CA 90274 (hereinafter referred to as "Applicant").
- B. Pursuant to Section 15332 of the CEQA Guidelines, the proposed project is categorically exempt from the requirements of CEQA. Section 15332 exempts those projects which: (1) are consistent with the applicable general plan designation and all applicable general plan policies (as well as with applicable zoning designation and regulations); (2) occur within city limits on a project site of no more than five acres substantially surrounded by urban uses; (3) have no value as a habitat for endangered, rare or threatened species; (4) would not result in any significant effects relating to traffic, noise, air quality, or water quality; or (5) have a project site that can be adequately served by all required utilities and public services. The proposed 5,705 square foot, two-story, three-unit multi-family dwelling is located on a lot on less than one acre and surrounded by urban uses. The development is fully located within the City limits, is consistent with the applicable General Plan and Zoning designations, is fully served by all required utilities, and the site has no value for sensitive or endangered habitat. Therefore, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment.
- C. The subject site is zoned RVD-2500 (Residential Variable Density and designated Medium Density Residential by the City's General Plan. Pursuant to Section 11-1.30.01 of the Lomita Municipal Code, a site plan review is required for new multi-family buildings in the RVD zone.
- D. On December 12, 2016, the Planning Commission held a duly noticed public hearing and accepted public testimony for and against this item.

Section 2. Findings.

Pursuant to Section 11-1.70.07 (Site Plan Review) of the Lomita Municipal Code ("Code"), after due study and deliberation the Planning Commission finds, that the following circumstances exist:

1. *The Site Plan complies with all applicable provisions of Title 11.*

The project complies with the all of the development standards for the RVD Zone as set forth in Section 11-1.30.02. The number of units, setbacks, and other development standards are all in compliance with code requirements.

2. *The site is suitable for the particular use or development intended, and the total development, including the application of prescribed development standards, is arranged as to avoid traffic congestion, will not adversely affect public health, safety and general welfare, will not have adverse effects on neighboring property and is consistent with all elements of the General Plan.*

The subject site is zoned for multi-family residential uses and the General Plan designation is medium-density residential. Accordingly, the Applicant's proposal for three units is consistent with these designations. The project meets all required development standards. The proposed project is categorically exempt from the provisions of CEQA as an in-fill development. The addition of three units will not adversely affect the neighborhood, which consists of similar uses, with properties at greater density than proposed.

3. *The development design is suitable and functional.*

The development design is suitable, allowing the property to contain three units as allowed by the Code, while still meeting the required development standards. The design is consistent with the neighborhood which contains a few single-family dwellings, but predominately consists of multi-family housing both in the form of condominiums and apartments comprising of both two and three story units. While this required finding does not require that the project adhere to a particular style or type of architecture, the architectural style of the proposed project is consistent with newer housing developed within the City.

Section 3. Based on the above findings, the Planning Commission of the City of Lomita hereby approves Site Plan No. 1180 subject to the following conditions:

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another.
2. This permit is granted for the plans dated on October 11, 2016, ("the Plans") on file with the Planning Division. The project shall conform to the Plans, except as otherwise specified in these conditions, or unless a minor modification to the Plans is approved by the Community Development Director or a modification to the Plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls.
3. This permit shall automatically become null and void 24 months from the date of its issuance, unless Applicant has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements, or the beginning of the proposed use.
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Community Development Director allows the Applicant to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements.

5. By commencing any activity related to the project or using any structure authorized by this permit, Applicant accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein.
6. Applicant agrees, as a condition of adoption of this resolution, at Applicant's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. Applicant's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof.
7. Applicant shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit.
8. Applicant shall obtain a building permit for any new construction authorized by this permit.
9. Applicant shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, burned, stored or used on the property except as provided in a permit issued by the Fire Chief.
10. If Applicant or property owner fails to comply with any of the conditions of this permit, the Applicant or property owner shall be subject to a civil fine pursuant to the City Code.
11. This permit shall not be effective for any purpose until a duly authorized representative of the owner of the property has filed with the Department of Community Development, a notarized affidavit accepting all the conditions of this permit. This affidavit, or a copy of this resolution, shall be recorded with the County Recorder and is binding on all successors.
12. It is hereby declared to be the intent of the Planning Commission that if any provision of this permit is held or declared invalid, the permit shall be void and the privileges granted hereunder shall lapse.
13. It is further declared and made a condition of this permit that if any condition of this permit is violated, or if any law, statute or ordinance is violated, the permit shall be suspended and the privileges granted hereunder shall lapse. The Applicant shall have been provided written notice to cease such violations and have failed to comply for a period of thirty days, after which time the City may initiate modification or revocation proceedings under the Lomita Municipal Code.
14. That the Planning Commission may review approval of this resolution upon notice of violation by the Code Enforcement Officer.
15. That, in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit.
16. That final inspection shall not be granted until all conditions of approval have been met and verified by staff.

LANDSCAPING STANDARD CONDITIONS

17. Before the City issues building permits, Applicant or Applicant's developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Planning Division and obtain approval of such plans.
18. Before the City issues a certificate of occupancy, Applicant or Applicant's developer shall install landscape and automatic irrigation systems. The irrigation shall be weather based and of the smart irrigation type. It shall be a brand approved by the Irrigation Association of California State University Fresno. A list of systems may be obtained from the planning department.
19. Applicant shall maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Applicant to do so will result in the revocation of this permit and initiation of legal proceedings against Applicant.
20. All trees planted or placed on the project property by Applicant or Applicant's developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit.
21. The project shall meet the maximum allowable water usage requirements as calculated by the AB 325 formula. The calculations shall be shown on the submitted landscape plans for verification.
22. Sprinkler heads must rotate and be designed with a 70% distribution uniformity in turf areas and 80% in non-turf areas.
23. Run-off directional flow shall be detailed on the landscape plan with as much run-off water captured in landscaped areas as possible.
24. Turf and non-turf areas shall be installed on individual valves of the irrigation system.

FIRE DEPARTMENT STANDARD CONDITIONS

25. Applicant shall construct all vehicle access driveways to the satisfaction of the fire department. Applicant shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Applicant shall mark all designated fire lanes in accordance with the California Vehicle Code.
26. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Los Angeles County Fire Department and in compliance with the City Code.
27. Before the City issues building permits, Applicant shall obtain and submit approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property, with the Los Angeles County Fire Department. The Los Angeles County Fire Department shall determine whether or not the plan provides adequate fire protection.
28. At Applicant's expense, Applicant shall obtain two certified fire flow tests for the project property. The first test shall be completed before City approval of building plans and the second shall be completed after construction and prior to the issuance of a certificate of occupancy. The tests must be certified by a mechanical, civil, or fire protection engineer. Applicant shall obtain permits for the tests from the Engineering Division. Applicant shall send the results of the tests to the Los

Angeles County Fire Department and the City Engineer.

29. Applicant shall identify all hydrants and fire protection equipment on the project property as required by the Los Angeles County Fire Department.
30. If Applicant installs security devices and measures, including walkway and vehicle control gates, entrance telephones, intercoms and similar features, such devices shall be installed subject to the approval of the Los Angeles County Sheriff's Department and the Los Angeles County Fire Department.
31. Applicant shall provide central station monitoring of the fire sprinkler system and all control valves.
32. Applicant shall provide automatic fire sprinklers as required by the City Code and shall contact the Los Angeles County Fire Department to ascertain the location of all connections.
33. Applicant shall install in each unit an alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the unit. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and allows the central station monitor to inform the Fire Department of the point of entry into the structure that is nearest the fire.
34. Applicant shall comply with Los Angeles County Fire Department requirements regarding storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Applicant shall contact the Los Angeles County Fire Department to ensure that such requirements are followed.
35. Applicant shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. Such detector shall be hardwired with a battery backup.

ENGINEERING CONDITIONS (CITY OF LOMITA)

36. All public improvements, including new water service lines, meters, and frontage improvements shall be constructed per the City's Standard Drawings and Standard Specifications. All new and modified utility lines shall be placed underground.
37. The Applicant shall submit calculations, prepared by a licensed civil engineer, determining the size of the water service laterals, water meters and backflow device. A separate fire service line shall be required.
38. The Applicant shall remove and replace any existing damaged curb, gutter, and sidewalk adjacent to the proposed development. Any modifications to the driveway location shall require curb, gutter and sidewalk modifications to replace the existing driveway.
39. Should the proposed development require a Standard Urban Stormwater Mitigation Plan (SUSMP) and a Low Impact Development Plan (LID), the Applicant shall comply with the requirements and specifications as prescribed by the Los Angeles County Department of Public Works and/or the City.
40. The Applicant shall obtain an encroachment permit from the City of Lomita for all proposed public improvements, including payment of all plan check and inspection fees.

PLANNING STANDARD CONDITIONS

41. The final building plans submitted by Applicant with the building permit application shall depict all building materials and colors to be used in construction.
42. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. Applicant shall submit a lighting plan showing standard heights and light materials for design review and approval of the Community Development Director.
43. Applicant shall provide for dust control at all times during project property preparation and construction activities.
44. Applicant shall provide automatic garage door openers for all garages.
45. Applicant shall construct each dwelling unit with separate water systems and meters.
46. On the southerly property line, the Applicant shall provide a forty-two inch masonry wall within the front yard setback and a six-foot masonry wall thereafter to the westerly property line. .
47. Applicant shall provide storage areas for individual trash enclosures within garage, patio, yard or storage areas.
48. Applicant shall pay Parks and Recreation and Parkway Tree Fees before issuance of building permits. The amount of the fee shall be determined by the Planning Division at the time of payment.
49. Applicant shall pay the Development Tax of \$1,000 per residential unit prior to issuance of building permits.
50. Applicant shall pay the applicable Water Facilities fee.

PLANNING SPECIAL CONDITIONS

51. That the Community Development Director may approve minor changes to the final approved plans; however, the square footage shall not be permitted to increase. For numerical standards, the Community Development Director may approve deviations up to 10% provided that city code requirements are met.
52. Building height shall be restricted to a maximum of 23'5" feet. Building height shall be measured as the vertical distance from the average level of the natural grade of that portion of the site covered by the building(s), to the highest point of the structure.
53. A minimum of 150 square feet of private open space shall be provided for each unit, as required by code.
54. That, in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit.
55. That the applicant shall provide adequate lighting in common areas, including guest parking areas, to the satisfaction of the Community Development Director.

56. All utilities shall be placed underground subject to review and approval of the Community Development Director and the Building Official.

57. Along the length of the building's southerly side yard setback, four pittosporum tenuifolium, "silver sheen" trees shall be planted every 25 feet on center.

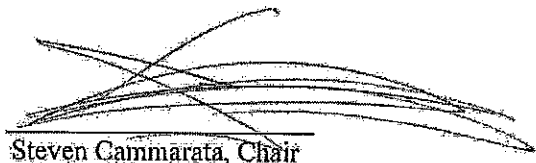
PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 12th day of December, 2016 by the following vote:

AYES: Commissioners: Graf, Thompson, Dever, Popelka, Cammarata

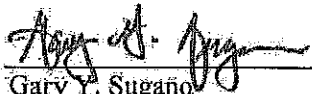
NOES: Commissioners: None

ABSENT: Commissioners: Hoy

RECUSED: Commissioners: Stokes



Steven Cammarata, Chair

ATTEST: 
Gary Y. Sugaño
Assistant City Manager

Within 30 days of the date of this decision for an exception, permit, change of zone, or other approval, or by the person the revocation of whose permit, exception, change of zone, or other approval is under consideration, of notice of the action of, or failure to act by, the Commission, any person dissatisfied with the action of, or the failure to act by, the Commission may file with the City Clerk an appeal from such action upon depositing with said Clerk an amount specified by resolution of the City Council.

Any action to challenge the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section 1094.6.

have adverse effects on neighboring property and is consistent with all elements of the General Plan; and

The subject site is zoned for multi-family residential uses and the General Plan designation is medium-density residential. Accordingly the Applicant's proposal for three units is consistent with these designations. The project meets all required development standards. The proposed project is categorically exempt from the provisions of CEQA as an in-fill development. The addition of three units, will not adversely affect the neighborhood, which consists of similar uses with properties at greater density than proposed.

3. *The development design is suitable and functional.*

The development design is suitable, allowing the property to contain three units as allowed by the Code, while still meeting the required development standards. The design is consistent with the neighborhood which contains a few single-family dwellings, but predominately contains multi-family housing both in the form of condominiums and apartments consisting of both two and three story units. While this required finding does not require that the project adhere to a particular style or type of architecture, the architectural style of the proposed project is consistent with newer housing developed within the City.

Environmental Determination

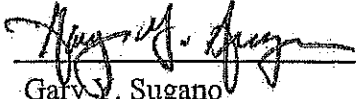
Pursuant to Section 15332 of the CEQA Guidelines, the proposed project is categorically exempt from the requirements of CEQA. Section 15332 exempts those projects which: (1) are consistent with the applicable general plan designation and all applicable general plan policies (as well as with applicable zoning designation and regulations); (2) occur within city limits on a project site of no more than five acres substantially surrounded by urban uses; (3) have no value as a habitat for endangered, rare or threatened species; (4) would not result in any significant effects relating to traffic, noise, air quality, or water quality; or (5) have a project site that can be adequately served by all required utilities and public services. The proposed 5,705 square foot, two-story, three-unit multi-family dwelling is located on a lot on less than one acre and surrounded by urban uses. The development is fully located within the City limits, is consistent with the applicable General Plan and zoning designations, is fully served by all required utilities, and the site has no value for sensitive or endangered habitat. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment and has attached the Notice of Exemption as Exhibit F to this staff report.

Public Notice

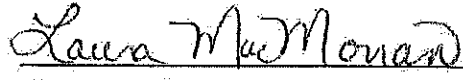
Notices of this hearing, dated December 1st, 2016 were mailed to property owners within 300 feet of the subject property and posted at the subject site, City Hall, the Lomita Library, and at Lomita Park. As of the date this staff report was prepared, staff has not received any correspondence either for or against the proposed project.

Recommended by:

Prepared by:



Gary V. Sugano
Assistant City Manager



Laura MacMorran
Assistant Planner

Exhibits:

- a. Resolution
- b. Vicinity Map
- c. Zoning Map
- d. General Plan Map
- e. Aerial Photograph
- f. Notice of Exemption
- g. Project Plans

December 12, 2016

A REGULAR MEETING OF THE
LOMITA PLANNING COMMISSION

1. **OPENING CEREMONIES**

a. Call Meeting to Order

Chair Cammarata called the meeting to order at 6:30 PM in the Council Chambers, Lomita City Hall, 24300 Narbonne Avenue, Lomita, CA 90717.

At the request of Chair Cammarata, Commissioner Graf led the flag salute.

b. Roll Call

Responding to roll call by Recording Secretary Teresa Vallejo were Commissioners Dever, Graf, Popelka, Stokes (arrived at 6:37PM), Thompson and Cammarata. Also present were Assistant City Attorney Lauren Langer, Principal Planner Alicia Velasco, Assistant Planner Laura MacMorran and Planning Intern Kamille Parks. Commissioner Hoy was absent.

2. **ORAL COMMUNICATIONS**

None.

3. **CONSENT AGENDA**

a. Approval of Minutes: November 14, 2016

Commissioner Graf moved to approve the Minutes of November 14, 2016 with corrections as noted by Commissioner Thompson. Commissioner Thompson seconded the motion which carried unanimously.

AYES: COMMISSIONERS: Graf, Thompson, Dever, Popelka, Cammarata
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: Hoy, Stokes
RECUSE: COMMISSIONERS: None

PUBLIC HEARINGS

4. **SITE PLAN REVIEW NO. 1180** - The applicant is requesting a Site Plan Review to allow a new three-unit two-story multi-family dwelling with a maximum height of 23'5" and six enclosed parking spaces, located at Assessor's Parcel Number: 7553-001-048, and confirm that the proposed project is categorically exempt from adherence to the California Environmental Quality Act. The subject property is a 9,570 square foot vacant parcel located on the west side of the 25900 block of Cypress Street. The project is in the RVD-2500, Residential Variable Density Zone.

Assistant Planner Laura MacMorran presented the report. She stated that the proposed property is located on Cypress Street south of Pacific Coast Highway. On November 15, 2016 notices were mailed to property owners within a 300 foot radius of the subject site. This is a relatively flat neighborhood and the City did not receive any written objections from 5% of those provided with a notice. Therefore, on December 1, 2016, Height Variation Permit No. 99 was granted administratively. The lot is 52 feet wide by 181 deep feet and is zoned RVD-2500. The General Plan designated the project site as medium density residential. The building's footprint follows the rectangular shape of the lot with a side-loading one-story garage facing Cypress Street. The applicant proposes to construct three units with five attached oversized enclosed parking spaces. At the rear of the property are existing permitted garages which will be utilized to satisfy the remaining parking requirements. The site is suitable for the intended project.

The lot area is approximately 9500 square feet. In this zone, one unit is allowed per every 2500 square feet of lot area. The proposed three units comply with the zoning code. The rest of the development standards have been met and our findings are that the site is in compliance and suitable for the particular use. The development design is both suitable and functional. Staff is recommending that the Planning Commission adopt a resolution approving Site Plan No. 1180.

Commissioner Thompson asked for clarification on the number of bedrooms and bathrooms for the proposed units.

Commissioner Graf asked for clarification on number of units; asked if the open space landscape met code requirements; Ms. Velasco stated that it did. Commissioner Graf asked about the existing stairs and parking requirements. Ms. Velasco stated that modifying the stairs would not trigger a legally permitted non-conforming building to have come up to code for parking requirements. She added that the lot is a separate, legal parcel.

Chair Cammarata opened the public hearing.

Ms. Alla Titensky, owner, stated that the only objection discussed was the number of garages. She stated that there are more than enough spaces for the garages and will also have guest parking.

Kathryn Patterson, Lomita resident, stated that she is a homeowner on Cypress and will be directly impacted by this project. She is opposed to the project due to privacy, noise from construction and parking issues. She added that it takes away from the neighborhood feeling that they currently enjoy. Ms. Patterson inquired about the exemption of the environmental quality act.

Stevyn Blackshear, Lomita resident, stated that he will also be impacted by the project. He opposed the project due to traffic, parking and the loss of green space. Another concern is the closeness of the power lines with potential fire issues. Mr. Blackshear is also concerned about the lighting that will be pointed directly into their home.

Kristin Blackshear, Lomita resident, stated that she is also opposed to the project due to privacy with windows facing directly into their home. She is concerned about safety due to the close units and fire hazards. She added that because of the difficulty of maneuvering vehicles at the rear of the building, most tenants will be using on-street parking instead of the garage spaces.

Ms. Titensky, owner, stated that she understands the concerns of the neighbors. It is private property and is an expense to maintain the lot. She added that there have been complaints about homeless people on the vacant property. Ms. Titensky stated that the development of the lot will help with safety issues.

Kristin Patterson, resident, stated that she has not seen any homeless people in the green space. She added that is a very private area. She doesn't feel that the maintenance is costly to maintain.

Ms. Titensky stated that the maintenance of the green space and mortgage has to be paid. Construction of the project is the only way to maintain the lot.

Chair Cammarata closed the public hearing.

Commissioner Popelka stated that there is a lot of development on that street. He added that the project area is a high residential zone and this type of dwelling is allowed by right. Commissioner Popelka stated that the applicant has complied with all the requirements by city code.

Discussion followed regarding zoning and clarification regarding the wall and electrical wiring. Ms. Velasco stated that there is a condition of approval (#56) that all utilities will be placed underground. She added that there is also a condition that there has to be a 6 foot wall. Ms. Velasco added that a landscape plan will need to be submitted to

staff. Ms. Velasco stated that if the Commission requests, there can be a condition of approval specifically requesting trees along the property line.

Commissioner Graf asked for clarification on condition #33 (fire alarms) and whether it referred to each unit or to the entire structure. He asked staff if the wording could be changed to reflect each unit rather than the structure. Ms. Velasco stated that the fire code language is from the fire department; the plans will go to the fire department for approval. Ms. Velasco stated that a condition could be added to change the wording from "structure" to "unit".

Commissioner Graf asked staff if condition #51 could be re-worded to say that square footage may not be increased. Ms. Velasco agreed.

Discussion followed regarding the height variation permit. Chair Cammarata asked for clarification of CEQA as requested by Ms. Patterson. Ms. Velasco stated that the California Environmental Quality Act is a State law which determines what type of environmental review is necessary for development projects. Within CEQA, there is a long list of categorical exemptions so projects that meet all of the defined criteria are automatically exempt. Ms. Velasco stated that this project does fall into that category as an in-fill development project.

Discussion followed regarding location of driveway and types of trees and where they are recommended to be planted.

Commissioner Graf moved to approve Site Plan Review No. 1180 with changes to Conditional of Approval #'s 33, 51 and 57. Commissioner Thompson seconded the motion which carried unanimously with the following vote:

AYES: COMMISSIONERS: Graf, Thompson, Dever, Popelka, Cammarata
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: Hoy
RECUSE: COMMISSIONERS: Stokes

5. MODIFICATION TO CONDITIONAL USE PERMIT NO. 70 - The applicant is requesting to modify Conditional Use Permit No. 70 to allow the construction of a 1,621 square foot single-story building containing five service bays for an existing automobile body repair shop (Y&S Auto Body) for the property located at 24710-24720 Crenshaw Boulevard in the M-C, Light Manufacturing & Commercial Zone and confirm that the proposed project is categorically exempt from adherence to the California Environmental Quality Act.

Assistant Planner Laura MacMorran presented the report. The business is located on Crenshaw Boulevard, on Lomita's far western border. The project is in the Manufacturing and Commercial Zone and the General Plan has designated the area Industrial Manufacturing. The business operates six days a week, Monday through Friday 8AM to 6PM and Saturday 11AM to 2PM and employs 15 full time people. The building to the south is 1500 sq. ft. and has an office space. The building to the north has five service bays bringing the total to ten, and a receiving area. The site was approved with 34 parking spaces which includes the service bay space. The structures that are not permitted and illegal will be removed. There will then be a 10 ft. year yard setback, a new 1600 sq. ft. building along the northerly property line. They are required to provide 20 new spaces for the five service bays, and they will be able to configure and stripe the lot for 57 parking spaces which is in excess of the requirement. The site is accessed by two driveways on Crenshaw Boulevard. There is no vehicular or pedestrian access from the adjoining residential neighborhood. Staff has found that the proposed modification meets the findings that the use is allowed with a CUP in the manufacturing zone consistent with the General Plans and that the operating and design characteristics are compatible. The site is adequate to accommodate the development feature. Crenshaw Boulevard is a major arterial road and can accommodate the traffic generated by this use. Therefore, staff is recommending the Planning Commission adopt a Resolution approving the modification to Conditional Use Permit No. 70 with conditions.

Alla Titensky

.2108 Via Visalia
Palos Verdes Estates, CA 90274
310-379-8474
duspione@gmail.com

December 10, 2018

City of Lomita
Planning Department
24300 Narbonne Ave.,
Lomita, CA 90717
310-325-7110

RE: Assessor's Parcel Number: 7553-001-048

To Whom It May Concern:

I would like to request an extension for the Planning Commission's Approval deadline in order to complete the last condition which is required for the final Approval.

Sincerely yours,

Alla Titensky

A handwritten signature in black ink, appearing to read 'Alla Titensky', written in a cursive style.



CITY OF LOMITA PLANNING COMMISSION REPORT

TO: Planning Commission January 14, 2019

FROM: Alicia Velasco, Community and Economic Development Director

SUBJECT: Conditional Use Permit No. 310
2301 Pacific Coast Highway in the C-R, Commercial Retail Zone

APPLICANT'S REQUEST

A request for a Conditional Use Permit for; 1) a new 2,520 sq. ft. convenience store (7-11) with eight fueling stations, and associated parking and landscaping, 2) to permit the sale of beer and wine for off-site consumption, and 3) to permit the outside display of 20 pound propane tanks for the property located at 2301 Pacific Coast Highway in the C-R, Commercial Retail Zone. Filed by 7-11 Inc., 330 E. Lambert Road, Brea CA, 91403.

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution approving Conditional Use Permit No. 310 subject to findings and conditions and confirm the categorical exemption.

ANALYSIS

Project Description

The proposed project consists of the development of a 2,520 sq. ft. franchise 7-11 convenience market and fueling station. The market would like to sell a variety of merchandise and hot foods and operate 24-hours per day, seven days per week. There are three conditional use permits required as part of this project: 1) a request to sell beer and wine for off-site consumption (LMC Section 11-1.48.04(A)(9)), 2) a request for outside storage and display to permit the sale of 20 pound propane tanks (it is a State requirement to store propane tanks outside) (LMC Section 11-1.48.04(A)(7)), and 3) to construct and operate a fueling station (LMC Section 11-1.48.04(A)(3)).

The proposed convenience market is located towards the north end of the property with a 10-foot rear yard setback adjacent to the residential property to the north. The building has a maximum height of 25 feet and the elevations incorporate various architectural features including a varied roofline over the entrance, complimentary smooth stucco finishes, a stone veneer and trim, and aluminum awnings along the front (south) elevation.

The proposed fueling canopy will measure 36 feet wide by 53 feet long, have a maximum height of 17.5 feet, and will accommodate four fueling islands (eight dispensing pumps). There will be two underground 20,000 gallon storage tanks to supply the pumps.

Existing Conditions

The subject property is located on the northwest corner of Pacific Coast Highway (PCH) and Cypress Street and consists of two lots. The first lot nearest the corner has a property address of 2301 PCH the second lot is to the north and has a property address of 25629 Cypress Street. The two lots combined create a subject site that is 22,853 square feet in size with approximately 112 linear feet of frontage on PCH and approximately 203 linear feet of frontage on Cypress Street. Condition of Approval No. 51 requires that the lots be tied together prior to the issuance of the building permit.

Both lots are within the C-R Commercial Retail zone and are within reporting district 1714 of the Los Angeles County Sheriff's Department Lomita station. Currently both lots are vacant; the corner was formerly occupied by GJK Automotive of South Bay and the lot to the north was occupied by a single-family residence.

Environmental Determination

In accordance with Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development meeting the conditions described in that section may be found to be exempt from the requirements of CEQA. The proposed project consists of 2,520 square foot convenience store with eight fueling stations, and associated parking and landscaping. The development is fully located within the City limits, is on less than five acres, is consistent with the applicable General Plan and Zoning designations, is fully served by all required utilities, and the site has no value for sensitive or endangered habitat. Further a traffic report was prepared detailing that there will be no traffic impacts. Staff has determined that there is no substantial evidence that the project may have a significant effect on the environment and recommends the Planning Commission confirm the CEQA exemption.

General Plan Designation

The general plan designation for the subject property is "Commercial." This land use designation applies to the commercial corridors in Lomita including those located along Pacific Coast Highway, Lomita Boulevard, Western Avenue and the northern end of Narbonne Avenue.

Adjacent Zoning and Land Uses

Direction	Zone and Land Use
North	C-R (Commercial, Retail) Zone Land use: Non-Conforming Single-family Residential
South	C-R (Commercial, Retail) Zone, Land use: Retail Commercial
West	C-R (Commercial, Retail) Zone Land use: Retail Commercial
East	C-R (Commercial, Retail) Zone Land use: Auto Service and Multi-family Residential

Development Standards Review

The project has been reviewed with the applicable Lomita Municipal Code (the “Code”) requirements as follows:

Development Standard (§ 11-1.48.06)	Proposed Project	Allowed/Required	Compliance
Lot Size	22,853 square feet	Minimum 5,000 square feet	Yes
Lot Width	112 feet	Minimum 50 feet	Yes
Setbacks	Front: 28 feet Side (West): 25’6” feet Side (East): 27 feet Rear: 10 feet	None None None None	Yes Yes Yes Yes
Building Height	25 Feet	Maximum 35 feet	Yes
Off-Street Parking	12 spaces	12 spaces plus the fueling spaces	Yes
Floor Area Ratio (F.A.R.)	0.11	Maximum 1.0	Yes
Landscaping 6% Non-Perimeter	10% Non-perimeter 20% Total on-site	6%	Yes

Traffic

A traffic study was submitted as part of the application and evaluated the intersections of Pacific Coast Highway/Cypress St., Pacific Coast Highway/Pennsylvania Ave., and Pacific Coast Highway/Narbonne Ave. to determine if the project would create an impact. The study concluded that the level of service (LOS) at each intersection would not change. Trip generation rates were calculated utilizing the use of a “convenience market with gasoline pumps” where the trip generation rates are determined per vehicle fueling position. The proposed project has eight vehicle fueling positions. It is anticipated that the project will generate 1,290 one-way trips per day. During peak a.m. and p.m. hours, the use will generate 84 and 93 trips per hour respectively. However, the Institute of Traffic Engineers has assigned a “pass-by credit” for these types of uses of 3% per 1,000 square feet of gross floor area. This constitutes a trip reduction rate of 7.56% which equates to 98 trips. Therefore the net increase of trips is 1,192 per day. The current level of service and the post project level of service at the intersections are as follows:

Intersection	Current LOS (AM Peak Hour*)	Post Project LOS (AM Peak Hour)
PCH/Cypress St.	A	A
PCH/Pennsylvania Ave.	B	B
PCH/Narbonne Ave.	C	C

*AM peak hour has highest traffic volumes

With these trip generation rates, the traffic engineer concluded that traffic along Pacific Coast Highway and the studied intersections will not be impacted.

Vehicular and Truck Circulation

The majority of the vehicle trips entering the site are anticipated to enter from Pacific Coast Highway. However, 50% of the outbound trips are anticipated to exit onto Cypress St with 40% making a left turn to travel east on Pacific Coast Highway. Due to the proximity of the Cypress Driveway to the intersection; staff has added Condition of Approval No. 50 stating that “Subject to the approval of the Public Works Director, the applicant shall post and paint as necessary to keep Cypress St. clear adjacent to the Cypress driveway”. This will ensure that vehicles traveling northbound on Cypress St. can make a left into the project site across southbound traffic.

Another concern raised by the City’s traffic engineer is the current 28’ foot driveway along Pacific Coast Highway. The Municipal Code states that, unless modified by the public works director or planning commission, all driveways along Pacific Coast Highway shall have a minimum width of 30 feet. Further the City’s traffic engineer is recommending that the driveway be enlarged to 45 feet to accommodate the turning radius of the fuel tanker trucks (see attached Exhibit H depicting the turning radius). At the current width, the fuel tankers will have to make a right turn into the property from the middle lane (across the number one lane) of Pacific Coast Highway. This is not recommended and creates a hazardous situation. Therefore Condition of Approval No. 32 has been added stating that the driveway along Pacific Coast Highway must have a minimum width of 45 feet.

The traffic study also reviewed the internal site circulation and parking and found it to be adequate. The project is proposing 12 parking spaces as required and in addition to the spaces located at the fueling positions.

Pacific Coast Highway Design Guidelines

In addition to the development standards listed in the zoning ordinance, commercial developments in the Pacific Coast Highway C-R zone are subject to a Planning Commission policy of criteria described in Resolution 2002-1 “Pacific Coast Highway Design Guidelines.” Resolution 2002-1 establishes a design review policy for the Pacific Coast Highway Commercial Zone. The Planning Commission recognized that the establishment of commercial centers may have an impact on parking, visual aesthetics, and depletion of landscaping. These criteria include site design, access, landscaping, and architectural design including the inclusion of natural or subdued exterior colors. While design guidelines are not mandatory code requirements, they give developers advanced notice of ways that the development could design the project in a manner that implements the City’s vision for the area. The project complies with the site design, landscaping, and environmental review requirements. The project *mostly* complies with the access and architectural design criteria. The areas where it does not comply are discussed below.

1. Architectural Design

The 7-11 convenience market has a nice aesthetic design incorporating various architectural features including a varied roofline over the entrance, complimentary smooth stucco finishes, stone veneer and trim up to 3 feet – 6 inches, and aluminum awnings over the store front. This building is in-keeping with the architectural guidelines and staff is not recommending any changes. However the fueling canopy is not consistent and could use some slight modifications which would create a significant architectural improvement. Staff is recommending the following modifications which have been added to the resolution as Conditions of Approval Nos. 52-54:

51. That the canopy columns be painted a color consistent with the building such as “La Habra Stucco Alamo” and that they receive the same stone veneer treatment as the building for the first 3 feet 6 inches.
52. A decorative cornice shall be added to the top of the canopy matching the building cornice in the color “crystal white”.
53. There shall be no illumination of the exterior of the fuel canopy except for one internally illuminated 7-11 logo on each elevation.

2. Access

The guidelines also state the “driveway approaches should have a bottom width of no less than 30 feet.” The proposed project driveway depression is 28 feet; two feet less than required and 15 feet less than the recommend 45 feet by the City’s traffic engineering consultant. Staff concurs with the engineer’s recommendation as discussed in the traffic portion of this report and if the project is approved COA No. 32 will address this issue by requiring a wider driveway.

Signage

All of the signs detailed on the plans comply with size requirements and will be issued through administrative building permits per Code requirements. As per Code Sec. 11-1.67.04(c), the project is permitted to have a freestanding sign. Staff in conjunction with Cal-Trans will work with the project Applicant to ensure any future freestanding sign meets all applicable development standards. Freestanding signs for fueling stations, such as this, are not subject to Planning Commission approval.

Conditional Use Permit

The project requires three conditional use permit approvals; 1) the request to sell beer and wine for off-site consumption, 2) the request for outside storage and display to permit the sale of 20lb propane tanks, and 3) to construct and operate a fueling station. Staff has reviewed the project in accordance with Article 11-1.70.09 (Conditional Use Permit) and Article 56 (Sale of Alcoholic Beverages) of the Lomita City Code and advises that the project is consistent with the following required findings:

- 1) *The proposed use is allowed within the District with approval of a CUP and complies with all other applicable requirements of this Article;*

The subject property is located in the C-R zone. Lomita Municipal Code Section 11-1.48.04 list the uses permitted subject to conditional use permit approval. All three of the requested uses are allowed within the zone subject to the CUP. The project meets all requirements as applicable to the zone as outlined in the development standards table of this staff report.

- 2) *The proposed use is consistent with the General Plan;*

The General Plan land use designation for this area is Commercial which provides for retail sales activities and limited service establishments. A fueling station, with a convenience market, is consistent with this designation in that it will provide fuel and goods to those traveling along the Pacific Coast Highway corridor. The sale of alcoholic beverages and propane is both a retail sales activity and a service for

residents and therefore consistent with the General Plan. Lastly, all three of the proposed uses are listed within the C-R zone as conditionally permitted uses.

- 3) *The design, location, size and operating characteristics are compatible with existing and future land uses, building and structures in the vicinity and the proposed use will not jeopardize, adversely affect, endanger or otherwise constitute a menace to the public health, safety or general welfare or be materially detrimental to the property of other persons located in the vicinity;*

All three of the proposed uses subject to a conditional use permit meet all of the City's development criteria. Except for a few minor aesthetic changes and the driveway expansion (incorporated as conditions of approval) the project meets the City's Pacific Coast Highway Design Guidelines. The site is designed in such a manner that it is completely oriented towards Pacific Coast Highway, the City's major commercial thoroughfare. The front entrance to the proposed convenience store faces Pacific Coast Highway and the proposed fuel dispensers and fuel canopy are oriented towards the south end of the property nearest Pacific Coast Highway. Ingress and egress to and from the property are via Pacific Coast Highway, and Cypress Street (which is located approximately 83ft. south of the northerly property line and adjacent residence). This site layout will facilitate easy access for vehicles traveling on Pacific Coast Highway as well as for fuel and product delivery trucks with minimal impact to adjacent uses.

To the rear of the property is a non-conforming residential use. There is an existing block wall (per Code requirements) and a 10 foot rear yard setback. To ensure the setback area remains clear of persons and illegal dumping staff has added condition of approval number 56 requiring a wrought iron fence between the building and wall on both the east and west side. Further, all though there is no building lighting proposed at this location, staff has added condition of approval number 57 that one light fixture be installed along the north elevation. The height of the fixture cannot exceed eight feet, it must be manually controlled from the inside of the building, and divert all light downward away from adjacent properties. This will ensure proper lighting if an issue should surface past daylight.

The proposed outdoor storage area for propane tanks will be limited to an eight square foot area adjacent to the building as indicated on the site plan. The storage area does not block the path of travel and is located approximately 52 feet from the residential neighbor to the rear. The propane will be stored in the basic propane storage cage as required by State law.

Lastly, subject to adequate conditions the proposed sale of beer and wine should not adversely affect the public welfare nor the property of other persons. The sale of beer and wine at 7-Eleven convenience stores generally represents a small percentage of a store's gross sales and is offered to its customers for convenience purposes. Currently the City has two 7-11 markets which are permitted to sell beer, wine, and spirits from 6:00 am to 2:00 am seven days per week. The existing 7-11 located on Pacific Coast Highway and Walnut Street receives a fair amount of calls for service. That being

said, staff is recommending the following conditions of approval as they relate to the sale of alcoholic beverages:

- Beer and wine sales can only be made between the hours of 7:00 am and 11:00 pm Sunday through Thursday and 7:00 am to 12:00 am on Fridays and Saturdays. Refrigerators containing beer wine shall be locked during the non-sales hours.
- Security cameras shall be installed inside the store as well as outside along with a video recorder that covers all common areas of the store, high-risk areas, entrances and exits and views to the parking lot to deter criminal activity The camera system shall be equipped to maintain video footage for a minimum two weeks.
- The store front windows shall be maintained free from any obstructions to allow maximum visibility into the store.
- No advertising of alcohol shall be visible from the exterior of the building.
- The business owner must have readily identifiable personnel to monitor the premises and ensure there is no loitering around the premises. Signage shall be installed stating loitering is prohibited and employees shall be instructed to enforce this provision and call local law enforcement if necessary.
- The Applicant shall maintain its premises in a neat and orderly fashion. Graffiti shall be removed within 24 hours of notification and all areas within the premises shall be free of litter at all times.
- The Applicant will cause all of its managers and employees of the convenience store to participate in the LEAD (License Education on Alcohol and Drugs) program provided by the State of California Department of Alcoholic Beverage Control, or an equivalent program.
- If excessive complaints are received regarding noise, loitering, or the Los Angeles County Sheriff reports a high level of calls for service, the City in its discretion may take action to have the Planning Commission review the conditional use permit and including without limitation add conditions or revoke the permit. Excessive complaints shall mean three verified complaints relating to different incidents within one calendar month or 10 per calendar year.

4) *The site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this chapter, or as required as a condition in order to integrate the use with the uses in the neighborhood;*

The site is comprised of two lots that will be joined together and is 22,853 square feet in size with approximately 112 linear feet of frontage on PCH and approximately 203 linear feet of frontage on Cypress Street. A condition of approval has been added to widen the driveway to accommodate vehicles and delivery trucks entering the premises for use of the convenience store and fueling. A condition of approval is also included to secure the rear yard by including two additional iron fences appropriately closing off the rear yard. This added security, in addition to the condition of approval for additional lighting at the rear yard, integrates the commercial use with the legal nonconforming single family use to the north of the property.

The site meets all development standards therefore it is adequate in size and shape to accommodate the development features prescribed under the Zoning Ordinance. The project only utilizes 11% of the allowable FAR on the site. The added conditions provided in the report will further assist to integrate the use into the neighborhood.

- 5) *The site is served by highways and streets adequate to carry the kind and quantity of traffic such use would generate.*

The subject site is mainly served by Pacific Coast Highway which is a designated major highway within the City and a designated truck route. The applicant provided a traffic study prepared by a licensed traffic engineer, and reviewed by the City's engineer, detailing that there will not be a level of service impact to the intersections of Cypress St. and Pacific Coast Highway and Pennsylvania Ave. and Pacific Coast Highway. Cypress St. and Pacific Coast Highway are adequate to accommodate the number of vehicles traveling to the project site.

A store selling beer and wine for off-site consumption as an ancillary use to the sales of other retail items, including food, shall not be closer than 300 feet from the following types of establishments:

- Any other establishment authorized to sell alcoholic beverages for off-site consumption; and
- Schools, parks, public recreation areas and any other use determined to be a sensitive use by the community development director.

There is one establishment authorized to sell alcoholic beverages for off-site consumption within 300 feet of the subject site and one sensitive use:

Business Name	Address
Project Barely Brewery	2308 Pacific Coast Highway
Future Stars Academy	2320 Pacific Coast Highway

Section 11-1-56.03 (D) of the Lomita Municipal Code states that the Planning Commission may modify the distance requirements when granting a conditional use permit if the following

additional findings can be made. This section enables the City to scrutinize the impacts of alcohol uses or modifications on existing sensitive uses.

1. *The proposed use will not have an adverse impact on public safety. Factors that could be considered to determine impact include but are not limited to Los Angeles County Sheriff Department's crime statistics for the underlying and surrounding reporting districts, Los Angeles County Sheriff Department's crime statistics for the underlying and surrounding properties and the types of crime within those same areas;*

The subject property is located in the highest crime reporting district in the City (1714). This is due to external factors in that the district is entirely made up of Pacific Coast Highway and its adjacent commercial properties. It should be noted that according to the Los Angeles County Sheriff's Department, the high crime is related to Pacific Coast Highway's location as a thoroughfare through the City with many crimes originating outside the City limits but ending within the City whereby raising the crime statistics. Further, the Sheriff's Department was consulted on this application and they did not express concern for this type of use at this location with the provided conditions. The permit has been adequately conditioned to ensure safe and compatible operations.

2. *The business will provide beneficial commercial vitality to the area.*

Currently the lot is vacant and provides no commercial vitality to the area. A fueling station with a convenience market that, offers beer and wine for sale, will be beneficial to the commercial vitality of the area. The fueling station is expected to generate over 1,000 customers daily who will be purchasing goods in the City. Fueling stations and convenience markets are a vital component of a city's commercial corridor. The ancillary sale of alcoholic beverages adds to that commercial vitality in that persons will not have to leave the City to purchase these goods. Permitting the sale of alcoholic beverages will assist the operator in having a stronger business within the City.

3. *The use will not be objectionable or detrimental to surrounding properties and the neighborhood.*

With proper conditions, the sale of alcoholic beverages for off-site consumption will not be detrimental to the surrounding properties. The subject site meets all development standards including setbacks, walls, parking, and lot coverage. With the incorporation of condition of approval numbers 58-65 any potential impacts from the ancillary sale of wine and beer should be mitigated.

Subject to these findings, staff recommends that the Planning Commission adopt a resolution approving Conditional Use Permit No. 310.

Public Notice

Notices of this hearing dated January 2, 2019, were mailed to property owners within 300 feet of the subject property and posted at Lomita City Hall, Lomita City Library, and Lomita Park.

Prepared by:



Alicia Velasco
Community and Economic Development Director

Exhibits:

- A. Resolution
- B. Vicinity Map
- C. Zoning Map
- D. General Plan Map
- E. Aerial Photograph
- F. Notice of Exemption
- G. Site Plan, Floor Plan, Elevation
- H. Truck Turning Radius

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING A CONDITIONAL USE PERMIT FOR; 1) A NEW 2,520 SQ. FT. CONVENIENCE STORE (7-11) WITH EIGHT FUELING STATIONS, AND ASSOCIATED PARKING AND LANDSCAPING, 2) TO PERMIT THE SALE OF BEER AND WINE FOR OFF-SITE CONSUMPTION, AND 3) TO PERMIT THE OUTSIDE DISPLAY OF 20 POUND PROPANE TANKS FOR THE PROPERTY LOCATED AT 2301 PACIFIC COAST HIGHWAY IN THE C-R, COMMERCIAL RETAIL ZONE. FILED BY 7-11 INC., 330 E. LAMBERT ROAD, BREA CA, 91403 (THE "APPLICANT").

THE PLANNING COMMISSION OF THE CITY OF LOMITA DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

Section 1. Recitals

- A. The Planning Commission of the City of Lomita (the City) has considered an application for a conditional use permit to for; 1) a new 2,520 sq. ft. convenience store (7-11) with eight fueling stations, and associated parking and landscaping, 2) to permit the sale of beer and wine for off-site consumption, and 3) to permit the outside display of 20 pound propane tanks for the property located at 2301 Pacific Coast Highway in the C-R, Commercial Retail Zone. Filed by 7-11 Inc., 330 E. Lambert Road, Brea CA, 91403.
- B. The subject site is zoned C-R (Commercial Retail) and designated Commercial by the City's General Plan. Pursuant to Sec. 11-1.48.04 of the Lomita Municipal Code (Code), each of the proposed uses are permitted subject to a conditional use permit.
- C. This project is subject to the California Environmental Quality Act. In accordance with Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development meeting the conditions described in that section may be found to be exempt from the requirements of CEQA. The proposed project consists of 2,520 square foot convenience store with eight fueling stations, and associated parking and landscaping. The development is fully located within the City limits, is on less than five acres, is consistent with the applicable General Plan and Zoning designations, is fully served by all required utilities, and the site has no value for sensitive or endangered habitat. Further a traffic report was prepared detailing that there will be no traffic impacts. It is determined that there is no substantial evidence that the project may have a significant effect on the environment and the Planning Commission confirms the CEQA exemption.
- D. On January 14, 2019, the Planning Commission held a duly noticed public hearing and accepted public testimony.
- E. The Planning Commission finds that the Applicant agrees with the necessity of, and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

Section 2. Findings. Pursuant to Section 11-1.70.09 (Conditional Use Permit) of the Code, the Planning Commission finds, after due study and deliberation that the following circumstances exist:

- 1) *The proposed use is allowed within the District with approval of a CUP and complies with all other applicable requirements of this Article;*

The subject property is located in the C-R zone. Lomita Municipal Code Section 11-1.48.04 list the uses permitted subject to conditional use permit approval. All three of the requested uses are allowed within the zone subject to the CUP. The project meets all requirements as applicable to the zone as outlined in the development standards table of this staff report.

- 2) *The proposed use is consistent with the General Plan;*

The General Plan land use designation for this area is Commercial which provides for retail sales activities and limited service establishments. A fueling station, with a convenience market, is consistent with this designation in that it will provide fuel and goods to those traveling along the Pacific Coast Highway corridor. The sale of alcoholic beverages and propane is both a retail sales activity and a service for residents and therefore consistent with the General Plan. Lastly, all three of the proposed uses are listed within the C-R zone as conditionally permitted uses.

- 3) *The design location, size and operating characteristics are compatible with existing and future land uses, building and structures in the vicinity and the proposed use will not jeopardize, adversely affect, endanger or otherwise constitute a menace to the public health, safety or general welfare or be materially detrimental to the property of other persons located in the vicinity;*

All three of the proposed uses subject to a conditional use permit meet all of the City's development criteria. Except for a few minor aesthetic changes and the driveway expansion (incorporated as conditions of approval) the project meets the City's Pacific Coast Highway Design Guidelines. The site is designed in such a manner that it is completely oriented towards Pacific Coast Highway, the City's major commercial thoroughfare. The front entrance to the proposed convenience store faces Pacific Coast Highway and the proposed fuel dispensers and fuel canopy are oriented towards the south end of the property nearest Pacific Coast Highway. Ingress and egress to and from the property are via Pacific Coast Highway, and Cypress Street (which is located approximately 83ft. south of the northerly property line and adjacent residence). This site layout will facilitate easy access for vehicles traveling on Pacific Coast Highway as well as for fuel and product delivery trucks with minimal impact to adjacent uses.

To the rear of the property is a non-conforming residential use. There is an existing block wall (per Code requirements) and a 10 foot rear yard setback. To ensure the setback area remains clear of persons and illegal dumping staff has added condition of approval number 56 requiring a wrought iron fence between the building and wall on both the east and west side. Further, all though there is no building lighting proposed at this location, staff has added condition of approval number 57 that one light fixture be installed along the north elevation. The height of the fixture cannot exceed eight feet, it must be manually controlled from the inside of the building, and divert all light downward away from adjacent properties. This will ensure proper lighting if an issue should surface past daylight.

The proposed outdoor storage area for propane tanks will be limited to an eight square foot area adjacent to the building as indicated on the site plan. The storage area does not block the path of travel and is located approximately 52 feet from the residential neighbor to the rear. The propane will be stored in the basic propane storage cage as required by State law.

Lastly, subject to adequate conditions the proposed sale of beer and wine should not adversely affect the public welfare nor the property of other persons. The sale of beer and wine at 7-Eleven convenience stores generally represents a small percentage of a store's gross sales and is offered to its customers for convenience purposes. Currently the City has two 7-11 markets which are permitted to sell beer, wine, and spirits from 6:00 am to 2:00 am seven days per week. The existing 7-11 located on Pacific Coast Highway and Walnut Street receives a fair amount of calls for service. That being said, staff is recommending the following conditions of approval as they relate to the sale of alcoholic beverages:

- Beer and wine sales can only be made between the hours of 7:00 am and 11:00 pm Sunday through Thursday and 7:00 am to 12:00 am on Fridays and Saturdays. Refrigerators containing beer wine shall be locked during the non-sales hours.
- Security cameras shall be installed inside the store as well as outside along with a video recorder that covers all common areas of the store, high-risk areas, entrances and exits and views to the parking lot to deter criminal activity The camera system shall be equipped to maintain video footage for a minimum two weeks.
- The store front windows shall be maintained free from any obstructions to allow maximum visibility into the store.
- No advertising of alcohol shall be visible from the exterior of the building.
- The business owner must have readily identifiable personnel to monitor the premises and ensure there is no loitering around the premises. Signage shall be installed stating loitering is prohibited and employees shall be instructed to enforce this provision and call local law enforcement if necessary.
- The Applicant shall maintain its premises in a neat and orderly fashion. Graffiti shall be removed within 24 hours of notification and all areas within the premises shall be free of litter at all times.
- The Applicant will cause all of its managers and employees of the convenience store to participate in the LEAD (License Education on Alcohol and Drugs) program provided by the State of California Department of Alcoholic Beverage Control, or an equivalent program.
- If excessive complaints are received regarding noise, loitering, or the Los Angeles County Sheriff reports a high level of calls for service, the City in its discretion may take action to have the Planning Commission review the conditional use permit and including without limitation add conditions or revoke the permit. Excessive complaints

shall mean three verified complaints relating to different incidents within one calendar month or 10 per calendar year.

- 4) *The site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this chapter, or as required as a condition in order to integrate the use with the uses in the neighborhood.*

The site is comprised of two lots that will be joined together and is 22,853 square feet in size with approximately 112 linear feet of frontage on PCH and approximately 203 linear feet of frontage on Cypress Street. A condition of approval has been added to widen the driveway to accommodate vehicles and delivery trucks entering the premises for use of the convenience store and fueling. A condition of approval is also included to secure the rear yard by including two additional iron fences appropriately closing off the rear yard. This added security, in addition to the condition of approval for additional lighting at the rear yard, integrates the commercial use with the legal nonconforming single family use to the north of the property.

The site meets all development standards therefore it is adequate in size and shape to accommodate the development features prescribed under the Zoning Ordinance. The project only utilizes 11% of the allowable FAR on the site. The added conditions provided in the report will further assist to integrate the use into the neighborhood.

- 5) *The site is serviced by highways and streets adequate to carry the kind and quality of traffic such use would generate.*

The subject site is mainly served by Pacific Coast Highway which is a designated major highway within the City and a designated truck route. The applicant provided a traffic study prepared by a licensed traffic engineer, and reviewed by the City's engineer, detailing that there will not be a level of service impact to the intersections of Cypress St. and Pacific Coast Highway and Pennsylvania Ave. and Pacific Coast Highway. Cypress St. and Pacific Coast Highway are adequate to accommodate the number of vehicles traveling to the project site.

Section 3. Any business selling alcoholic beverages for off-site or on-site consumption shall be located a minimum of 300 feet from schools, parks, public recreation areas and any other use determined to be a sensitive use by the Community Development Director. Section 11-1-56.03 (D) of the Lomita Municipal Code states that the Planning Commission may modify the distance requirements when granting a conditional use permit if the following additional findings can be made:

1. *The proposed use will not have an adverse impact on public safety. Factors that could be considered to determine impact include but are not limited to Los Angeles County Sheriff Department's crime statistics for the underlying and surrounding reporting districts, Los Angeles County Sheriff Department's crime statistics for the underlying and surrounding properties and the types of crime within those same areas;*

The subject property is located in the highest crime reporting district in the City (1714). This is due to external factors in that the district is entirely made up of Pacific Coast Highway and its adjacent commercial properties. It should be noted that according to the Los Angeles

County Sheriff's Department, the high crime is related to Pacific Coast Highway's location as a thoroughfare through the City with many crimes originating outside the City limits but ending within the City whereby raising the crime statistics. Further, the Sheriff's Department was consulted on this application and they did not express concern for this type of use at this location with the provided conditions. The permit has been adequately conditioned to ensure safe and compatible operations.

2. *The business will provide beneficial commercial vitality to the area.*

Currently the lot is vacant and provides no commercial vitality to the area. A fueling station with a convenience market that, offers beer and wine for sale, will be beneficial to the commercial vitality of the area. The fueling station is expected to generate over 1,000 customers daily who will be purchasing goods in the City. Fueling stations and convenience markets are a vital component of a city's commercial corridor. The ancillary sale of alcoholic beverages adds to that commercial vitality in that persons will not have to leave the City to purchase these goods. Permitting the sale of alcoholic beverages will assist the operator in having a stronger business within the City.

3. *The use will not be objectionable or detrimental to surrounding properties and the neighborhood.*

With proper conditions, the sale of alcoholic beverages for off-site consumption will not be detrimental to the surrounding properties. The subject site meets all development standards including setbacks, walls, parking, and lot coverage. With the incorporation of condition of approval numbers 58-65 any potential impacts from the ancillary sale of wine and beer should be mitigated.

Section 4. The Planning Commission of the City of Lomita hereby approves Conditional Use Permit No. 310 subject to the following conditions.

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another.
2. This permit is granted for the plans dated on 12/21/18 on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Community Development Director or a modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls.
3. Approval of this permit shall expire 24 months from the date of approval by the Planning Commission, unless significant construction or improvements or the use authorized hereby have commenced. One or more extensions of time for use inauguration may be requested.
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Community Development Director allows Applicant to provide security or an executed agreement approved by the City

Attorney to ensure completion of such improvements.

5. That the Planning Commission may review this approval upon notice of violation by the Code Enforcement Officer.
6. By commencing any activity related to the project or using any structure authorized by this permit, Applicant accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein.
7. Applicant shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the Code.
8. Before placing or constructing any signs on the project property, Applicant shall obtain a sign permit from the City. Except as provided in the sign permit, Applicant may not change any signs on the project property.
9. Applicant shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit.
10. Applicant shall not permit any combustible refuse or other flammable materials to be burned on the project property.
11. Applicant shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Los Angeles County Fire Department.
12. If Applicant, owner or tenant fails to comply with any of the conditions of this permit, the Applicant, owner or tenant shall be subject to a civil fine pursuant to the City Code.
13. Prior to issuance of building permits, Applicant shall correct all violations of the City Code existing on the project property.
14. Applicant agrees, as a condition of adoption of this resolution, at Applicant's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. Applicant's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof.
15. This permit shall not be effective for any purpose until a duly authorized representative of the owner of the property has filed with the Department of Community Development, a notarized affidavit accepting all the conditions of this permit. This affidavit, or a copy of this resolution, shall be recorded with the County Recorder and is binding on successors. If the applicant is a corporation, then an officer of the corporation shall sign the acceptance affidavit.

LANDSCAPING STANDARD CONDITIONS

16. Before the City issues building permits or the proposed use is initiated, Applicant shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Planning Division and obtain approval of such plans.
17. Before the City issues a certificate of occupancy, Applicant shall install landscape and automatic irrigation systems. The irrigation shall be weather based and of the smart irrigation type. It shall be a brand approved by the Irrigation Association of California State University Fresno. A list of systems may be obtained from the planning division.
18. Applicant and/or property owner shall maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure to do so will result in the revocation of this permit and initiation of legal proceedings if necessary.
19. All trees planted or placed on the project property by Applicant shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit.
20. The project shall meet the maximum allowable water usage requirements as calculated by the AB 325 formula. The calculations shall be shown on the submitted landscape plans for verification.
21. Run off directional flow shall be detailed on the landscape plan with as much run-off water captured in landscaped areas as possible.

FIRE DEPARTMENT STANDARD CONDITIONS

22. Applicant shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Applicant shall mark all designated fire lanes in accordance with the California Vehicle Code.
23. Before the City issues building permits, Applicant shall obtain the Los Angeles County Fire Department approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Los Angeles County Fire Department shall determine whether or not the plan provides adequate fire protection.
24. Developer shall meet the County of Los Angeles's fire flow requirements. The developer is responsible for water system upgrades within the public right-of-way to ensure all hydrants meet the required fire flow requirements.
25. Developer shall install an automatic fire sprinkler system as required by the Fire Department.

PUBLIC WORKS CONDITIONS

26. All project driveways, approaches, and adjacent sidewalk area shall be constructed to meet American Disabilities Act requirements. Any existing sidewalk within the City's right-of-way currently not meeting ADA requirements shall be removed and replaced. Perimeter sidewalk

within the Cal-Trans right-of-way shall be required to be upgraded at the discretion of Cal-Trans.

27. Prior to receiving Certificate of Occupancy, developer shall repair in accordance with the standards and specifications of the Public Works Director, any damaged concrete curbs, gutters and sidewalks parallel and adjacent to that portion of the entire perimeter of the lot which adjoins the street, at no expense to the city.
28. All unused approaches must be removed and replaced with sidewalk/parkway improvements to match existing and pursuant to American Disabilities Act requirements.
29. Developer shall have a pre-construction meeting with the head of the Public Works Department to discuss and submit a construction schedule.
30. All improvements along the Pacific Coast Highway right-of-way require a permit from Caltrans prior to construction.
31. Subject to Cal-Trans approval, the curb ramp located at the north/west corner shall be upgraded to meet American with Disabilities Act requirements.
32. Subject to Cal-Trans approval, the existing approach located on Pacific Coast Highway shall be expanded to a 45 foot width.
33. Vehicles over 24,000 pounds are prohibited to exit the project site onto Cypress St. and turn north. It is the responsibility of the project owner to ensure that all vendors are aware of this prohibition.

PLANNING STANDARD CONDITIONS

34. The final building plans submitted by Applicant with the building permit application shall depict all building materials and colors to be used in construction.
35. Any application for a minor modification to the project shall be accompanied by three copies of plans reflecting the requested modification, together with applicable processing fees.
36. Before the City issues building permits, Applicant shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project.
37. Applicant may not modify any use approved by this permit unless the Community Development Director determines that Applicant has provided the parking required by the Code for the modified use.
38. Applicant shall recess or screen roof heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Applicant shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner.

Roof vents shall be shown on construction drawings and painted to match roof material color.

39. For any exterior utility meter panels, Applicant shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible.
40. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Applicant shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Applicant shall submit a lighting plan showing standard heights and light materials for design review and approval of the Community Development Director. The commercial parking area shall provide a minimum 1 foot-candle throughout.
41. In order to minimize light and glare on the project property, all parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway.
42. Applicant shall provide for dust control at all times during project property preparation and construction activities.
43. After the commencement of construction the Applicant shall not store construction materials or construction related vehicles outdoors on the project property.
44. Applicant shall screen storage areas from adjacent properties and streets by a wall or similar screening. All fence and wall materials shall match the predominant design and materials of the main structure on the project property.
45. Applicant shall pay the required Development Tax and water facilities fee prior to issuance of building permits.

PLANNING SPECIAL CONDITIONS

46. That the Community Development Director may approve minor changes to the final approved plans. For numerical standards, the Community Development Director may approve deviations up to 10% provided that city code requirements are met.
47. That, in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit.
48. It is hereby declared to be the intent that if any provision of this permit is held or declared invalid, the permit shall be void and the privileges granted hereunder shall lapse.
49. All utilities shall be placed underground subject to review and approval of the Community Development Director and the Building Official.

50. Subject to the approval of the Public Works Director, the applicant shall post and paint as necessary to keep Cypress St. clear adjacent to the Cypress driveway.
51. The parcels addressed at 25629 Cypress St. and 2301 Pacific Coast Highway shall have a lot tie recorded stating that it is one building lot, with a form approved by the Community Development Director and City Attorney.
52. That the canopy columns be painted a color consistent with the building such as “La Habra Stucco Alamo” and that they receive the same stone veneer treatment as the building for the first 3 feet 6 inches.
53. A decorative cornice shall be added to the top of the canopy matching the building cornice in the color “crystal white”.
54. There shall be no illumination of the exterior of the fuel canopy except for one internally illuminated 7-11 logo on each elevation.
55. A solid six-foot masonry block wall shall be maintained at the subject property’s north property line at all times.
56. A six-foot wrought iron fence shall be erected on both the east and west sides of the building perpendicular to the block wall as indicated on the approved project plans.
57. One light fixture shall be installed along the north elevation. The height of the fixture cannot exceed eight feet, it must be manually controlled from the inside of the building, and divert all light downward away from adjacent properties. The light fixture shall be included within the lighting plan and approved by the Community Development Director.
58. Beer and wine sales can only be made between the hours of 7:00 am and 11:00 pm Sunday through Thursday and 7:00 am to 12:00 am on Fridays and Saturdays. Refrigerators containing beer wine shall be locked during the non-sales hours.
59. Security cameras shall be installed inside the store as well as outside along with a video recorder that covers all common areas of the store, high-risk areas, entrances and exits and views to the parking lot to deter criminal activity. The camera system shall be equipped to maintain video footage for a minimum two weeks.
60. The store front windows shall be maintained free from any obstructions to allow maximum visibility into the store.
61. No advertising of alcohol shall be visible from the exterior of the building.
62. The business owner must have readily identifiable personnel to monitor the premises and ensure there is no loitering around the premises. Signage shall be installed stating loitering is prohibited and employees shall be instructed to enforce this provision and call local law enforcement if necessary.

63. The Applicant shall maintain its premises in a neat and orderly fashion. Graffiti shall be removed within 24 hours of notification and all areas within the premises shall be free of litter at all times.
64. The Applicant will cause all of its managers and employees of the convenience store to participate in the LEAD (License Education on Alcohol and Drugs) program provided by the State of California Department of Alcoholic Beverage Control, or an equivalent program.
65. If excessive complaints are received regarding noise, loitering, or the Los Angeles County Sheriff reports a high level of calls for service, the City in its discretion may take action to have the Planning Commission review the conditional use permit and including without limitation add conditions or revoke the permit. Excessive complaints shall mean three verified complaints relating to different incidents within one calendar month or 10 per calendar year.
66. That graffiti shall be removed within 24 hours of notification by City staff.
67. Developer shall pay the applicable Water Facilities fee, development fees, and tree fees.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 14th day of January, 2019 by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
RECUSE: Commissioners:

Michael Graf, Chair

ATTEST: _____
Alicia Velasco
Community and Economic Development Director

Within 30 days of the date of this action, any person dissatisfied with the action of, or the failure to act by, the Commission may file with the City Clerk an appeal from such action upon depositing with said Clerk an amount specified by resolution of the City Council. (Gov. Code § 66452.5(a).)

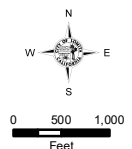
Any action to challenge the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section 1094.6.

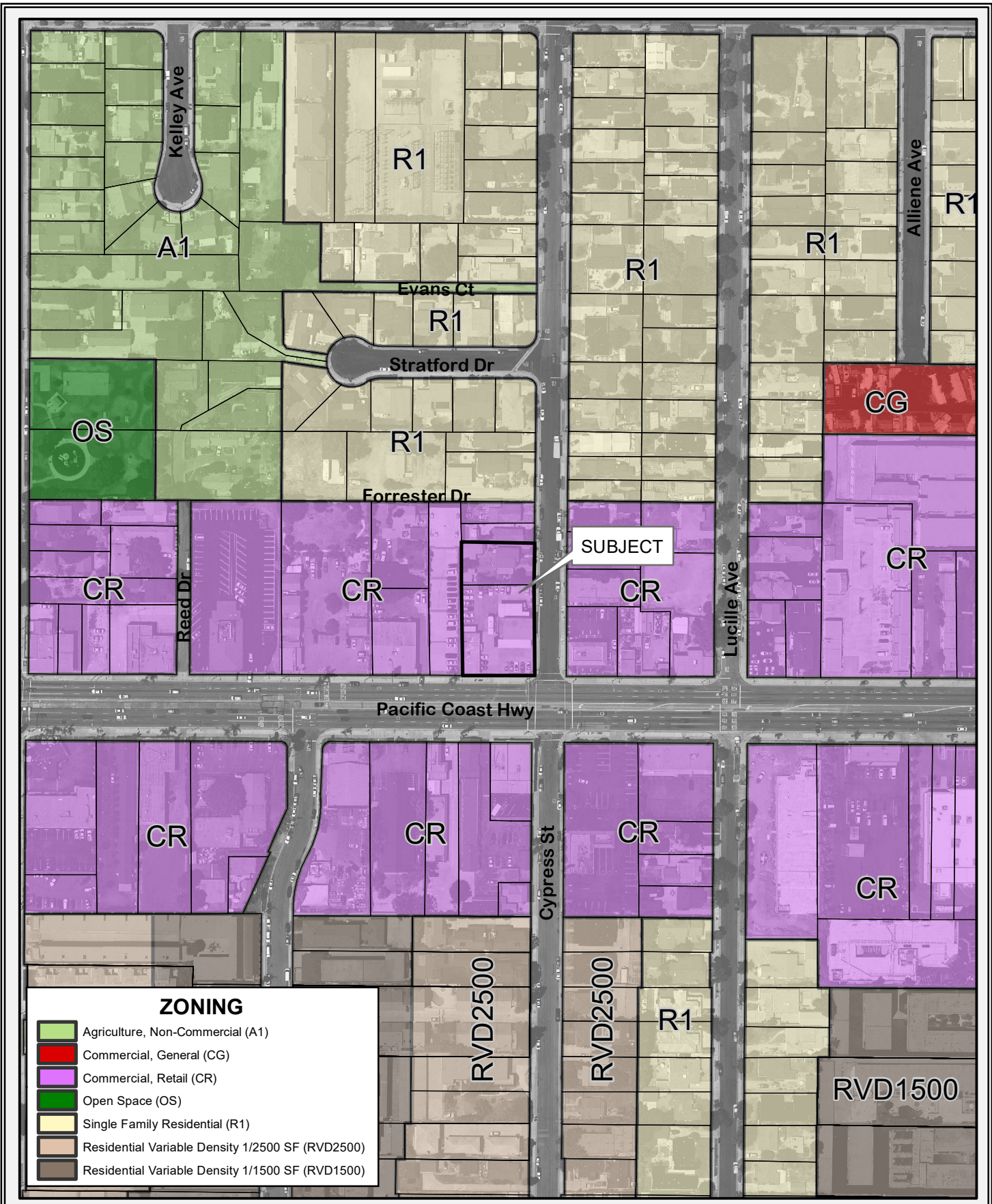


Conditional Use Permit No. 311
2301 Pacific Coast Highway and
25629 Cypress Avenue
Exhibit B

Community Development
 December 2018

Source: Lomita GIS Data Layers, TIGER Files
 GIS/Apps/2301PCH_vty.mxd





ZONING

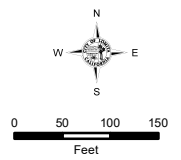
	Agriculture, Non-Commercial (A1)
	Commercial, General (CG)
	Commercial, Retail (CR)
	Open Space (OS)
	Single Family Residential (R1)
	Residential Variable Density 1/2500 SF (RVD2500)
	Residential Variable Density 1/1500 SF (RVD1500)

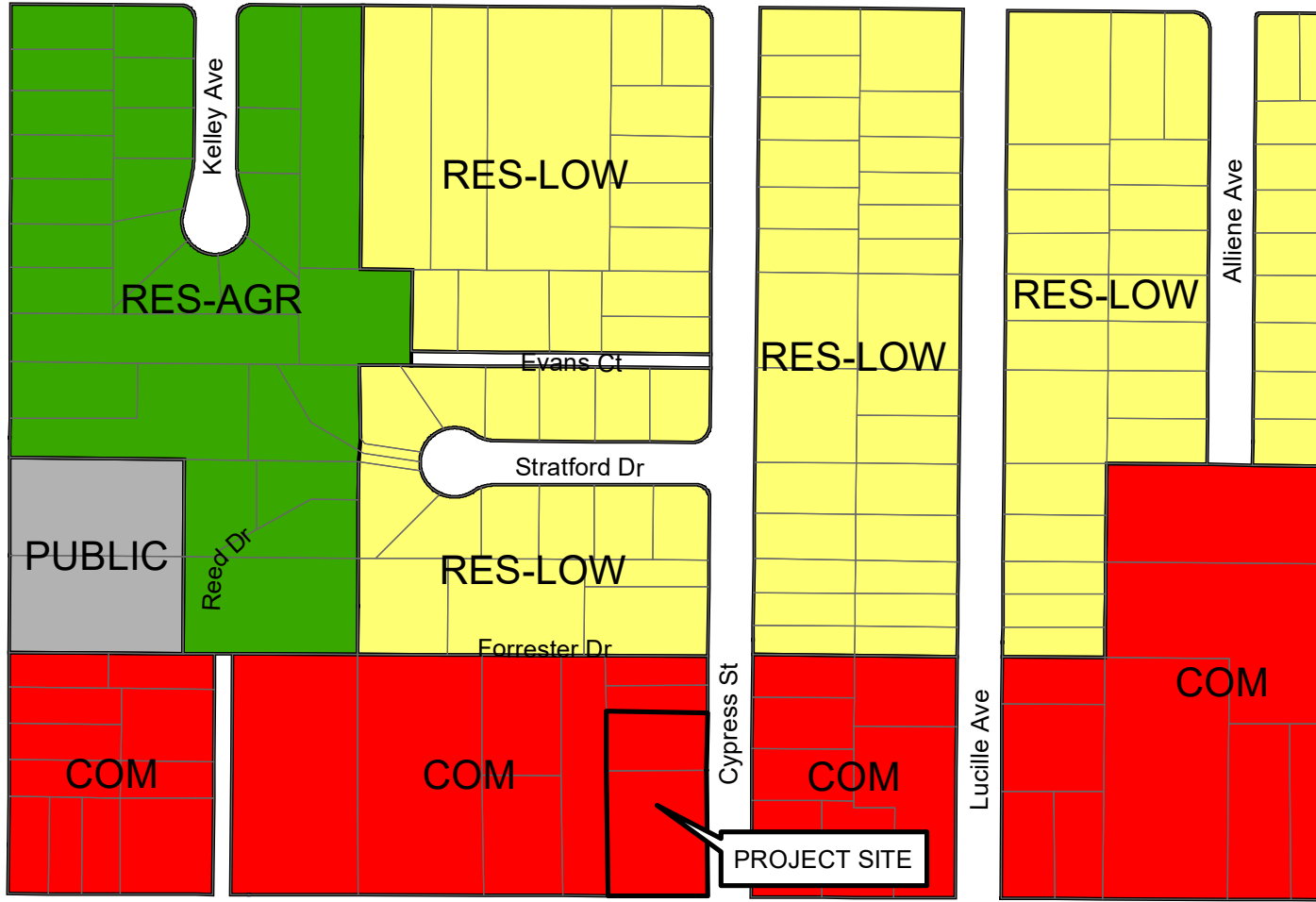


Conditional Use Permit No. 311
2301 Pacific Coast Highway and
25629 Cypress Avenue
Exhibit C

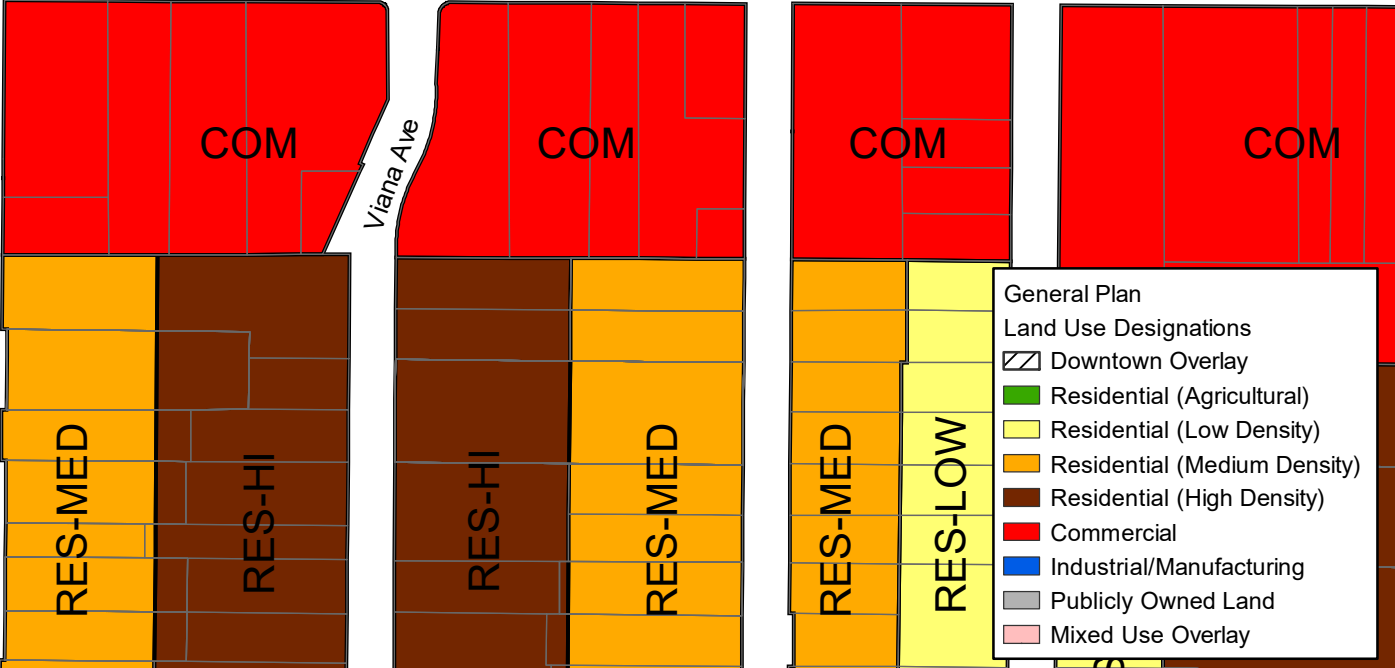
Community Development
 December 2018

Source: Lomita GIS Data Layers
 GIS/Apps/2301_zon.rxd





Pacific Coast Hwy



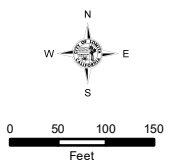
- General Plan
 Land Use Designations
- Downtown Overlay
 - Residential (Agricultural)
 - Residential (Low Density)
 - Residential (Medium Density)
 - Residential (High Density)
 - Commercial
 - Industrial/Manufacturing
 - Publicly Owned Land
 - Mixed Use Overlay



Conditional Use Permit No. 311
2301 Pacific Coast Highway and
25629 Cypress Avenue
Exhibit D

Community Development
 December 2018

Source: Lomita GIS Data Layers
 GIS/Apps/2301PCH_gp.mxd

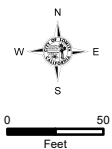




Conditional Use Permit No. 311
2301 Pacific Coast Highway and
25629 Cypress Avenue
Exhibit E

Community Development
 December 2018

Source: Lomita GIS Data Layers
 /Apps/2301PCH_aer.mxd





Community Development Department
Planning Division
24300 Narbonne Avenue
Lomita, CA 90717
310/325-7110
FAX 310/325-4024

NOTICE OF EXEMPTION

Project Description:

Conditional Use Permit No. 310 – A request for a Conditional Use Permit for; 1) a new 2,520 sq. ft. convenience store (7-11) with eight fueling stations, and associated parking and landscaping, 2) to permit the sale of beer and wine for off-site consumption, and 3) to permit the outside display of 20lb propane tanks for the property located at 2301 Pacific Coast Highway in the C-R, Commercial Retail Zone. Filed by 7-11 Inc., 330 E. Lambert Road, Brea CA, 91403.

Finding:

The Planning Division of the Community Development Department of the City of Lomita has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

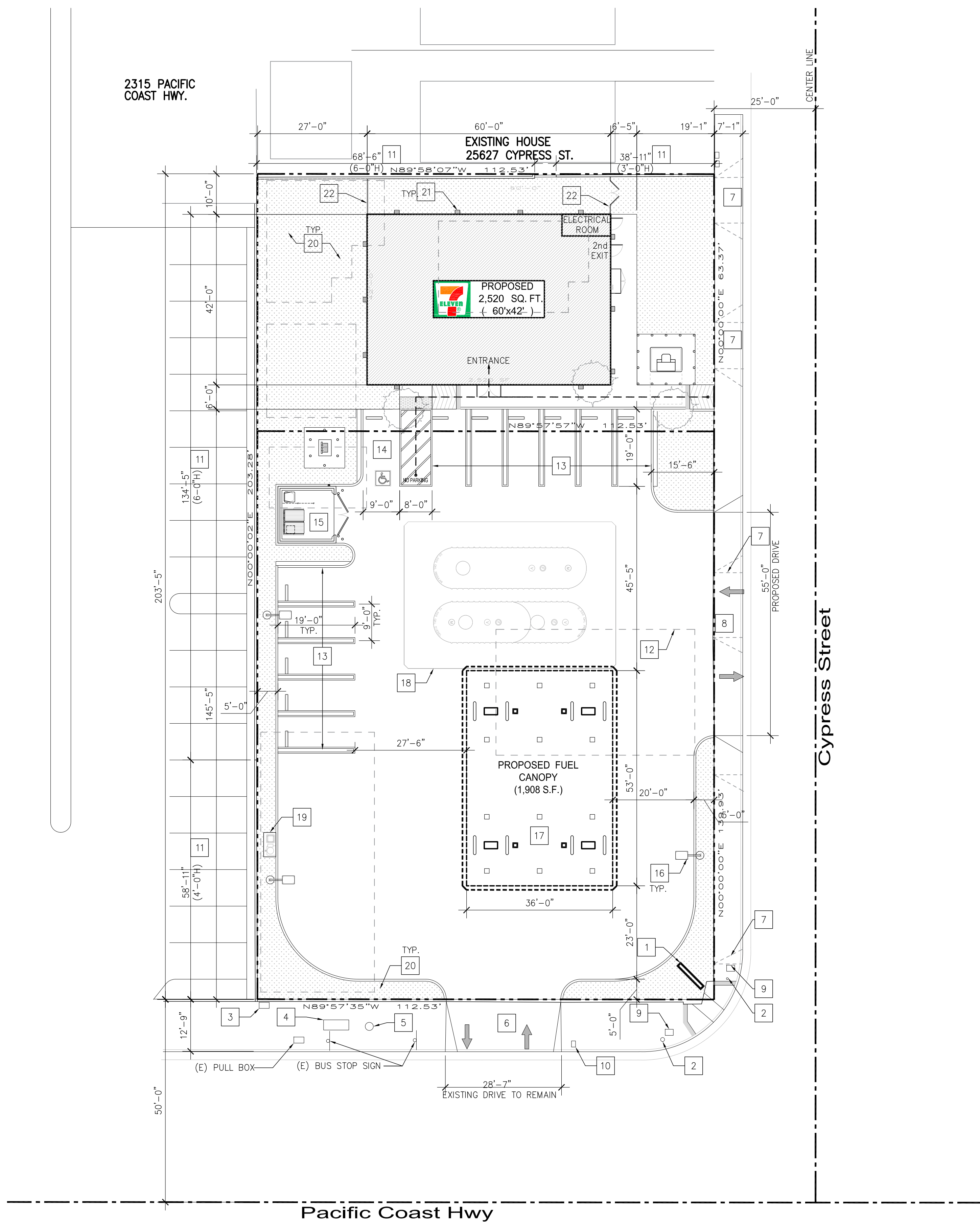
- Ministerial Project
- Categorical Exemption (CEQA Guidelines, Section 15332 In-fill Development Projects)
- Statutory Exemption
- Emergency Project
- Quick Disapproval [CEQA Guidelines, Section 15270]
- No Possibility of Significant Effect [CEQA Guidelines, Section 15061(b)(3)]

Supporting Reasons In accordance with Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development meeting the conditions described in that section may be found to be exempt from the requirements of CEQA. The proposed project consists of 2,520 square foot convenience store with eight fueling stations, and associated parking and landscaping. The development is fully located within the City limits, is on less than five acres, is consistent with the applicable General Plan and Zoning designations, is fully served by all required utilities, and the site has no value for sensitive or endangered habitat. Further a traffic report was prepared detailing that there will be no traffic impacts. Therefore, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment.

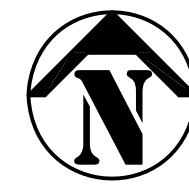
(Date)

Alicia Velasco
Community and Economic Development
Director

Location: P:\E-IT\38548-Lomita, CA 90717-2301 Pacific Coast Hwy @ Cypress St\01-Cad files\03-CUP Exhibits\38548-A0.0-Proposed Site Plan-CUP.dwg - Plot Date: 12/13/2018 1:07:18 PM



1
A0.0 PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"
THE PHOTO-METRIC PLAN CAN WAIT UNTIL BP PLAN CHECK



Sheet Index			
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<input checked="" type="checkbox"/>	A1.0	PROPOSED FLOOR PLAN	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	A2.0	PROPOSED ELEVATIONS	<input checked="" type="checkbox"/>
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<input checked="" type="checkbox"/>	A2.2	PROPOSED 3D RENDERING	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	A2.3	PROPOSED TRASH ENCLOSURE	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	A2.4	PROPOSED MONUMENT SIGN	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	L1.0	CONCEPTUAL LANDSCAPE PLAN	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	TOPO	TOPO SURVEY	<input checked="" type="checkbox"/>

Site Vicinity Map

PROJECT SITE

Project Directory

ADDRESS: 2301 PACIFIC COAST HWY, LOMITA, CA 90717
NORTH WEST CORNER OF PACIFIC COAST HIGHWAY AND CYPRESS ST.

LEGAL DESCRIPTION: TRACT NO 848 N 140 FT OF S 150 FT OF LOT 60

OWNER: CHERINE & JILL E. MEDAWAR
3453 NEWRIDGE DRIVE, RACHCHO PALOS VERDES, CA 90275
N/A

ADDRESS: 25629 CYPRESS ST, LOMITA, CA 90717

LEGAL DESCRIPTION: TRACT NO 848 S 63.4 FT OF N 126.8 FT OF LOT 60

OWNER: SALEHI, AMIR
409 N PACIFIC COAST HWY, STE 556, REDONDO BEACH, 90277
N/A

APPLICANT: ASI DEVELOPMENT
5932 BOLSA AVENUE, STE. #107, HUNTINGTON BEACH, CA 92649
714-892-8810

Scope of Work

DEMO EXISTING BUILDINGS, MERGE LOTS AND CONSTRUCT A NEW CONVENIENCE STORE WITH 4 GAS PUMPS AND CANOPY.

Site Data Information

APN: 7373-007-013 / 7373-007-014
LOT: TRACT NO 848 S 63.4 FT OF N 126.8 FT OF LOT 60/
TRACT NO 848 N 140 FT OF S 150 FT OF LOT 60
ZONING: CR - COMMERCIAL, RETAIL

LOT AREA	SQ. FT.		RATIO		
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	
		22,883		100%	
BUILDING AREA	OCCUPANCY: M CONSTRUCTION: V-B BUILDING HEIGHT: 25'-0"	2,520		11.01%	
REQUIRED LANDSCAPE AREA PER CODE; MIN 6% OF LOT AREA		1,373		6%	
PROVIDED LANDSCAPE AREA w/ 5' PERIMETER		5,081		22.20%	
PROVIDED LANDSCAPE AREA w/o 5' PERIMETER		2,360		10.31%	
PARKING AREA	PARKING STALL SIZE		PARKING SPACE (1/300 PER PLANNING)		
	TYPE	REQUIRED	PROVIDED	REQUIRED	PROVIDED
	REGULAR	9'-0" x 19'-0"	9'-0" x 19'-0"		11
	COMPACT	7'-6" x 15'-0"	N/A	9	0
	HANDICAP	9'-0" x 19'-0"	9'-0" x 19'-0"		1
TOTAL				12	

Site Key Notes

1 (N) MONUMENT SIGN	12 (E) BUILDING TO BE REMOVED. REFER TO SHEET A0.1 FOR MORE INFO.
2 (E) TRAFFIC LIGHT TO REMAIN, TYP.	13 (N) PARKING STALL
3 (E) GAS METER TO REMAIN.	14 (N) ACCESSIBLE PARKING STALL
4 (E) BUS STOP BENCH TO REMAIN.	15 (N) TRASH ENCLOSURE
5 (E) PUBLIC TRASH CAN TO REMAIN.	16 (N) LOT LIGHT STANDARD, TYP.
6 (E) DRIVE-WAY APPROACH TO REMAIN.	17 (N) GAS CANOPY
7 (E) DRIVE-WAY APPROACH TO BE REMOVED. REFER TO SHEET A0.1 FOR MORE INFO.	18 (N) FUEL TANK (U.S.T.)
8 (N) DRIVE-WAY APPROACH	19 (N) AIR / VAC MACHINE
9 (E) TRAFFIC SIGNAL BOX TO REMAIN.	20 (N) LANDSCAPE. REFER TO SHEET L1.0 FOR MORE INFO.
10 (E) WATER METER TO REMAIN.	21 (N) WALL PACK LIGHT.
11 (E) 4'-0"H/6'-0"H BLOCK WALL TO REMAIN.	22 (N) 6'-0"H WROUGHT IRON FENCE/GATE.

Site General Notes

- GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT / OWNER ANY DISCREPANCIES
- GENERAL CONTRACTOR TO FIELD VERIFY ALL SITE ACCESSIBILITY FEATURES AND NOTIFY ARCHITECT / OWNER ANY NON-COMPLIANCE
- GENERAL CONTRACTOR TO KEEP SITE FREE OF DEBRIS AND PROTECT ALL SITE / LANDSCAPE / HARDSCAPE FEATURES THAT ARE NOT AFFECT THE SCOPE OF WORK
- GENERAL CONTRACTOR TO KEEP DRIVEWAY AND PARKING AREA FREE OF NAILS, SCREWS, AND/OR SCRAP METALS TO PREVENT TIRE DAMAGES

5932 Bolsa Avenue, Ste. #107
Huntington Beach, CA 92649
T: 714-892-8810
F: 800-342-0507

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Stamp: _____

12/13/18



Project Location:

2301 Pacific Coast Hwy @ Cypress St
Lomita, CA 90717

New Building 2,520 S.F.

No.	Date	Revision

Project No.: **38548**
Scale: As-Noted
Drawn / Checked by: TV/KP
Date: December 13, 2018

Drawing Title: **Proposed Site Plan**

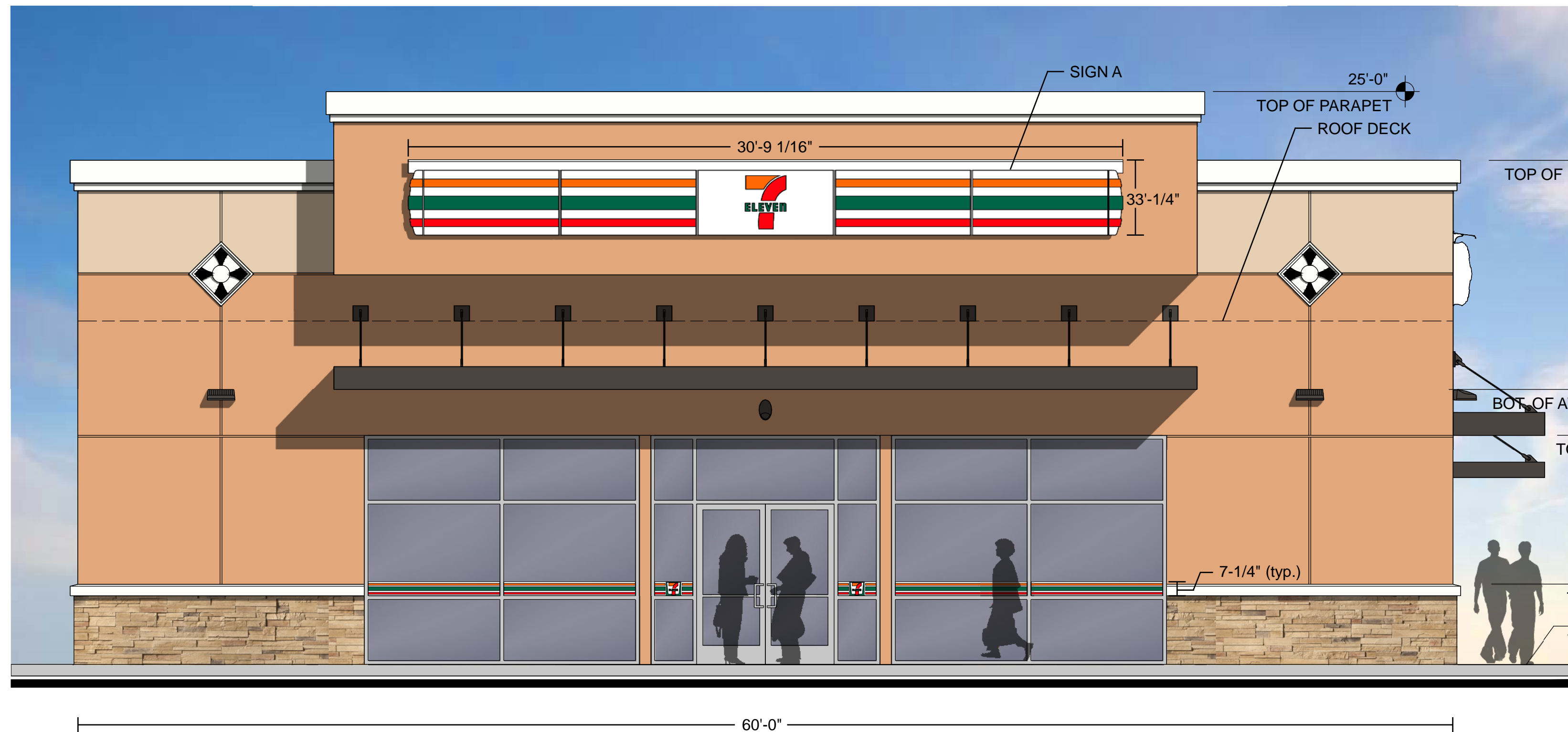
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Materials Legend

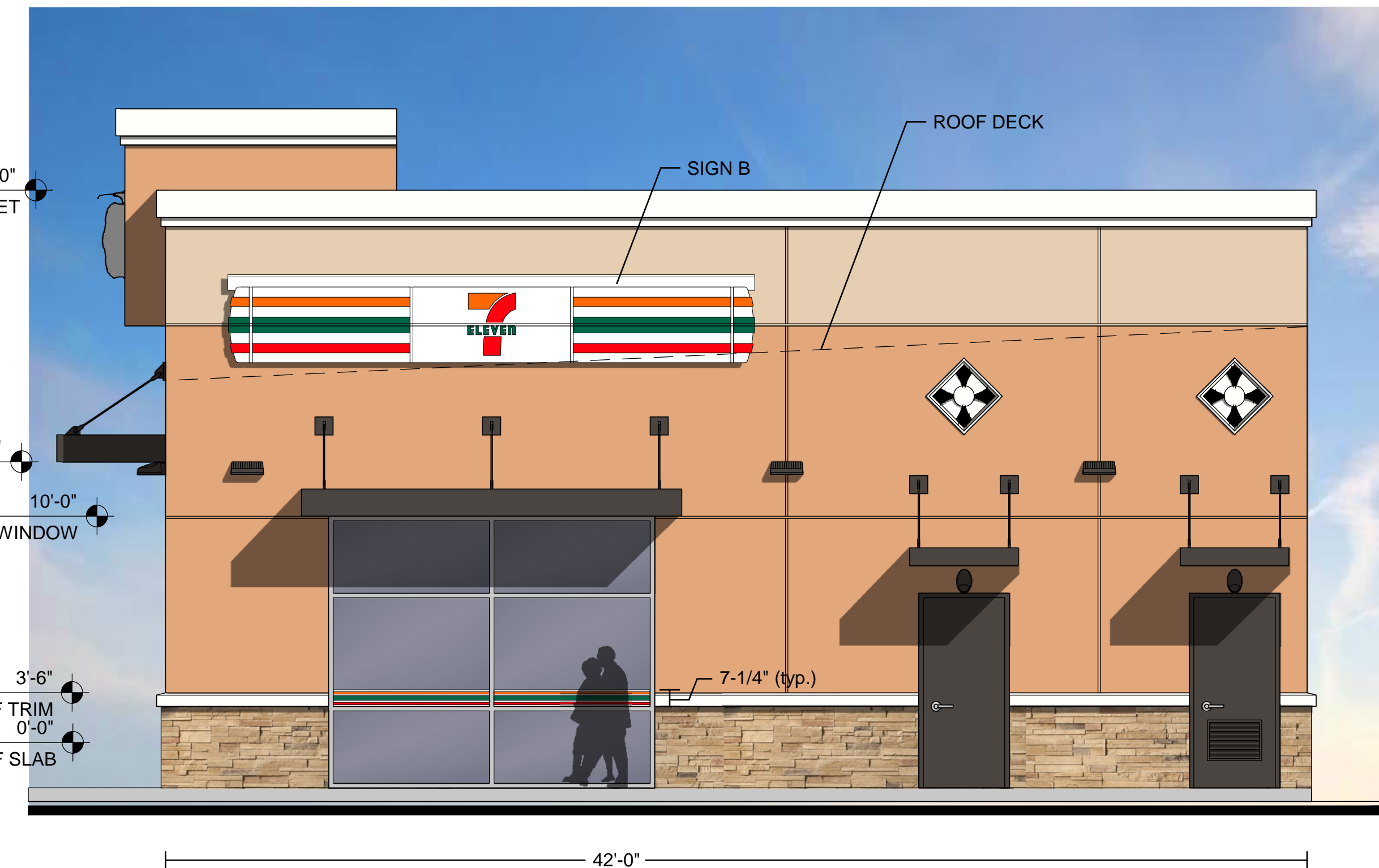
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LA HABRA STUCCO #63152 ASHENVILLE
- SMOOTH STUCCO FINISH
LA HABRA STUCCO #524 ALAMO
- EPS FOAM CORNICE PER MANUFACTURER
COLOR: CRYSTAL WHITE
- EPS FOAM TRIM PER MANUFACTURER
COLOR: CRYSTAL WHITE
- ALUMINUM STORE FRONT SYSTEM
GLASS COLOR & STYLE: TINTED
FRAME COLOR: ANODIZED ALUMINUM
- ALUMINUM AWNING BY OTHERS
COLOR: SEAL SKIN/SW #7675
- METAL ELECTRICAL DOOR w/LOUVER
COLOR: SEAL SKIN/SW #7675
- METAL EXIT DOOR w/PUSH BAR
COLOR: SEAL SKIN/SW #7675
- STONE VENEER: BY CULTURED STONE
STYLED & COLOR: PRO-FIT LEDGESTONE "MOJAVE"
INSTALLATION METHOD: DRY STACK (TIGHTLY STACKED)

SIGNAGE CODE INFORMATION
FORMULA: 2sf for each LF of the building that fronts a publicly dedicated street or public access area. Max 100 sf per business
SOUTH ELEVATION: 120 sf allowable
 SIGN A: 85.3 sf
EAST ELEVATION: 84 sf allowable
 SIGN B: 52.5 sf

WINDOW DECAL COVERAGE
MAXIMUM PERMISSABLE COVERAGE:
 25% OF THE WINDOW AREA
SOUTH ELEVATION:
 TOTAL WINDOW AREA: 290.50 sf
 TOTAL ALLOWABLE COVERAGE: 72.63 sf
 TOTAL DECAL: 8.96 sf = 3.08%
EAST ELEVATION:
 TOTAL WINDOW AREA: 107.32 sf
 TOTAL ALLOWABLE COVERAGE: 26.83 sf
 TOTAL DECAL: 6.94 sf = 6.47%



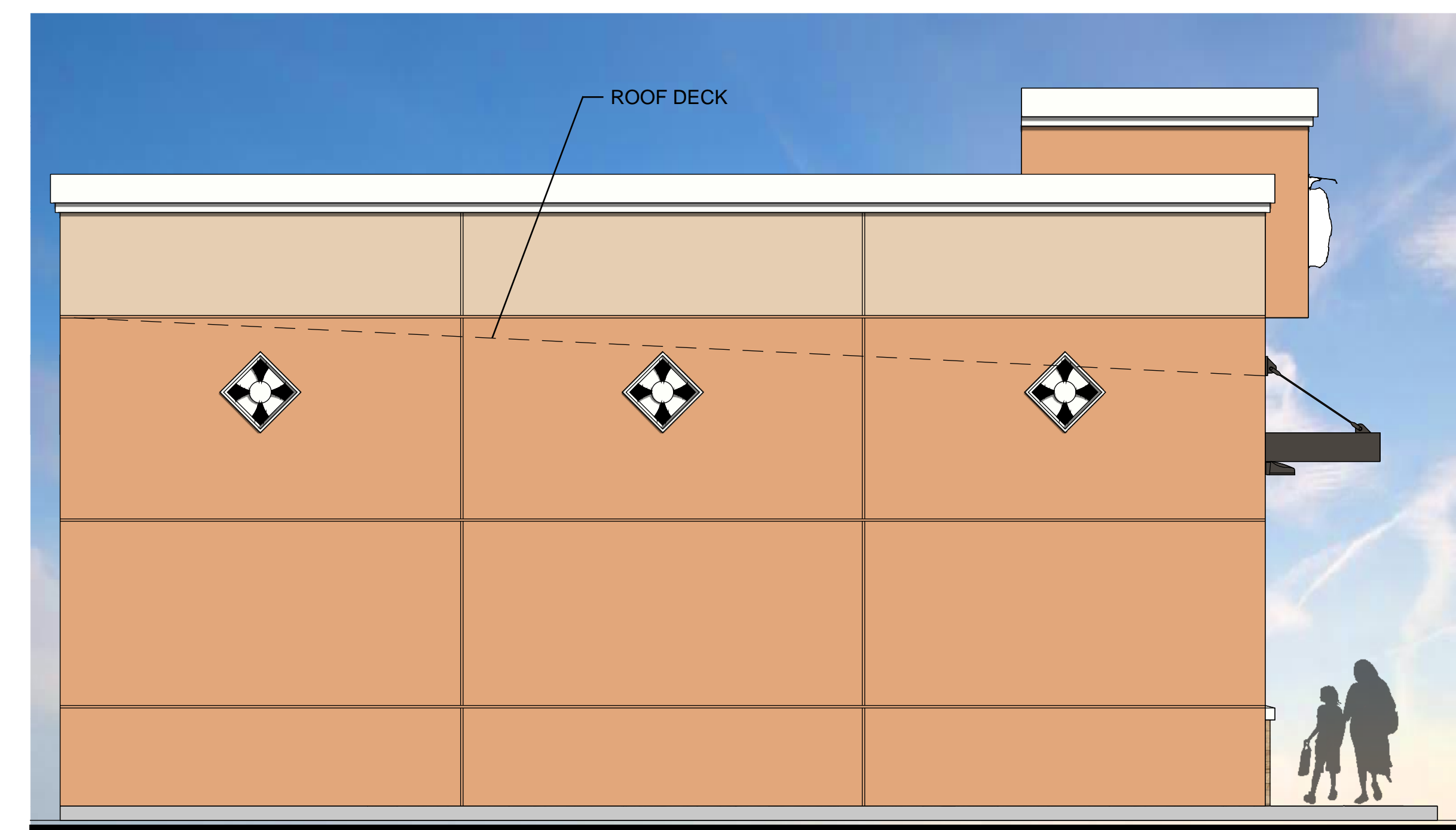
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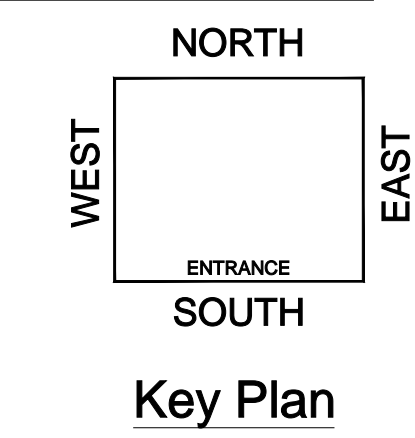
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 Scale: 1/4"=1'-0"



3 PROPOSED NORTH ELEVATION
 Scale: 1/4"=1'-0"



4 PROPOSED WEST ELEVATION
 Scale: 1/4"=1'-0"



ASI DEVELOPMENT
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 Huntington Beach, CA 92649
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 714-892-8812
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Stamp: _____

5/6/18



Project Location:
 2301 Pacific Coast Hwy
 @ Cypress St
 Lomita, CA 90717
 New Building 2,520 S.F.

No.	Date	Revision

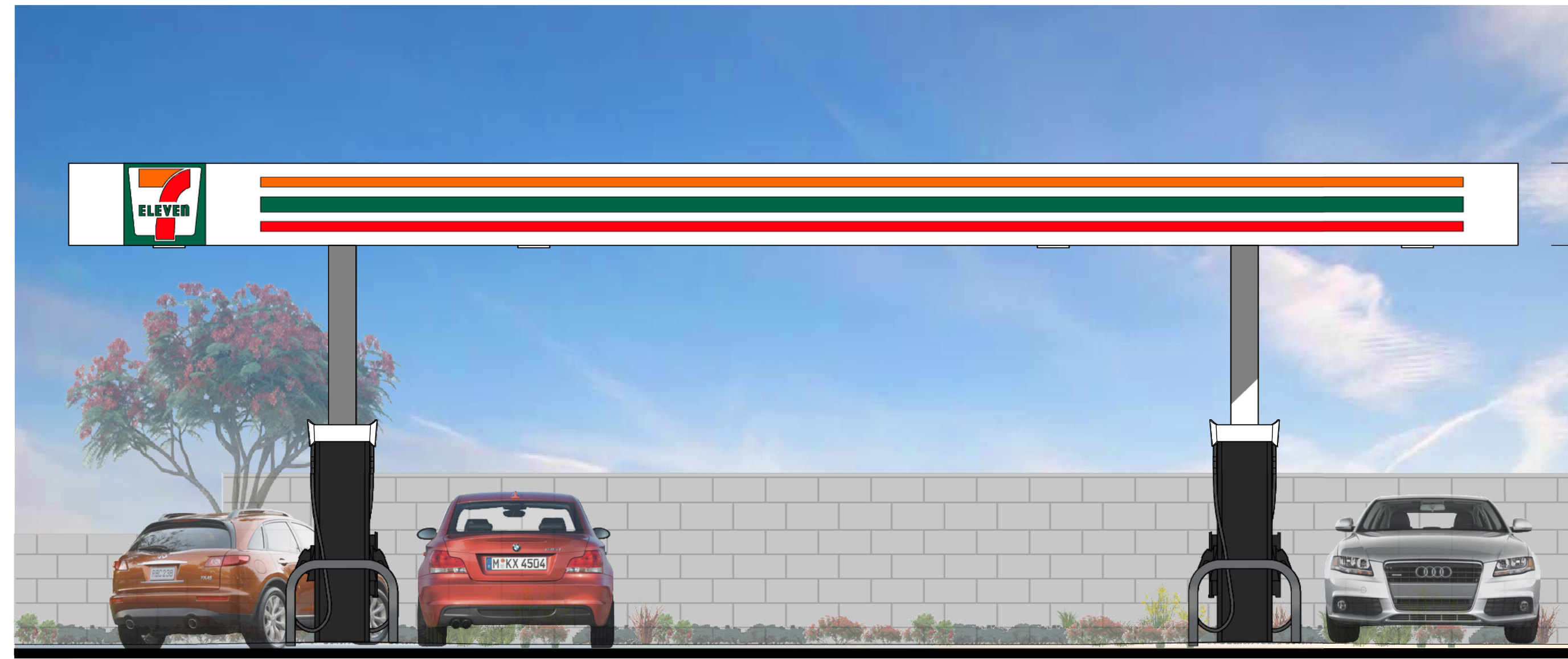
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 Drawn / Checked by: TV/KP
 Date: May 6, 2018

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Proposed Elevation
 Sheet:
A2.0

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CUP EXHIBITS

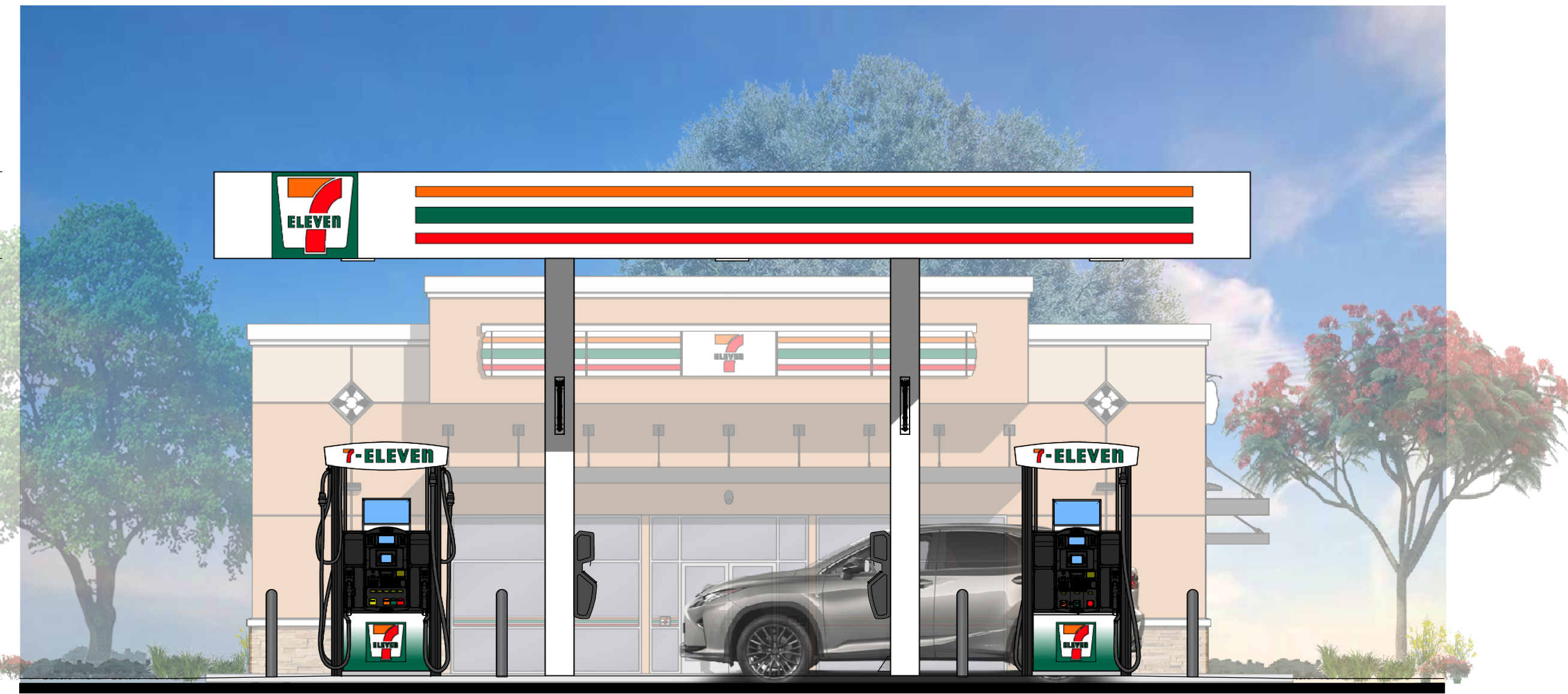
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17'-6"
TOP OF CANOPY

14'-6"
BOT. OF CANOPY

1 PROPOSED EAST ELEVATION
A2.1 Scale: 1/4"=1'-0"



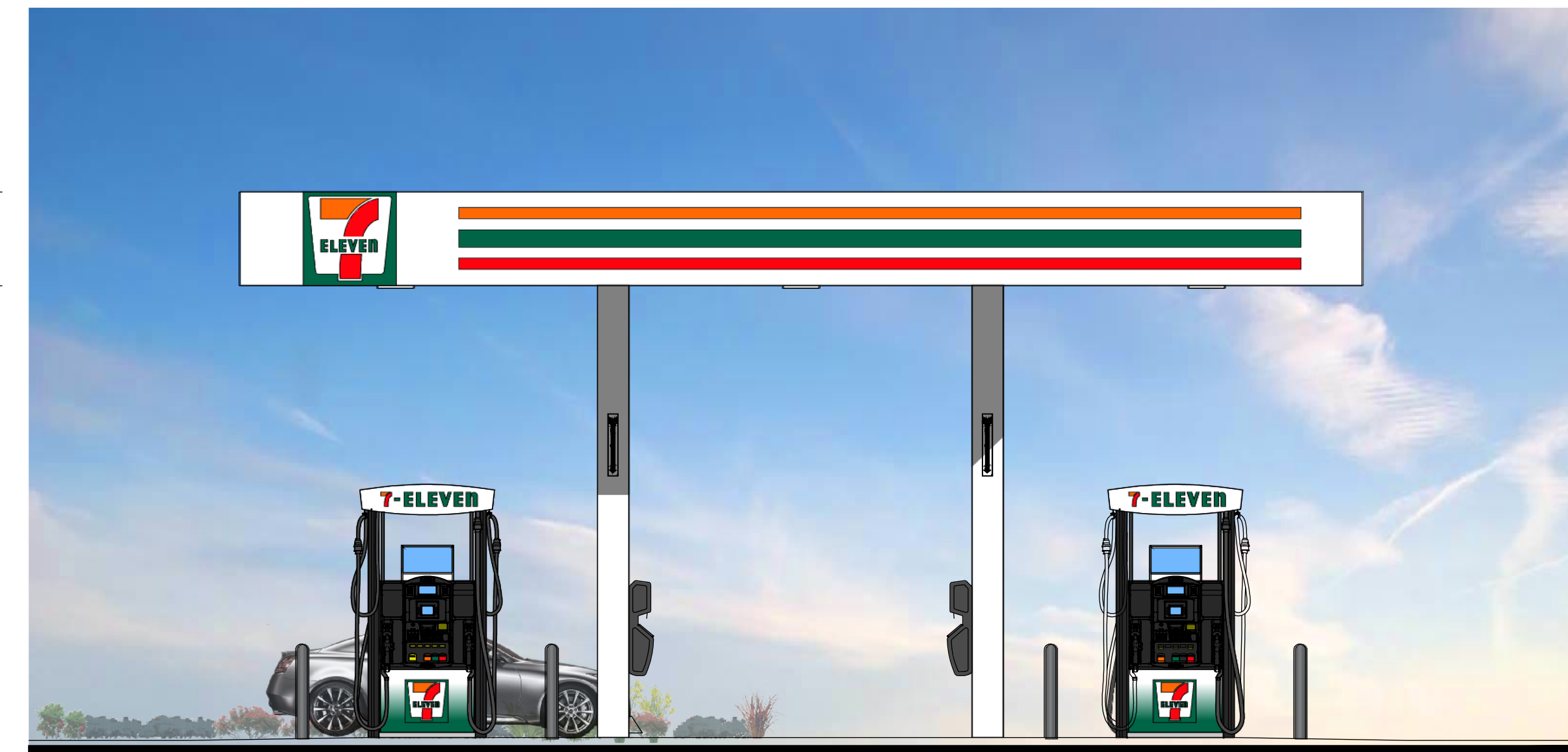
2 PROPOSED SOUTH ELEVATION
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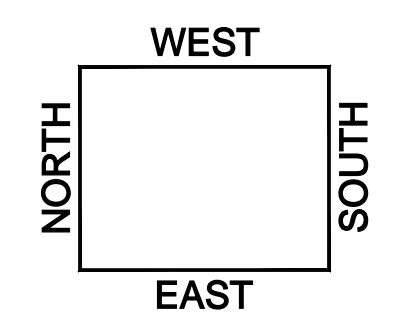
17'-6"
TOP OF CANOPY

14'-6"
BOT. OF CANOPY

3 PROPOSED WEST ELEVATION
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4 PROPOSED NORTH ELEVATION
A2.1 Scale: 1/4"=1'-0"

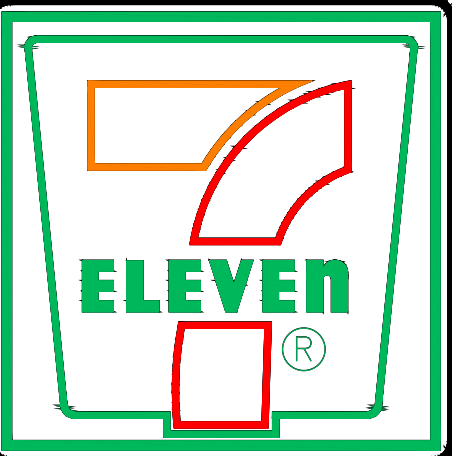


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Stamp:

5/6/18



Project Location:

2301 Pacific Coast Hwy
@ Cypress St
Lomita, CA 90717
New Building 2,520 S.F.

No.	Date	Revision

Project No.: 1043735
Scale: As-Noted
Drawn / Checked by: TV/KP
Date: May 6, 2018

Drawing Title:

Canopy Elevation

Sheet:

A2.1

CUP EXHIBITS

Location: P:\7E-11\38548-Lomita, CA 90717-2301 Pacific Coast Hwy @ Cypress St\01-Cor files\03-CUP Exhibits\38548-A1.3-Rendering-CUP.dwg - E:\Data 9/19/2018 2:48:31 PM

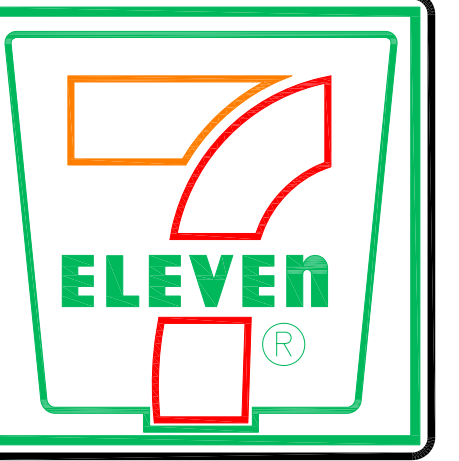


5932 Bolsa Avenue, Ste. #107
 Huntington Beach, CA 92649
 T: 714-892-8810
 F: 714-892-8812
 F: 800-342-0507

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 ASI Development.

Stamp:

9/19/18



Project Location:

2301 Pacific Coast Hwy
 @ Cypress St
 Lomita, CA 90717
 New Building 2,940 S.F.

No.	Date	Revision

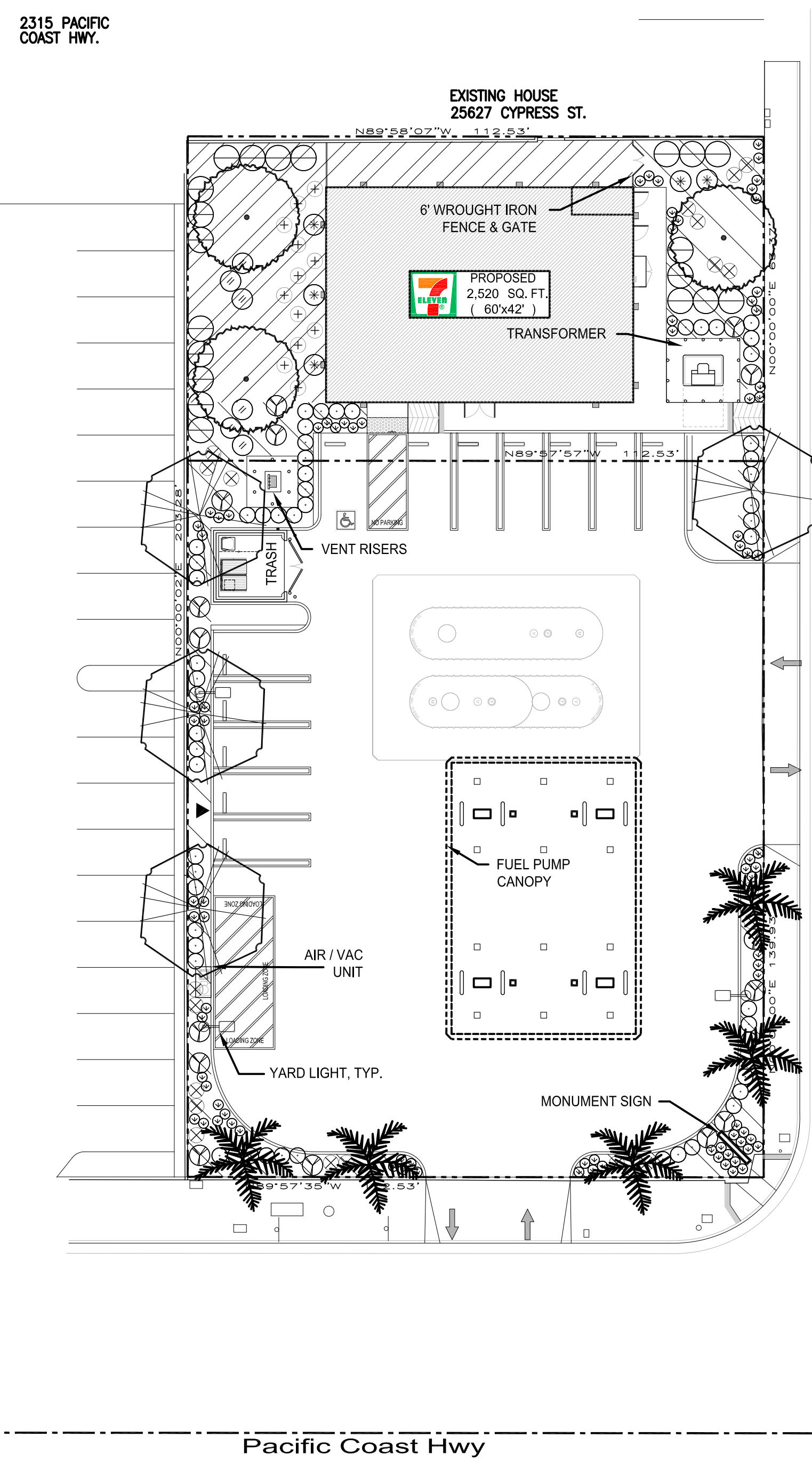
Project No.: **38548**
 Scale: As-Noted
 Drawn / Checked by: TV/KP
 Date: September 19, 2018

Drawing Title:
 3-D Rendering

Sheet:
A2.2

CUP EXHIBITS

Location: P:\YE-11\38548-Lomita, CA 90717-2301 Pacific Coast Hwy @ Cypress St\17-Landscape\Curren\38548-L1 Concept-ASI Mod.dwg - Eloc_Date: 11/20/2018 1:24:07 PM



PROPOSED PLANT LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	CONTAINER SIZE MATURE H X W	WATER USE COMMENTS
TREES:				
●	ARBUTUS 'MARINA' NCN	3	36" BOX 25' x 20'	LOW
○	CASSIA LEPTOPHYLLA GOLD MEDALLION TREE	4	24" BOX 25' x 25'	MODERATE
✻	SYAGRUS ROMANZOFFIANUM QUEEN PALM	5	16" BTH 50' x 20'	MODERATE
SHRUBS:				
⊕	BOUGAINVILLEA 'TORCH GLOW' BOUGAINVILLEA	5	5 GALLON 5' x 4'	LOW
⊗	DIETES GRANDIFLORA FORTNIGHT LILY	20	5 GALLON 4' x 3'	MODERATE
⊖	DODONAEA V. 'PURPUREA' PURPLE HOPSEED BUSH	20	5 GALLON 8' x 5'	LOW
⊙	HEMEROCALLIS 'STELLA D'ORO' YELLOW DAYLILY	84	1 GALLON 2' x 2'	MODERATE
⊕	MUHLENBERGIA RIGENS DEER GRASS	12	5 GALLON 3' x 3'	LOW
⊖	PHORMIUM T. 'MAORI QUEEN' NEW ZEALAND FLAX	15	5 GALLON 4' x 4'	MODERATE
○	RHAPHIOLEPIS I. 'CLARA' WHITE INDIA HAWTHORN	54	5 GALLON 3' x 3'	MODERATE
⊙	WESTRINGIA F. 'SMOKEY' COAST ROSEMARY	6	5 GALLON 4' x 4'	LOW
VINES:				
▼	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	1	5 GALLON	MODERATE
GROUNDCOVERS:				
▨	CARISSA M. 'GREEN CARPET' PROSTRATE NATAL PLUM	1 GALLON @ 30" O.C.		MODERATE
▩	PYRACANTHA C. 'LOW BOY' PROSTRATE FIRETHORN	1 GALLON @ 5' O.C.		LOW

NOTES:
 PLANTING AREAS SHALL BE MULCHED WITH A THREE INCH (3") MINIMUM LAYER OF ORGANIC WOOD MULCH.
 AREAS OF GROUNDCOVER PLANTED FROM FLATS SHALL BE MULCHED WITH A ONE AND ONE HALF INCH (1 1/2") MINIMUM LAYER OF ORGANIC WOOD MULCH.
 LINEAL 'DEEP ROOT' BARRIERS, 24" DEEP ARE REQUIRED WHEN TREE IS WITHIN 5' OF PAVING/CURB/HARDSCAPE.
 REDUCE VISIBILITY OF WATER METERS, BACKFLOW PREVENTORS AND UTILITY CABINETS WITH LANDSCAPING.
 IRRIGATION WILL BE BY DRIPLINE WITH A WEATHER BASED AUTOMATIC CONTROLLER.

MAXIMUM APPLIED WATER ALLOWANCE:
 (46.0)(0.62)(0.45 x 3,870) = 49,667.6 G.P.Y.
 TOTAL LANDSCAPE AREA = 3,870 SQ. FT.

THOMAS H. KOCH
 LANDSCAPE ARCHITECT

26482 Elmcrest Way
 Lake Forest, CA 92630
 (949) 348-9150
 thk@cox.net

CA License 3602
 AZ Registration 33915

ASI DEVELOPMENT

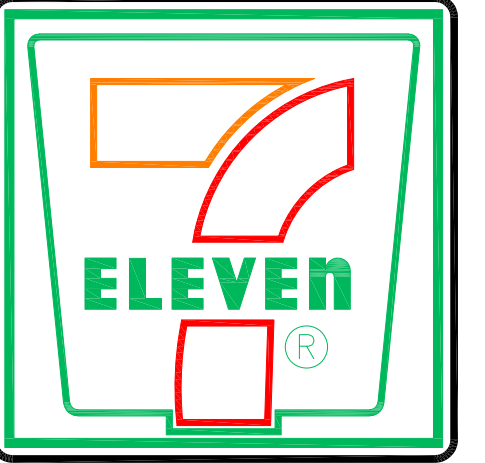
5832 Bolsa Avenue, Ste. #107
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T: 714-892-8810
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Stamp:

11/20/18



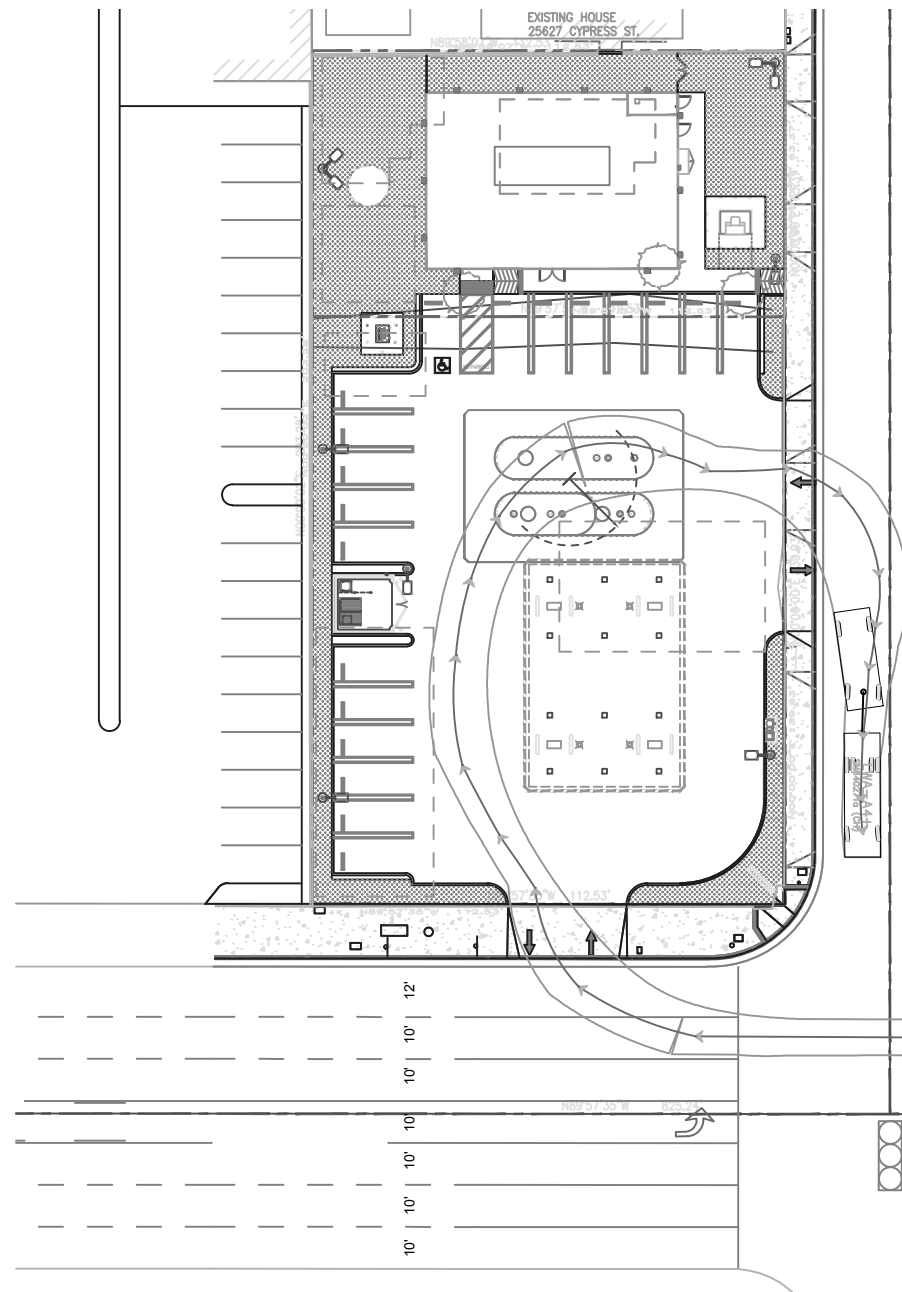
Project Location:
 2301 Pacific Coast Hwy
 @ Cypress St
 Lomita, CA 90717
 New Building 2,940 S.F.

No.	Date	Revision

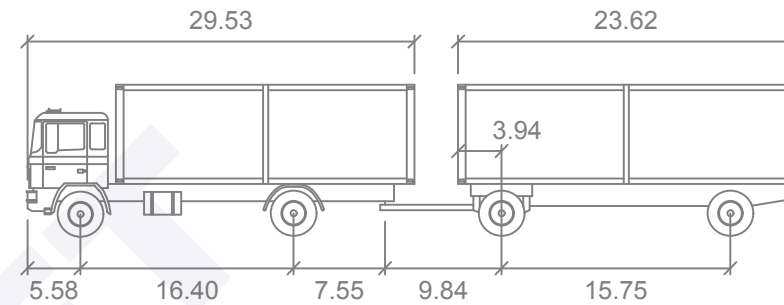
Project No.: **38548**
 Scale: 1" = 20'
 Drawn / Checked by:
 Date: November 20, 2018

Drawing Title:
Conceptual Landscape Plan

Sheet:
L1.0



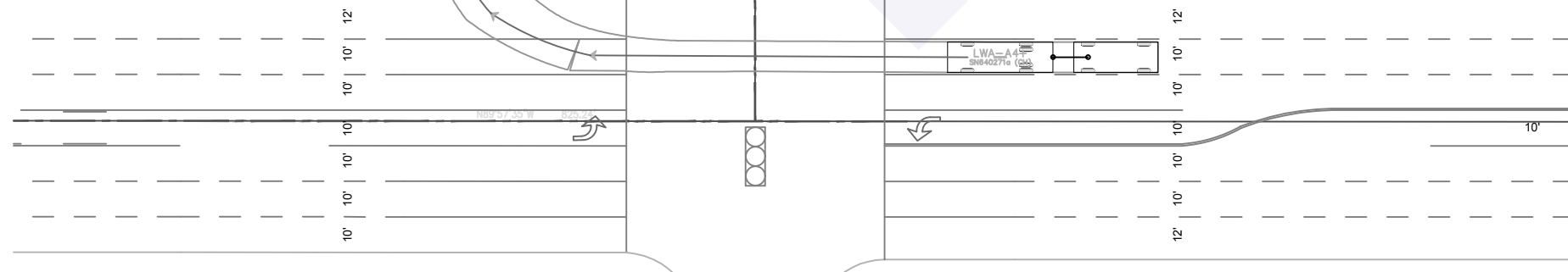
CYPRESS STREET



LWA-A4+

	feet		
First Unit Width	: 8.53	Lock to Lock Time	: 6.0
Trailer Width	: 8.53	Steering Angle	: 30.0
First Unit Track	: 8.20	Articulating Angle	: 90.0
Trailer Track	: 8.20		

PACIFIC COAST HWY



Not to Scale

LIN Consulting, Inc.
Traffic, Civil, and Electrical Consulting Engineers

GAS STATION AND CONVENIENCE STORE
2301 PACIFIC COAST HWY
LOMITA, CA 90717

EXHIBIT M
AUTOTURN ANALYSIS
LWA-A4+ TRUCK



CITY OF LOMITA PLANNING COMMISSION REPORT

TO: Planning Commission January 14, 2019

FROM: Laura MacMorran, Assistant Planner

SUBJECT: Conditional Use Permit No. 311
1841 Pacific Coast Highway, in the C-R (Commercial Retail) Zone

APPLICANT'S REQUEST

A request for a conditional use permit to allow the sale of beer and wine for on-site consumption at a restaurant located at 1841 Pacific Coast Highway in the C-R, (Commercial Retail) Zone. Filed by Emil Lewis, 1841 Pacific Coast Highway, Lomita, CA 90717 ("Applicant").

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution approving Conditional Use Permit No. 311, subject to the findings and conditions and to confirm the categorical exemption to the requirements of the California Environment Quality Act (CEQA).

BACKGROUND

Existing Condition

The property consists of three tied parcels totaling 30,800 square feet and is located on the northerly side of Pacific Coast Highway. There are two buildings on the site: a five-unit building, which is occupied by a hair salon, a bar, a laundromat, a cupcake shop, and a vacant 4,391-square-foot restaurant (the subject of the conditional use permit). The freestanding building is occupied by a restaurant (El Burrito Jr.). The parking lot has 30 parking spaces and is accessible via two driveways from Pacific Coast Highway. Behind the multi-tenant building is an approximately 12-foot wide service aisle enclosed by a chain link fence.

Property History

In 1961, the site was developed with a single-story, 9,365-square-foot, multi-tenant building and a single-story, 1,400-square-foot, detached building with the 30 shared parking spaces. In 1969, the City Council granted a special use permit for beer and wine sales at 1849 Pacific Coast Highway.

Project Description

The applicant requests a conditional use permit to sell beer and wine for on-site consumption at a restaurant, which is a permitted use, in the Commercial Retail Zone. The Department of Alcoholic Beverage Control classifies the on-premises sale of beer and wine as a Type 41 license. The restaurant would not be permitted to sell beer and wine with carry-out orders.

Environmental Determination

The proposed project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the CEQA guidelines. A project that consists of permitting or licensing involving negligible or no expansion of use may be found to be exempt from the requirements of CEQA. The conditional use permit for beer and wine sales for on-site consumption at a Bona Fide Eating Place will allow the Applicant to apply for a Type 41 beer and wine license. There is no new square footage proposed with this project. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.

General Plan Designation

The General Plan designation for the subject property is Commercial, which is consistent with the Commercial Retail Zoning. This land use designation applies to the commercial corridors located along Pacific Coast Highway, Lomita Boulevard, Western Avenue, and Narbonne Avenue.

Adjacent Zoning and Land Uses

Direction	Zone and Land Use
North	RVD 2500 (Residential Variable Density) Zone Land use: Residential (Single-Family & Multi-Family Homes)
South	C-R (Commercial Retail) Zone Land use: Retail and service establishments
West	C-R (Commercial Retail) Zone Land use: Food service establishment
East	C-R (Commercial Retail) Zone Land use: Vacant lot

ANALYSIS

Development Standards Review

<u>Development Standard</u>	<u>Project</u>	<u>Allowed/Required</u>	<u>Compliance</u>
Zoning	C-R	C-R	Yes
Lot Area	30,800 sq. ft.	10,000 sq. ft.	Yes
Lot Width	219 ft.	100 ft.	Yes
Off-Street Parking	30 parking spaces	54 parking spaces	No*

*Legal Nonconforming

Conditional Use Permit

Staff has reviewed the project in accordance with Section 11-1.70.09 (Conditional Use Permit) and Article 56 (Sale of Alcoholic Beverages) of the Lomita Municipal Code and advises that the project is consistent with the following required findings:

- 1) *The proposed use is allowed within the District with approval of a CUP and complies with all other applicable requirements of the Article;*

Section 11-1.48.04(10) states that restaurants, serving alcoholic beverages are permitted in Commercial Retail Zone with the approval of a Conditional Use Permit. In addition, findings have been made to modify Article 56's distance requirement.

- 2) *The proposed use is consistent with the General Plan;*

The General Plan land use designation for this area is commercial which provides for retail sales activities and limited service establishments. Offering beer and wine at a restaurant for on-site consumption is a retail sales activity at a service establishment and is consistent with the General Plan.

- 3) *The design, location, size and operating characteristics are compatible with existing and future land uses, building and structures in the vicinity and the proposed use will not jeopardize, adversely affect, endanger or otherwise constitute a menace to the public health, safety or general welfare or be materially detrimental to the property of other persons located in the vicinity.*

Serving beer and wine at a restaurant is compatible with the existing and future land uses. All of the adjacent uses along Pacific Coast Highway are zoned for commercial-retail use.

Also a restaurant serving beer and wine will not constitute a menace or be materially detrimental to properties in the vicinity. The parking lot is located in front of the building and is accessed from PCH. Presently, the shopping center has one trash area alongside El Burrito Jr. The restaurant proposes to locate its refuse containers behind its unit in service aisle. While the proposed operating hours are on Sunday through Thursday from 10 a.m. to 11 p.m., and on Friday and Saturday from 10:00 a.m. to 12:00 a.m., preparation and clean-up will likely extend beyond those hours. As the rear of restaurant and the service aisle abut residential properties, a condition of approval (COA No. 20) has been added that requires bottles and beverage cans to be disposed of no more than 30 minutes past closing.

The site lacks a six-foot-high masonry wall, which the Code requires for commercial properties that adjoin residential properties (LMC Sec. 11-1.48.06 (J)). To properly screen the service aisle behind the building, and to reduce noise impacts associated with the proposed use from the abutting residential properties, a condition of approval (COA No. 21) has been added that requires a six-foot high concrete block wall to replace the existing chain link fence along the northern property line.

- 4) *The site is adequate in size and shape to accommodate the yards, walls, fences parking and loading facilities, landscaping and other development features prescribed in this chapter, or as required as a condition in order to integrate the use with the uses in the neighborhood.*

The site is adequate to accommodate the necessary development features to integrate the restaurant into the neighborhood. Traffic from the restaurant will enter and exit from Pacific Coast Highway. After the shopping center was developed, the parking requirements changed. The shopping center possesses fewer parking spaces than today’s standard requires; however, a restaurant is a permitted use in the C-R Zone, and the conditional use permit only pertains to the sale of beer and wine for on-site consumption. Offering beer and wine does not affect the maximum occupancy count or the quantity of seats in the restaurant.

- 5) *The site is served by highways and streets adequate to carry the kind and quantity of traffic such use would generate.*

The project is located on Pacific Coast Highway. Pacific Coast Highway is a six-lane, east-west state highway with a center left-turn lane. This highway can adequately carry the kind and quantity of traffic the proposed use will generate.

Sale of Alcoholic Beverages

Any business selling alcoholic beverages for off-site or on-site consumption shall be located a minimum of 300 feet from schools, parks, public recreation areas and any other use determined to be a sensitive use by the Community Development Director. In this particular instance the adjacent residential uses are deemed sensitive uses because the restaurant will frequently use the rear service aisle abutting the residential properties for its daily operations. The residential uses could experience noise impacts as this service aisle is the only on-site location for disposing the cans and bottles associated with sales for beer and wine. The distance shall be measured from the closest property line from the subject parcel to the closest property line of the parcel containing the sensitive use (LMC Sec. 11-1.56.03(C)).

There are four sensitive uses located within 300 feet from the subject property:

Sensitive Land Use	Address
Veteran’s Park	Southwest corner of 257 th Street and Walnut Avenue
Three Residential Dwellings	1848 -1856 257 th Street

Section 11-1-56.03 (D) of the Lomita Municipal Code states that the Planning Commission may modify the distance requirements when granting a conditional use permit if the following additional findings can be made. This section enables the City to scrutinize the impacts of a new alcohol use or modification on existing sensitive uses.

- 1) *The proposed use will not have an adverse impact on public safety. Factors that could be considered to determine impact include but are not limited to Los Angeles County Sheriff Department’s crime statistics for the underlying and surrounding reporting districts, Los*

Angeles County Sheriff Department's crime statistics for the underlying and surrounding properties and the types of crime within those same areas.

The Sheriff Department's 2017 Crime Statistics for all of Lomita reported 446 incidents. The subject property is located in Reporting District (RD) 1714. In 2017, RD 1714 experienced 86 total incidents. Excluding Reporting District 1751 (Lomita Pines), which had only 12 incidents, RD 1714 experienced the average number of crimes when compared to the remaining reporting districts. Of those 86 incidents, 50% of RD 1714's part 1 crimes were attributed to theft and burglary. For 2018 (from January 1, 2018 through November), RD 1714 reported 62 incidents, and more than 50% of those incidents were attributed to theft and burglary. The Los Angeles County Sheriff's Department does not anticipate any increase in crime associated with the permit.

On-site consumption of beer and wine at a bona fide eating establishment will not impact public safety because the essence of the business is an eating establishment. The consumption of beer and wine is ancillary and consistent with this type of use and would not have an adverse impact on public safety. Neither beer nor wine will be sold in containers for off-site consumption; therefore, the restaurant's sale of beer and wine will not impact the use and enjoyment of Veteran's Park.

2) *The business will provide beneficial commercial vitality to the area.*

For several years, the restaurant space at 1841 Pacific Coast Highway has been vacant. The opening of the restaurant will restore significant commercial activity to the shopping center. Also, PCH is an arterial road that connects the South Bay to the 110 Freeway. Sit-down restaurants provide more than food, in some cases they are a meeting point for people coming from different directions. As people often pair a trip with another stop, stores within a close proximity will likely experience some increased business as well.

3) *The use will not be objectionable or detrimental to surrounding properties and the neighborhood.*

A restaurant operated at this location for many years. The option to consume beer and wine enhances the dining experience, and serving beer and wine should not cause any objectionable effects on the surrounding properties. Condition of Approval No. 20, which limits the time that refuse can be removed after closing, and Condition of Approval No. 21, which requires the construction of a six-foot high concrete block wall between the property and residential neighbors, will address any possible objectionable effects of the use.

To mitigate any detrimental impacts to the residential properties located to the rear of the use, a condition of approval (COA No. 21) has been added requiring a six-foot high concrete block wall to replace the existing chain link fence along the northern property line. The block wall will screen the service aisle and reduce noise impacts associated with the proposed use.

PUBLIC NOTICE

Notices of this hearing dated January 2, 2019, were mailed to property owners within 300 feet of the subject property and posted on the Lomita City web page and at Lomita City Hall and Lomita Park.

Recommended by:



Alicia Velasco
Director of Community and Economic
Development

Prepared by:



Laura MacMorran
Laura MacMorran
Assistant Planner

Exhibits:

- a. Resolution
- b. Vicinity Map
- c. Zoning Map
- d. General Plan Map
- e. Aerial Photograph
- f. Notice of Exemption
- g. Site, Floor Plans and Menu

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING CONDITIONAL USE PERMIT NO. 311 TO ALLOW THE SALE OF BEER AND WINE FOR ON-SITE CONSUMPTION AT A RESTAURANT LOCATED AT 1841 PACIFIC COAST HIGHWAY IN THE COMMERCIAL RETAIL ZONE. FILED BY EMIL LEWIS, 1841 PACIFIC COAST HIGHWAY, LOMITA, CA 90717.

Section 1. Recitals

- A. The Planning Commission of the City of Lomita has considered an application to allow the sale of beer and wine for on-site consumption at a restaurant located at 1841 Pacific Coast Highway in the Commercial Retail Zone. Filed by Emil Lewis, 1841 Pacific Coast Highway, Lomita, CA 90717. (Applicant).
- B. The subject site is zoned C-R (Commercial Retail) and designated “commercial” by the City’s General Plan. Pursuant to Section 11-1.48.04(10) of Article 48 (C-R, Commercial Retail), restaurants serving alcoholic beverages are permitted in the C-R zone with the approval of a conditional use permit, subject to the requirements of Article 56 (Sale of Alcoholic Beverages).
- C. On January 14, 2019, the Planning Commission held a duly noticed public hearing and accepted public testimony for and against the item.
- D. The proposed project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the CEQA guidelines. A project that consists of permitting or licensing involving negligible or no expansion of use may be found to be exempt from the requirements of CEQA. The conditional use permit for beer and wine sales for on-site consumption at a Bona Fide Eating Place will allow the Applicant to apply for a Type 41 beer and wine license. There is no new square footage proposed with this project. Therefore, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment.
- E. The Planning Commission finds that Applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of citizens in general and the persons who work, or visit this development in particular.

Section 2. Findings.

Pursuant to Section 11-1.70.09 (Conditional Use Permit) and Article 56 (Sale of Alcoholic Beverages) of the Lomita Municipal Code, the Planning Commission finds, after due study and deliberation that the following circumstances exist:

- 1) *The proposed use is allowed within the District with approval of a CUP and complies with all other applicable requirements of this Article;*

Section 11-1.48.04(10) states that restaurants, serving alcoholic beverages are permitted in Commercial Retail Zone with the approval of a Conditional Use Permit. In addition, findings have been made to modify Article 56's distance requirement.

2) *The proposed use is consistent with the General Plan;*

The General Plan land use designation for this area is commercial which provides for retail sales activities and limited service establishments. Offering beer and wine at a restaurant for on-site consumption is a retail sales activity at a service establishment and is consistent with the General Plan.

3) *The design, location, size and operating characteristics are compatible with existing and future land uses, building and structures in the vicinity and the proposed use will not jeopardize, adversely affect, endanger or otherwise constitute a menace to the public health, safety or general welfare or be materially detrimental to the property of other persons located in the vicinity;*

Serving beer and wine at a restaurant is compatible with the existing and future land uses. All of the adjacent uses along Pacific Coast Highway are zoned for commercial-retail use.

Also a restaurant serving beer and wine will not constitute a menace or be materially detrimental to properties in the vicinity. The parking lot is located in front of the building and is accessed from PCH. Presently, the shopping center has one trash area alongside El Burrito Jr. The restaurant proposes to locate its refuse containers behind its unit in service aisle. While the proposed operating hours are on Sunday through Thursday from 10 a.m. to 11 p.m., and on Friday and Saturday from 10:00 a.m. to 12:00 a.m., preparation and clean-up will likely extend beyond those hours. As the rear of restaurant and the service aisle abut residential properties, a condition of approval (COA No. 20) has been added that requires bottles and beverage cans to be disposed of no more than 30 minutes past closing.

The site lacks a six-foot-high masonry wall, which the Code requires for commercial properties that adjoin residential properties (LMC Sec. 11-1.48.06 (J)). To properly screen the service aisle behind the building, and to reduce noise impacts associated with the proposed use from the abutting residential properties, a condition of approval (COA No. 21) has been added that requires a six-foot high concrete block wall to replace the existing chain link fence along the northern property line.

4) *The site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this chapter, or as required as a condition in order to integrate the use with the uses in the neighborhood;*

The site is adequate to accommodate the necessary development features to integrate the restaurant into the neighborhood. Traffic from the restaurant will enter and exit from Pacific Coast Highway. After the shopping center was developed, the parking requirements changed. The shopping center possesses fewer parking spaces than today's standard requires; however, a restaurant is a permitted use in the C-R Zone, and the conditional use permit only pertains to the sale of beer and wine for on-site consumption. Offering beer and wine does not affect the maximum occupancy count or the quantity of seats in the restaurant.

- 5) *The site is served by highways and streets adequate to carry the kind and quantity of traffic such use would generate.*

The project is located on Pacific Coast Highway. Pacific Coast Highway is a six-lane, east-west state highway with a center left-turn lane. This highway can adequately carry the kind and quantity of traffic the proposed use will generate.

Section 3. Any business selling alcoholic beverages for off-site or on-site consumption shall be located a minimum of 300 feet from schools, parks, public recreation areas and any other use determined to be a sensitive use by the Community Development Director. Section 11-1-56.03 (D) of the Lomita Municipal Code states that the Planning Commission may modify the distance requirements when granting a conditional use permit if the following additional findings can be made:

There are four sensitive uses located within 300 feet from the subject property:

Sensitive Land Use	Address
Veteran's Park	Southwest corner of 257 th Street and Walnut Avenue
Three Residential Dwellings	1848 -1856 257 th Street

Section 11-1-56.03 (D) of the Lomita Municipal Code states that the Planning Commission may modify the distance requirements when granting a conditional use permit if the following additional findings can be made. This section enables the City to scrutinize the impacts of a new alcohol use or modification on existing sensitive uses.

- 1) *The proposed use will not have an adverse impact on public safety. Factors that could be considered to determine impact include but are not limited to Los Angeles County Sheriff Department's crime statistics for the underlying and surrounding reporting districts, Los Angeles County Sheriff Department's crime statistics for the underlying and surrounding properties and the types of crime within those same areas.*

The Sheriff Department's 2017 Crime Statistics for all of Lomita reported 446 incidents. The subject property is located in Reporting District (RD) 1714. In 2017, RD 1714 experienced 86 total incidents. Excluding Reporting District 1751 (Lomita Pines), which had only 12 incidents, RD 1714 experienced the average number of crimes when compared to the remaining reporting districts. Of those 86 incidents, 50% of RD 1714's part 1 crimes were attributed to theft and burglary. For 2018 (from January 1, 2018 through November), RD 1714 reported 62 incidents, and more than 50% of those incidents were attributed to theft and burglary. The Los Angeles County Sheriff's Department does not anticipate any increase in crime associated with the permit.

On-site consumption of beer and wine at a bona fide eating establishment will not impact public safety because the essence of the business is an eating establishment. The consumption of beer and wine is ancillary and consistent with this type of use and would not have an adverse impact on public safety. Neither beer nor wine will be sold in containers for off-site consumption; therefore, the

restaurant's sale of beer and wine will not impact the use and enjoyment of Veteran's Park.

2) *The business will provide beneficial commercial vitality to the area.*

For several years, the restaurant space at 1841 Pacific Coast Highway has been vacant. The opening of the restaurant will restore significant commercial activity to the shopping center. Also, PCH is an arterial road that connects the South Bay to the 110 Freeway. Sit-down restaurants provide more than food, in some cases they are a meeting point for people coming from different directions. As people often pair a trip with another stop, stores within a close proximity will likely experience some increased business as well.

3) *The use will not be objectionable or detrimental to surrounding properties and the neighborhood.*

A restaurant operated at this location for many years. The option to consume beer and wine enhances the dining experience, and serving beer and wine should not cause any objectionable effects on the surrounding properties. Condition of Approval No. 20, which limits the time that refuse can be removed after closing, and Condition of Approval No. 21, which requires the construction of a six-foot high concrete block wall between the property and residential neighbors, will address any possible objectionable effects of the use.

To mitigate any detrimental impacts to the residential properties located to the rear of the use, a condition of approval (COA No. 21) has been added requiring a six-foot high concrete block wall to replace the existing chain link fence along the northern property line. The block wall will screen the service aisle and reduce noise impacts associated with the proposed use.

Section 4. The Planning Commission of the City of Lomita hereby approves Conditional Use Permit No. 311 subject to the following conditions.

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another
2. This permit is granted for the plans received December 11, 2018, ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Community Development Director or a modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structure. For numerical standards, the Community Development Director may approve deviations up to 10% provided that city code requirements are met.
3. Approval of this permit shall expire 24 months from the date of approval by the Planning Commission, unless significant construction or improvements or the use authorized hereby have commenced. One or more extensions of time for use inauguration may be requested.
4. The Planning Commission may review this approval upon notice of violation by the Code

Enforcement Officer.

5. By commencing any activity related to the project or using any structure authorized by this permit, Applicant accepts all of the conditions and obligations imposed by this permit, and waives any challenge to the validity of the conditions and obligations stated therein.
6. Applicant agrees, as a condition of adoption of this resolution, at Applicant's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. Applicant's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof.
7. Before placing or constructing any signs on the project property, Applicant shall obtain a sign permit from the City. Except as provided in the sign permit, Applicant may not change any signs on the project property.
8. If Applicant, owner or tenant fails to comply with any of the conditions of this permit, the Applicant, owner or tenant shall be subject to a civil fine pursuant to the City Code.
9. This permit shall not be effective for any purpose until a duly authorized representative of the owner of the property has filed with the Department of Community Development, a notarized affidavit accepting all the conditions of this permit. This affidavit, or a copy of this resolution, shall be recorded with the County Recorder and is binding on successors. If the Applicant is a corporation, then an officer of the corporation shall sign the acceptance affidavit.

PLANNING STANDARD CONDITIONS

10. Any application for a minor modification to the project shall be accompanied by three copies of plans reflecting the requested modification, together with applicable processing fees.
11. It is hereby declared to be the intent that if any provision of this permit is held or declared invalid, the permit shall be void and the privileges granted hereunder shall lapse.
12. That, in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission.

PLANNING SPECIAL CONDITIONS

13. No sale, service, or consumption of beer and wine may occur outside the establishment unless a special event permit is approved.
14. The establishment shall be operated as a "bona fide public eating place" as defined by Business and Professions Code section 23038. In the event that food service ceases on the property, this permit for the sale of beer and wine may be modified or revoked pursuant to the Lomita Municipal Code.

15. The hours of operation (*i.e.*, the sale of both food and all beer and wine) shall be limited from 10:00 a.m. to 11:00 p.m., Sunday through Thursday, and 10:00 a.m. to 12:00 p.m. Friday and Saturday. The kitchen shall remain open during all hours of operation.
16. All crimes occurring inside or outside the project property shall be reported to the Lomita Station of the Los Angeles County Sheriff's Department at the time of the occurrence.
17. No sales to obviously intoxicated patrons shall be allowed.
18. On a daily basis, Applicant shall remove cigarette butts at a distance of 25 feet in both directions from the main customer door and rear service door.
19. The rear door(s) shall be kept closed at all times during the operation of the business except in cases of emergency and to permit deliveries. Said door(s) shall not consist solely of a screen or ventilated security door.
20. Bottles and beverage cans must be disposed of no more than 30 minutes after closing.
21. The property owner shall construct a six-foot high concrete block wall along the northerly property line within one-year of the date of business license issuance for the restaurant.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 14th day of January, 2019 by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:

Michael Graf, Chair

ATTEST: _____
Alicia Velasco
Community and Economic Development
Director

Within 30 days of the date of this decision for an exception, permit, change of zone, or other approval, or by the person the revocation of whose permit, exception, change of zone, or other approval is under consideration, of notice of the action of, or failure to act by, the Commission, any person dissatisfied with the action of, or the failure to act by, the Commission may file with the City Clerk an appeal from such action upon depositing with said Clerk an amount specified by resolution of the City Council.

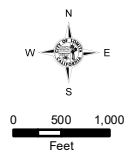
Any action to challenge the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section 1094.6.

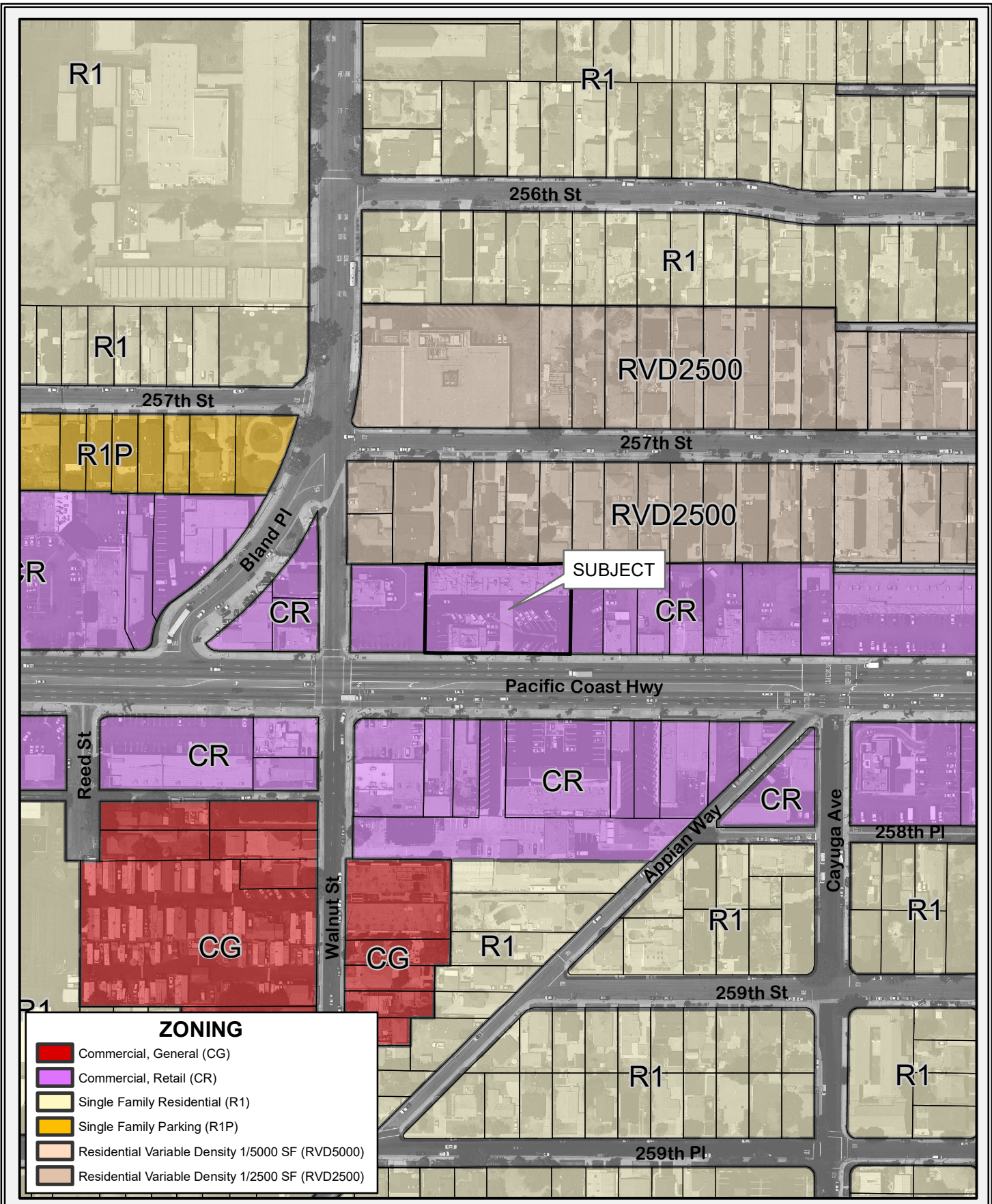


Conditional Use Permit No. 311
1841 Pacific Coast Highway
Exhibit B







Community Development
 December 2018

Source: Lomita GIS Data Layers, TIGER Files
 GIS/Apps/1841PCH_vty.mxd





ZONING

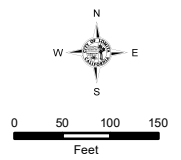
	Commercial, General (CG)
	Commercial, Retail (CR)
	Single Family Residential (R1)
	Single Family Parking (R1P)
	Residential Variable Density 1/5000 SF (RVD5000)
	Residential Variable Density 1/2500 SF (RVD2500)

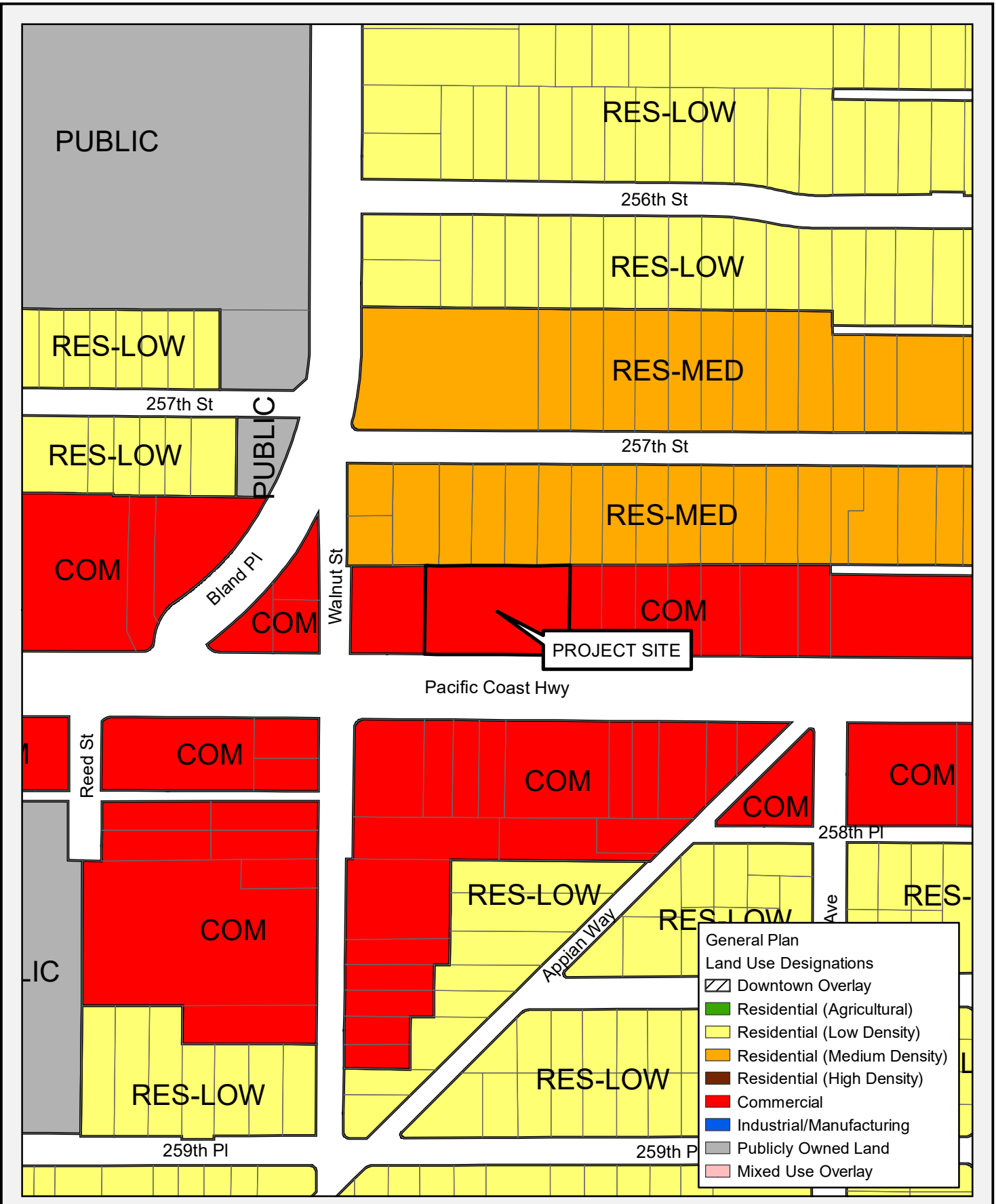


**Conditional Use Permit No. 311
1841 Pacific Coast Highway
Exhibit C**

Community Development
December 2018

Source: Lomita GIS Data Layers
GIS/Apps/1841PPCH_zon.mxd





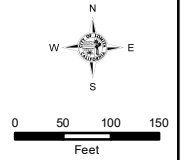
- General Plan
 Land Use Designations
- Downtown Overlay
 - Residential (Agricultural)
 - Residential (Low Density)
 - Residential (Medium Density)
 - Residential (High Density)
 - Commercial
 - Industrial/Manufacturing
 - Publicly Owned Land
 - Mixed Use Overlay



Conditional Use Permit No. 311
1841 Pacific Coast Highway
Exhibit D

Community Development
 December 2018

Source: Lomita GIS Data Layers
 GIS/Apps/1841PCH_gp.mxd

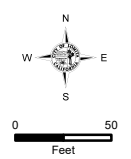




Conditional Use Permit No. 311
1841 Pacific Coast Highway
Exhibit E

Community Development
 December 2018

Source: Lomita GIS Data Layers
 /Apps/1841PCH_aer.mxd





Community Development Department
Planning Division
24300 Narbonne Avenue
Lomita, CA 90717
310/325-7110
FAX 310/325-4024

NOTICE OF EXEMPTION

Project Description:

Conditional Use Permit No. 311 – A request for a conditional use permit to allow the sale of beer and wine for consumption on the premises of a restaurant located at 1841 Pacific Coast Highway in the C-R, (Commercial Retail) Zone. Filed by Emil Lewis, 1841 Pacific Coast Highway, Lomita, CA 90717 (“Applicant”).

Finding:

The Planning Division of the Community Development Department of the City of Lomita has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- Ministerial Project
- Categorical Exemption (CEQA Guidelines, Section 15301 Existing Facilities)
- Statutory Exemption
- Emergency Project
- Quick Disapproval [CEQA Guidelines, Section 15270]
- No Possibility of Significant Effect [CEQA Guidelines, Section 15061(b)(3)]

Supporting Reasons In accordance with Section 15301 of the California Environmental Quality Act (CEQA) guidelines, projects consisting of permitting or licensing involving negligible or no expansion of use may be found to be exempt from the requirements of CEQA. The conditional use permit for onsite consumption of beer and wine at a Bona Fide Eating Place will permit the Applicant to apply for a Type 41 beer and wine license. There is no new square footage proposed with this project. Therefore, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment.

(Date)

Alicia Velasco
Community and Economic Development
Director

GOOD LIFE CAFÉ

AMERICAN-CARIBBEAN STYLE FOOD
RESTAURANT – TAKEOUT

MENU

CARIBBEAN STYLE FOOD

(ALL DISHES SERVED WITH YOUR CHOICE OF SIDES – ALL MEATS, POULTRY AND FISH ARE STEWED, FRIED OR GRILL TO PERFECTION.)

JERK CHICKEN

STEWED CHICEN

CURRY CHICKEN

OXTAIL

FRESH SEA FOOD SALMON, WHITE FISH, CAT
FISH PERCH SHRIMP AND OYSTERS

AMERICAN STYLE FOOD

(ALL DISHES SERVED WITH YOUR CHOICE OF SIDES – ALL MEATS, POULTRY AND FISH ARE STEWED, FRIED, BAKED OR GRILL TO PERFECTION.)

RIBS

BRISKET

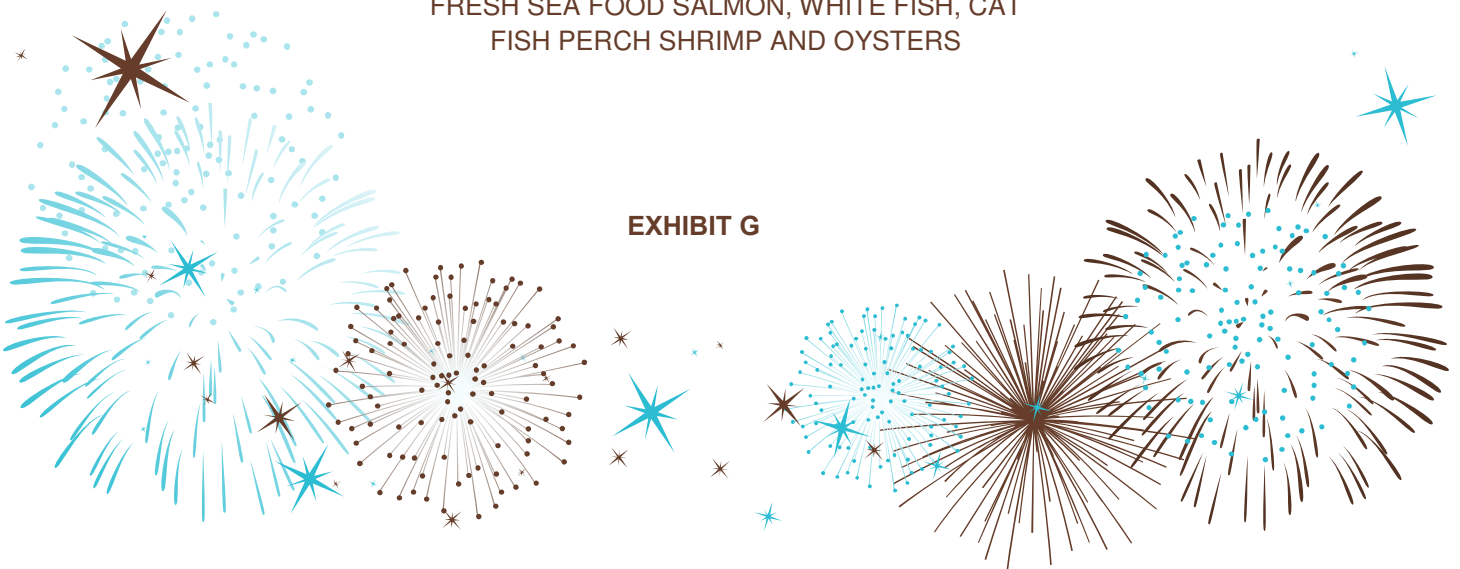
TRI TIP STEAKS

CHICKEN

WINGS

FRESH SEA FOOD SALMON, WHITE FISH, CAT
FISH PERCH SHRIMP AND OYSTERS

EXHIBIT G



SIDES

MACARONI AND CHEESE

RICE AND PEAS

STEW PEAS

RICE (STEAM, BROWN)

MASHED POTATO

BAKED POTATO

POTATO SALAD

ASSORTED MIX VEGGIES (STEAM)

BAKED BEANS

COLE SLAW

FRENCH FRIES

SALADS

(GARDEN FRESH HEALTHY GREENS, FRUITS AND NUTS)

BEVERAGES

SODAS

COFFEE

WATER

JUICE

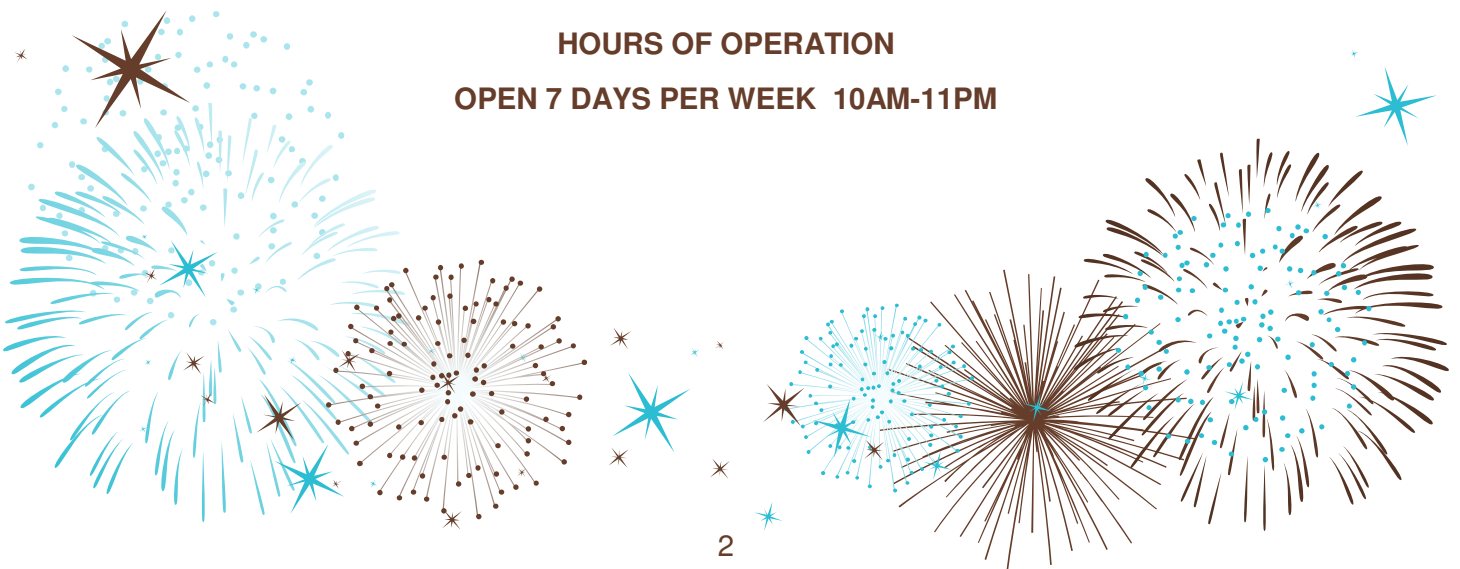
LEMONADE

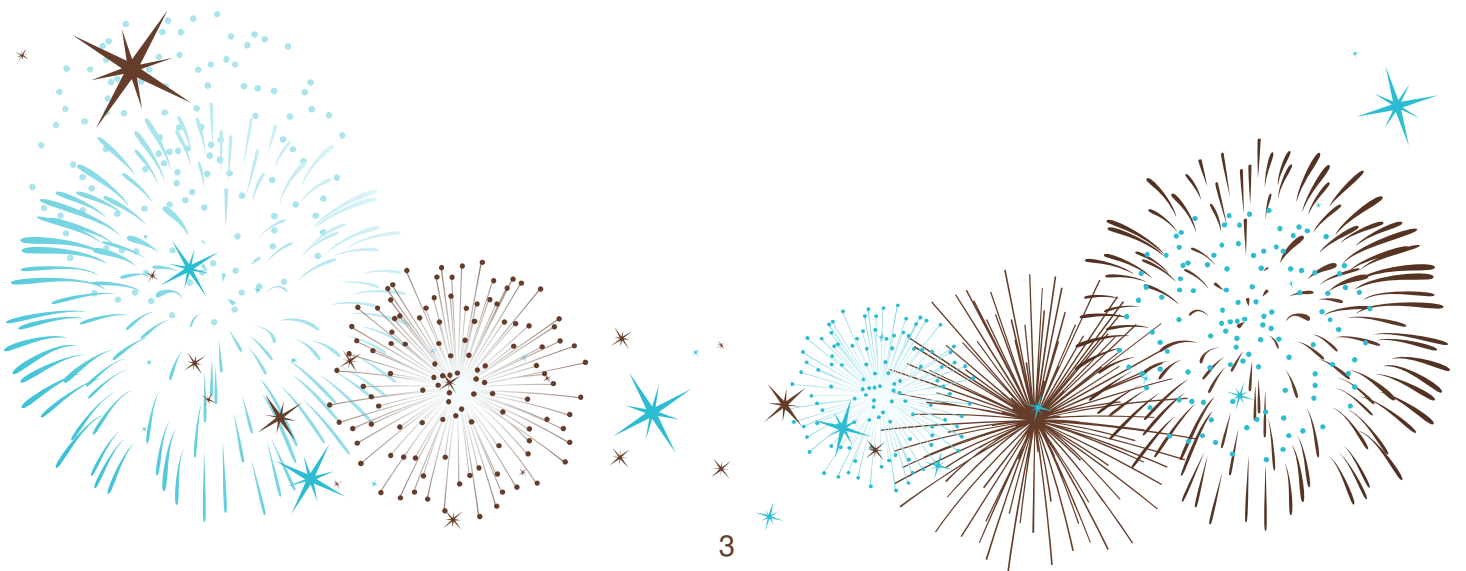
MILSHAKES

SMOOTHIES

HOURS OF OPERATION

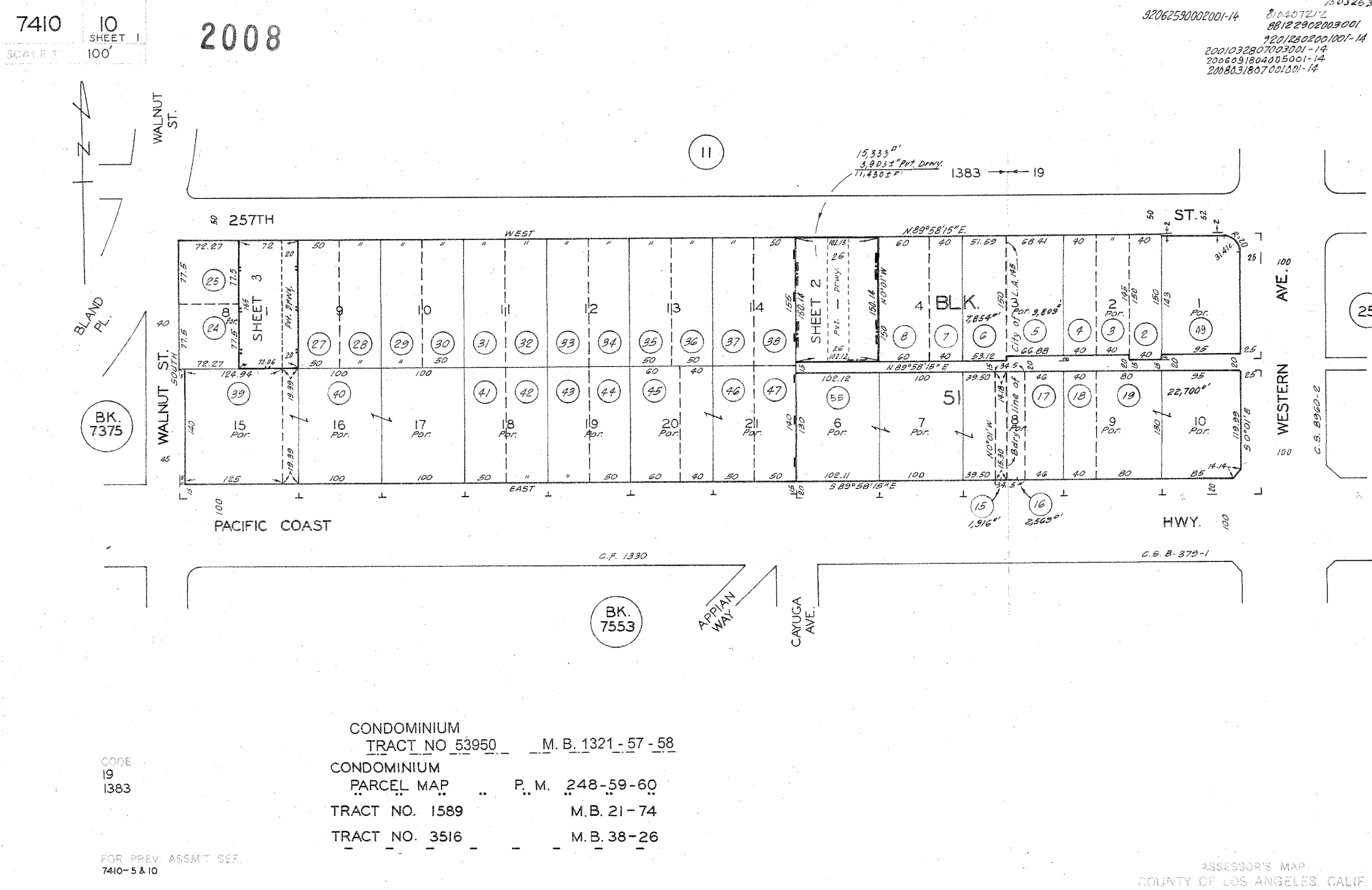
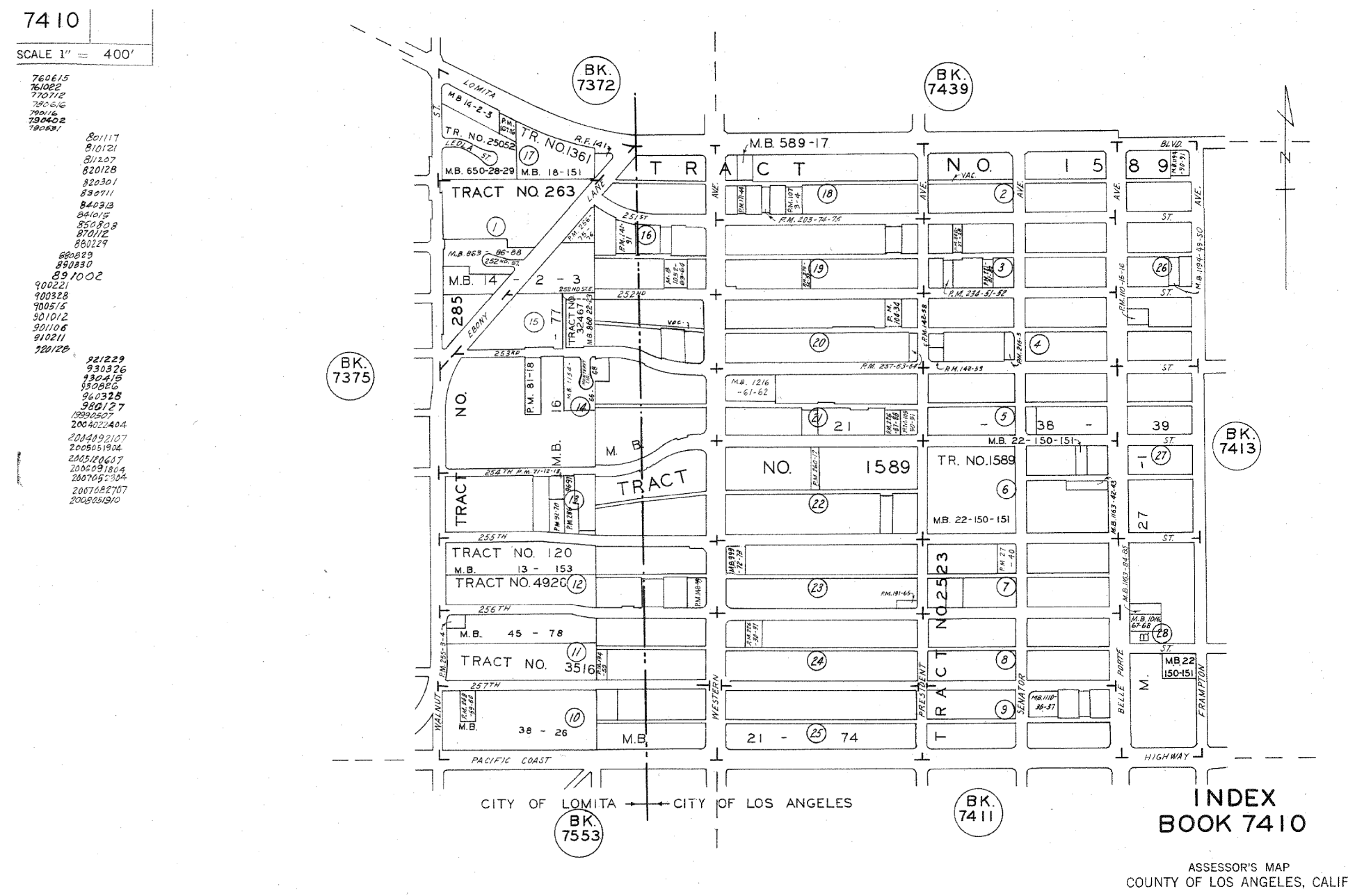
OPEN 7 DAYS PER WEEK 10AM-11PM





GOOD LIFE CAFE TENANT IMPROVEMENT CONDITIONAL USE TO INCLUDE BEER AND WINE CONSUMPTION PERMIT 1841 PACIFIC COAST HIGHWAY LOMITA, CA. 90717

LAYOUT PAGE TABLE			
LABEL	TITLE	DESCRIPTION	COMMENTS
P-1	PROJECT OVERVIEW & INDEX		
P-2	PLOT PLAN / SITE PLAN		
A-1	EXISTING / PROPOSED FLOOR PLAN		
A-2	INTERIOR ELEVATIONS		



TRACT NO 3516 E 19.39 FT EX OF ST OF LOT 15 AND EX OF ST LOTS 16 AND LOT 17

LOT TYPE COMMERCIAL

LOT SIZE 219.39'WX140'D

LOT COVERAGE 35%

BUILDING TYPE V B

YEAR BUILT 1961-1965

BLDG' NET COVERAGE

BUILDING 1 SIZE 1,400 SQ. FT.

BUILDING 2 SIZE 9,203.5 SQ. FT.

UNIT1 4,391 SQ. FT.

UNIT2 577.5 SQ. FT.

UNIT3 1,347.5 SQ. FT.

UNIT4 577.5 SQ. FT.

UNIT5 2,310 SQ. FT.

ENTRY AREA 100 SQ. FT.

HALL 130 SQ. FT.

FREEZER 115 SQ. FT.

REFRIGERATOR AREA 118 SQ. FT.

EMPLOYEE AREA 97 SQ. FT.

WAITING AREA 153 SQ. FT.

DINING AREA 1,891 SQ. FT.

RESERVED FIX 142 SQ. FT.

KITCHEN AREA 811 SQ. FT.

BAR AREA 320 SQ. FT.

STORAGE 35 SQ. FT.

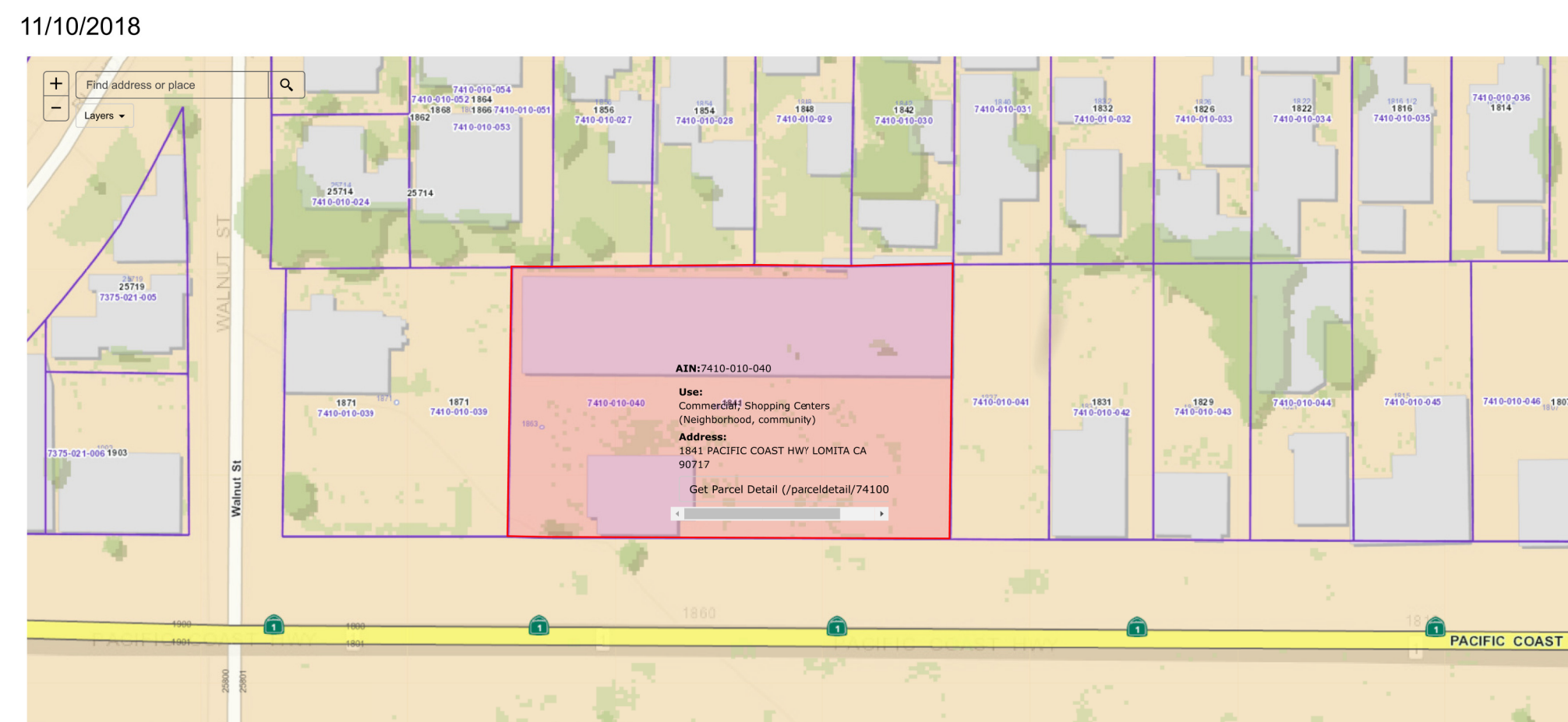
PANTRY AREA 70 SQ. FT.

BATHROOM AREA 148 SQ. FT.

SHOPPING CENTER SHARED

EXISTING PARKING 30

SPRINKLER SYSTEM REQ'D.	
FIRE ALARM REQ'D.	
OCCUPANCY TYPE	
GROSS OCCUPANT LOAD	228
DINING OCCUPANT LOAD	136
BAR OCCUPANT LOAD	46
KITCHEN OCCUPANT LOAD	15
EMPLOYEE O. L.	10
WAITING AREA O. L.	21
KITCHEN CUSTOMER LOAD	162
TOTAL REST ROOM EXISTING	4
ADA UNISEX	1
STD MEN REST ROOM	1
STD WOMEN REST ROOM	1
STD EMPLOYEE REST ROOM	1
KITCHEN	1
FREEZER	2
REFRIGERATOR ROOM	1
OFFICE	1
UNIFORM ROOM	1
PANTRY	1
HALL WAY	3
EXIT ROUT	3
FIRE EXIT EGRESS	3
BAR	1
DINING	2



REVISION TABLE	
NUMBER	DATE

CLIENT INFO:
Mr. Lewis
1841 Pacific Coast Hwy
Lomita, CA. 90717

Project Overview & Index

Denver Willoughby
Where Home Improvement is a Priority
LIC # 2362921
Denver Willoughby
3950 Harvard Dr. Ste #C, LA 90038
Email: danwilloughby@denverwilloughby.com
Website: denverwilloughby.com

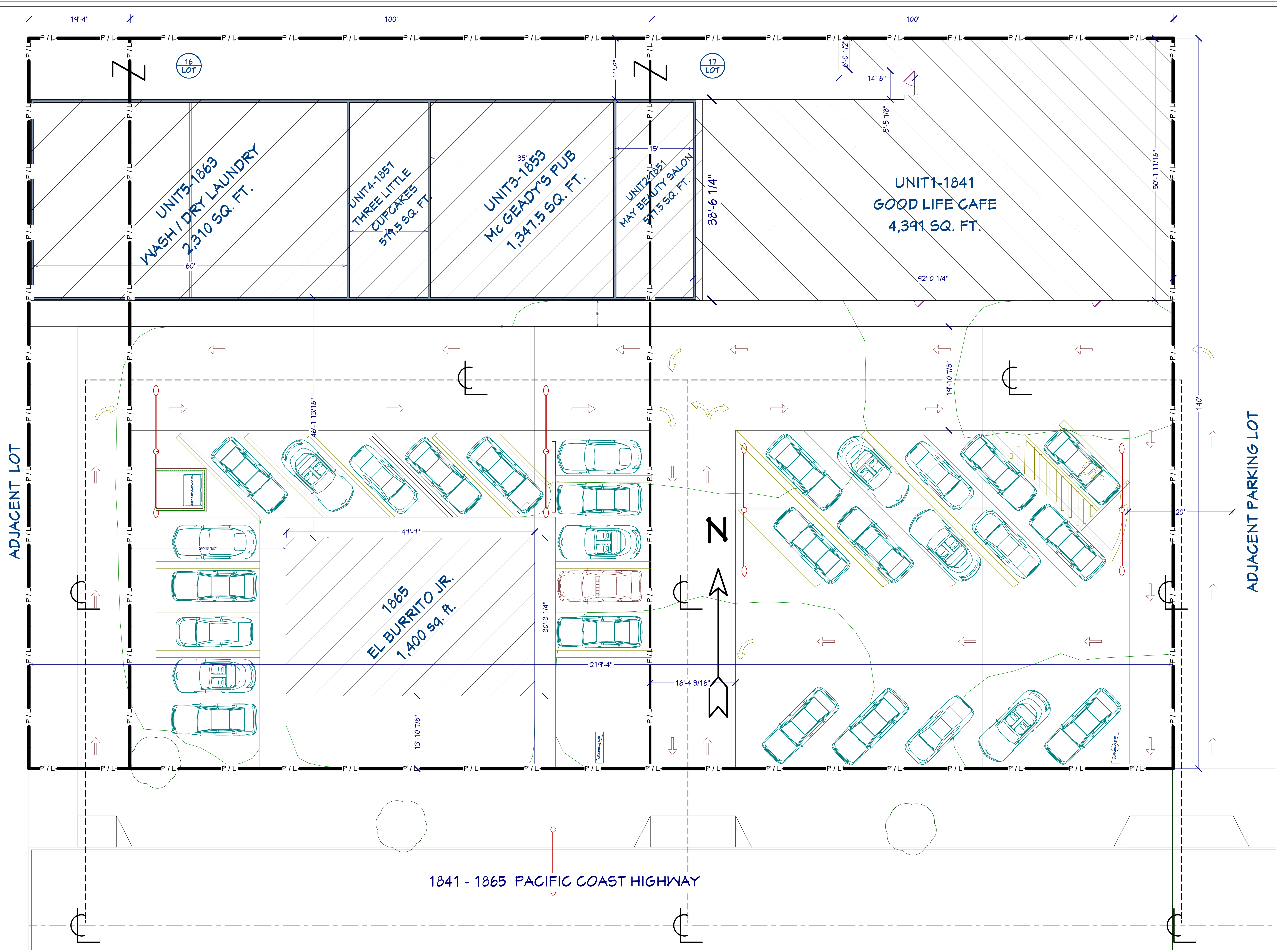
DRAWINGS PROVIDED BY:

DATE:
12/11/2018

SCALE:

SHEET:

P-1



ADJACENT LOT

ADJACENT PARKING LOT

NUMBER	DATE	REVISION BY	DESCRIPTION

CLIENT INFO:
 Mr. Lewis
 1841 Pacific Coast Hwy.
 Lomita, CA. 90717

PLOT PLAN / SITE PLAN

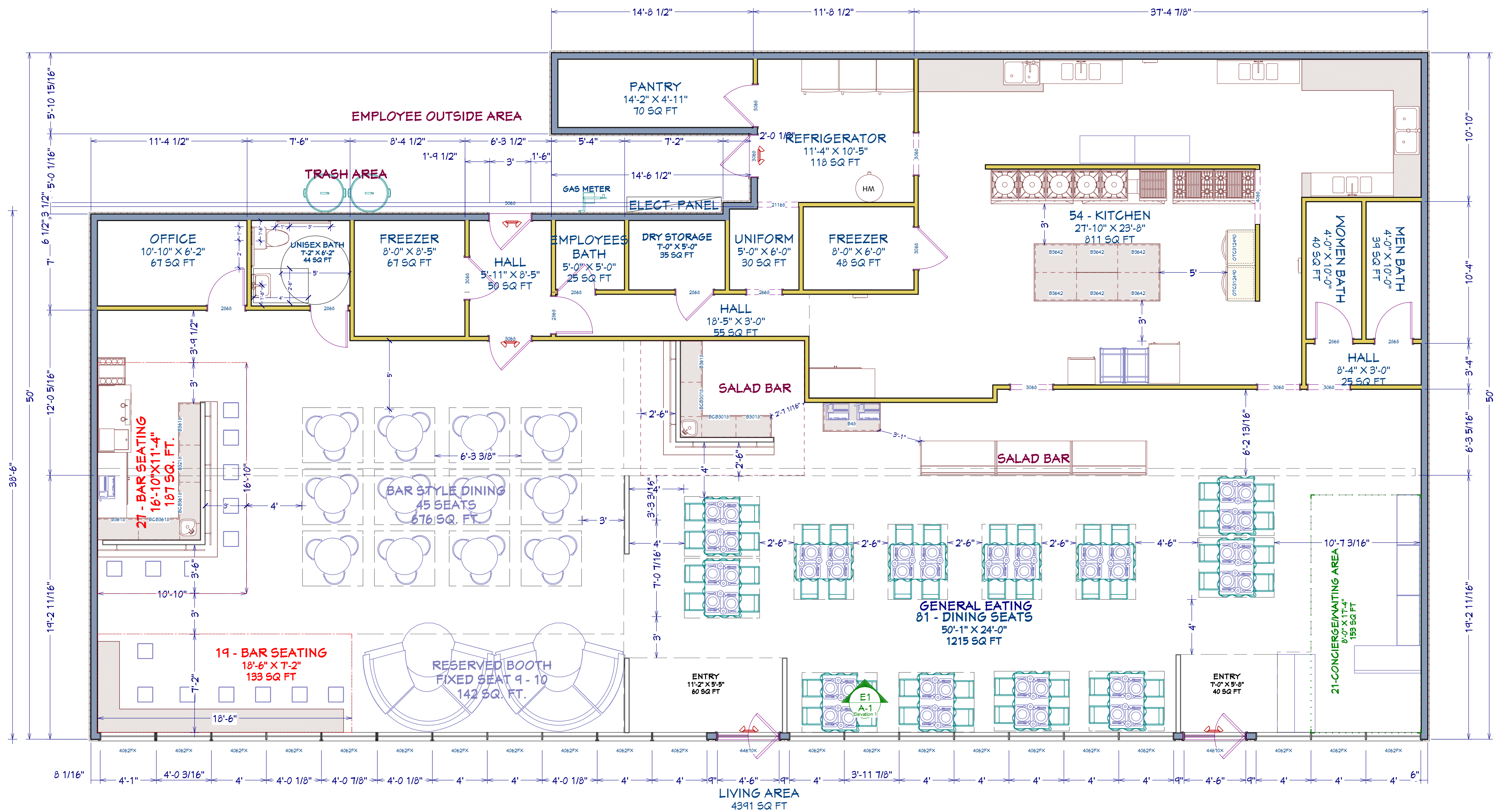
Denver Willoughby
 One Touch Construction
 Design & Services
 Where Home Improvement is a Priority
 LIC.# 2362921
 3982 Hillcrest Dr. Ste #C, LA 90034
 Email: onetouchconstruction@yahoo.com
 Website: onetouchconstruction.com

DRAWINGS PROVIDED BY:

DATE:
 12/11/2018

SCALE:

SHEET:
 P-2



GOOD LIFE CAFE PROPOSED FLOOR PLAN

REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

CLIENT INFO:
 Mr. Lewis
 1841 Pacific Coast Hwy
 Lomita, CA. 90717

EXISTING / PROPOSED
 FLOOR PLAN

Denver Willoughby
 One Touch Construction
 Design & Services
 Where Home Improvement is a Priority
 LIC # 2362921
 3982 Hillview Dr. Suite LA 90038
 Denver, CO 80231
 Email: onetouchconstruction@gmail.com
 Website: onetouchconstruction.com

DRAWINGS PROVIDED BY:

DATE:

12/11/2018

SCALE:

SHEET:

A-1



NUMBER	DATE	REVISION	DESCRIPTION

CLIENT INFO:
 Mr. Lewis
 1841 Pacific Coast Hwy.
 Lomita, CA. 90717

INTERIOR ELEVATIONS

One Touch Construction
 Design & Services
 Where Home Improvement is a Priority
 LIC.# 2362921
 Denver Willoughby
 3980 Hillmead Dr. Ste #C, LA 90038
 Email: onetouchconstruction@gmail.com
 Website: onetouchconstruction.com

DRAWINGS PROVIDED BY:

DATE:
 12/11/2018

SCALE:

SHEET:
 A-2