

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



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

Next Resolution No. PC 2019-19

**AGENDA
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, FEBRUARY 10, 2020
6:00 PM**

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:** December 9, 2019
RECOMMENDED ACTION: Approve minutes

- b) **CONDITIONAL USE PERMIT NO. 70 – One Year Extension of Time,** a request for a one-year time extension to permit 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.

APPLICANT: George Safar, 1441 N. Gaffey Street, San Pedro, CA 90731.

RECOMMENDED ACTION: Adopt Resolution of Approval subject to findings.

- c) **SITE PLAN REVIEW NO. 1188 – One Year Extension of Time**, a request for a non-month time extension to permit a new self-storage facility, which will include 48,052 square feet of self-storage space and 22 recreational vehicle spaces, and a block wall seven feet in height. The project is located at 1837 Lomita Blvd. in the C-G, Commercial General Zone.

APPLICANT: Giuseppe Finazzo, 19 Stirrup Road, Rancho Palos Verdes, CA 90275

RECOMMENDED ACTION: Adopt Resolution of Approval subject to findings.

PUBLIC HEARINGS

4. **SITE PLAN REVIEW NO. 1204**, a request to permit several small additions totaling 961 square feet, and the expansion of the parking lot in conjunction with the demolition of classrooms, office space, and nonconforming residential structures located at 24716 & 24730 Narbonne Avenue in the Commercial General (C-G) Zone.

APPLICANT: Mark Campbell, 24730 Narbonne Avenue, Lomita CA 90717

PRESENTED BY: Laura MacMorran, Assistant Planner

RECOMMENDED ACTION: Adopt resolution of approval subject to findings and conditions.

WRITTEN COMMUNICATIONS

5. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

OTHER MATTERS

6. STAFF ITEMS – ANNOUNCEMENTS

7. PLANNING COMMISSIONER ITEMS

8. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Tuesday, January 21, 2020 & Tuesday, February 4, 2020

9. ADJOURNMENT

The next regular meeting of the Planning Commission is scheduled for Monday, March 9, 2020, at 6:00 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 not less than 72 hours prior to the meeting at the following locations: Lomita City Hall lobby and outside bulletin board, Lomita Parks and Recreation, and uploaded to the City of Lomita website http://www.lomita.com/cityhall/city_agendas/.

Dated Posted: February 6, 2020



Linda E. Abbott, Deputy City Clerk

**MINUTES
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, DECEMBER 9, 2019
6:00 PM**

1. OPENING CEREMONIES

- a. Call Meeting to Order

Chair Dever called the meeting to order at 6:01 p.m. in the Council Chambers, Lomita City Hall, 24300 Narbonne Avenue, Lomita, CA 90717.

- b. Flag Salute

At the request of Chair Dever, Commissioner Waite led the flag salute.

- c. Roll Call

Responding to the roll call by Deputy City Clerk Abbott were Commissioners Graf, Popelka, Santos, Thompson, Waite, Vice-Chair Cammarata, and Chair Dever. Also present were Assistant City Attorney John Natalizio, Planning Intern James Dotson, Assistant Planner Laura MacMorran, and Community and Economic Development Director Alicia Velasco.

PRESENT: COMMISSIONERS: Graf, Popelka, Santos, Thompson, Waite, Vice-Chair Cammarata, and Chair Dever

ABSENT: COMMISSIONERS: None

2. ORAL COMMUNICATIONS

None.

PUBLIC HEARINGS

- 3. SITE PLAN REVIEW NO. 1202**, a request for a modification from Section 11-1.30.02 of the zoning code to permit a side yard setback of three feet, seven inches instead of the Code required five foot minimum, located at 25308 Woodward Avenue in the R-1 (Residential Low Density) Zone (*Continued from the November 11, 2019 Planning Commission meeting*).

Planning Intern Dotson presented the staff report.

Director Velasco responded to Commission questions regarding noticing of the item. She also confirmed that no letters were received in opposition to the project.

Chair Dever opened the public hearing at 6:11 p.m.

Rian Rifkin, the property owner, stated that his neighbor has no issue with the project.

Chair Dever closed the public hearing at 6:12 p.m.

Commissioner Thompson made a motion, seconded by Commissioner Santos, to adopt a resolution of approval subject to findings and conditions and to confirm that the project is exempt from CEQA requirements.

MOTION CARRIED by the following vote:

AYES: COMMISSIONERS: Graf, Santos, Thompson, Waite, Vice-Chair Cammarata,
and Chair Dever
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: None
RECUSE: COMMISSIONERS: None

4. **SITE PLAN REVIEW NO. 1203**, a request for a Site Plan Review per Section 11-1.48.03(B) (uses exceeding 30% of ground floor space where the total ground floor area exceeds 5,000 square feet) of the Lomita Municipal Code to permit a tutoring center to occupy 1840 Pacific Coast Highway, a 1,160-square-foot, ground floor unit located at 1834-1848 Pacific Coast Highway in the Commercial Retail Zone (C-R) Zone.

Assistant Planner MacMorran presented the staff report.

Chair Dever opened the public hearing at 6:17 p.m.

Christine Hathaway project applicant, stated that they had struggled to fill the space until this opportunity came along, and that it is a good business for the site.

Chair Dever closed the public hearing at 6:19 p.m.

Commissioner Waite made a motion, seconded by Commissioner Santos, to adopt a resolution of approval subject to findings and conditions and to confirm that the project is exempt from CEQA requirements.

MOTION CARRIED by the following vote:

AYES: COMMISSIONERS: Graf, Santos, Thompson, Waite, Vice-Chair Cammarata,
and Chair Dever
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: None
RECUSE: COMMISSIONERS: None

5. **VESTING TENTATIVE TRACT MAP NO. 082069**, a request to allow a subdivision for condominium purposes for an existing 20-unit industrial complex for the property located at 2018-2020 Lomita Boulevard in the M-C, Light Manufacturing & Commercial Zone.

Vice-Chair Cammarata recused himself, as he has a professional relationship with the applicant. He left the dais and the Chambers.

Assistant Planner MacMorran presented the staff report.

In response to Commission questions, Director Velasco stated that the property is not permitted for residential use, and that an amendment stating such will be added to the resolution.

Chair Dever opened the public hearing at 6:29 p.m.

Luigi Schiappa, the applicant, stated that current tenants will have right of first refusal to purchase their units. He added that some cosmetic improvements and new signage are planned for the property. He responded to Commission questions regarding the property and his experience with commercial real estate. He stated that tenants will likely be made aware of the conversion within the next year.

George Kivett, a Lomita resident, spoke in favor of the project, stating that it will help to maintain industrial use in Lomita. He added that the applicant has completed numerous good projects in the City.

Chair Dever closed the public hearing at 6:43 p.m.

Commissioner Graf made a motion, seconded by Commissioner Santos, to adopt a resolution recommending City Council approval subject to findings and conditions and to confirm that the project is exempt from CEQA requirements.

MOTION CARRIED by the following vote:

AYES: COMMISSIONERS: Graf, Santos, Thompson, Waite, and Chair Dever
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: None
RECUSE: COMMISSIONERS: Vice-Chair Cammarata

Vice-Chair Cammarata returned to the Chambers and the dais.

WRITTEN COMMUNICATIONS

6. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Director Velasco stated that at the November 19, 2019, City Council meeting, staff was directed to prepare an ordinance placing a temporary moratorium on new retail businesses focused on vaping-related products in the City. She added that at an upcoming Council meeting, building codes will be updated for projects effective January 1, 2020, and that there will be no January 7, 2020, City Council meeting.

OTHER MATTERS

7. STAFF ITEMS – ANNOUNCEMENTS

None.

8. PLANNING COMMISSIONER ITEMS

Commissioner Popelka asked about Accessory Dwelling Unit (ADU) requirements. Director Velasco stated that an ordinance regarding the new state law would be presented to Council in January or February 2020.

Commissioner Graf asked about fencing at the Picerne project. Director Velasco stated that permanent fencing cannot be installed until some shoring work is completed.

Commissioner Popelka asked if there was an update on the Good Life Café on Pacific Coast Highway. Director Velasco said not at this time.

Commissioner Popelka also commented on the lack of visible progress at the self-storage project site on Lomita Boulevard.

9. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Waite will attend the City Council meeting on Tuesday, January 21, 2020.

10. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:57 p.m.



Linda E. Abbott, Deputy City Clerk



**CITY OF LOMITA
PLANNING COMMISSION REPORT**

TO: Planning Commission February 10, 2020
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 February 10th, 2021.

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. On January 14th, 2019, the Planning Commission granted a one-year extension.

On January 2019, the Planning Commission granted a one-year extension. Shortly thereafter, the Applicant encountered unforeseen personal and project difficulties. The project-based issues have been addressed and a new architect is creating the plans. 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:

Alicia Velasco
Community and Economic Development
Director

Prepared by:

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 February 3, 2020

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 (MODIFCATION) FOR THE CONSTURCTION 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 second 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 February 10, 2021.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 10th day of February, 2020 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

Monica Dever, 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:



Gary Y. Sugano
Assistant City Manager

Prepared by:



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 V. Sugano
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.

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:

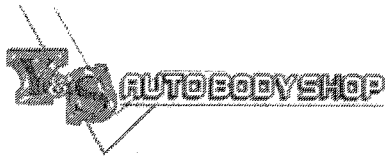
AYES: COMMISSIONERS: Popelka, Graf, Dever, Stokes, Thompson, Cammarata
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: Hoy
RECUSE: COMMISSIONERS: None

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.



George Safar

Attachment D

george@yandsautobody.com

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

2.3.2020

City of Lomita
24300 Narbonne Avenue
Lomita, CA 90717

Dear Sir or Madam,

I am writing to you to kindly request an extension for me to obtain the permit for the subject property Located at 24720 Crenshaw Blvd Torrance CA 90505. The reasons for my request for an extension are due to fact the initial architect that I retained proved to lack the knowledge and experience in the automotive field and lacked both the experience and the ability to understand the needs of an automotive business with regards to design and flow. After much research and interviewing for the right architectural firm, I was able to find Novum Architecture on December 27, 2018 and saw a lot of their projects and that they were able to understand the needs of the Automotive Business and demonstrated their ability to deliver on our key needs. Unfortunately, It took approximately 90 days to transfer the documents and CAD files from the old architect to the new one. On March 27, 2019 I had received the draft of the contract from Novum Architecture.

A week prior , On March 22 2019; I had a medical emergency that made it impossible for me to continue working and after much physical therapy and numerous appointments I am now returning back to work while I still I continue to go to Physical Therapy twice a week. I pray that you would be kind enough to grant me the extension so I may be able to complete the project and submit the plans for permitting review this year.

Kind Regards,

A handwritten signature in black ink, appearing to read 'George', with a stylized flourish at the end.

George Safar
Vice President



CITY OF LOMITA PLANNING COMMISSION REPORT

TO: Planning Commission

February 10, 2020

FROM: James Dotson, Planning Intern

SUBJECT: Site Plan No. 1188
Nine-month Extension of Time

RECOMMENDATION

Staff recommends that the Planning Commission approve the request for a nine-month extension of time for Site Plan No. 1188 establishing a new expiration date of November 10, 2020.

BACKGROUND/ANALYSIS

On September 11, 2017, the Planning Commission approved Site Plan No. 1188 to permit a new self-storage facility, which will include 48,052 square feet of self-storage space and 22 recreational vehicle spaces, and a block wall seven feet in height. The project is located at 1837 Lomita Boulevard, in the C-G, Commercial General Zone. Filed by Giuseppe Finazzo, 19 Stirrup Rd, Rancho Palos Verdes, CA 90275.

At the November 12, 2019 Planning Commission meeting, this item came before the Commission as a one-year time extension. Due to the continuous permit delays and maintenance of the property, the Commission granted a 90 day extension as opposed to the requested one-year extension. The project still has not received plan check approval with Los Angeles County Building and Safety. As of January 30th, the applicant has received approval from the Fire Department and completed the AQMD Checklist. Additionally, the mechanical, electrical, grading and drainage, and industrial waste plans have received approval. According to the plan check engineer, the structural approvals are in the final stage of corrections approval. The applicant has secured the site and removed the weeds, bringing it into code compliance.

The City of Lomita allows for a maximum of two one-year time extensions per project. If granted this will be the project's (SPR No. 1188) second and final time extension. The project received Planning Commission approval in 2017, but that approval expired. On the 12th of November 2019 the Planning Commission approved a 90-day extension establishing a new expiration of February 3rd, 2020. Staff is recommending a nine-month extension to complete the one year as set out in the Municipal Code. However, the Commission may modify this recommendation to a shorter time period if that is agreed upon.

Recommended by:



Alicia Velasco
Community and Economic Development
Director

Prepared by:



James Dotson
Planning Intern

Exhibits:

- a. Resolution
- b. PC Staff Report and Resolution dated September 11, 2017
- c. PC Minutes dated September 11, 2017
- d. PC Resolution time extension dated November 12, 2019
- e. Letter from the Applicant dated January 29, 2020

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING A NINE-MONTH EXTENSION OF TIME FOR SITE PLAN NO. 1188 TO PERMIT A NEW SELF-STORAGE FACILITY, WHICH WILL INCLUDE 48,052 SQUARE FEET OF SELF-STORAGE SPACE AND 22 RECREATIONAL VEHICLE SPACES, AND A BLOCK WALL SEVEN FEET IN HEIGHT. THE PROJECT IS LOCATED AT 1837 LOMITA BOULEVARD, IN THE C-G, COMMERCIAL GENERAL ZONE. FILED BY GIUSEPPE FINAZZO OF 19 STIRRUP RD, RANCHO PALOS VERDES, CA 90275.

Section 1. Recitals

- A. The Planning Commission of the City of Lomita has considered an application for a nine month extension of time for Site Plan No. 1188 to permit a new self-storage facility, which will include 48,052 square feet of self-storage and space and 22 recreational vehicle spaces, and a block wall seven feet in height. The project is located at 1837 Lomita Boulevard, in the C-G, Commercial General Zone. Filed by Giuseppe Finazzo of 19 Stirrup Rd, Rancho Palos Verdes, CA 90275.
- 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 second and final time extension requested for Site Plan No. 1188.

Section 2. Findings

The Planning Commission of the City of Lomita hereby approves a nine-month extension of time for Site Plan No. 1188 establishing a new expiration date of November 10th, 2020.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 10th day of February 2020 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

Monica Dever, 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 September 11, 2017

FROM: Alicia Velasco, Principal Planner

SUBJECT: Site Plan Review No. 1188
1837 Lomita Boulevard in the C-G (Commercial, General) Zone

APPLICANT'S REQUEST

A request for a Site Plan Review to permit a new self-storage facility, which will include 48,052 square feet of self-storage space and 22 recreational vehicle spaces, and a block wall seven feet in height. The project is located at 1837 Lomita Boulevard, in the C-G, Commercial General Zone. Filed by Giuseppe Finazzo of 19 Stirrup Rd, Rancho Palos Verdes, CA 90275.

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution approving Site Plan Review No. 1188 subject to the attached findings and conditions, and to confirm the Categorical Exemption.

BACKGROUND

This project is identical to Site Plan Review No. 1162, which came before the Planning Commission at its March 9, 2015 meeting (staff report attached as Exhibit F), April 13, 2015 meeting (staff report attached as Exhibit G), and June 8, 2015 meeting (staff report attached as Exhibit H). At the June 8 hearing, the Commission approved Site Plan 1162 with conditions.

The approval granted for Site Plan Review No. 1162 was valid for a period of 24 months and expired on June 8, 2017. The project has yet to begin construction. The applicant has applied for building permits through the Department of Building & Safety and has cleared all requirements. The applicant applied for and received a time extension for the building permits in anticipation of their expiration and mistakenly believed this extension would also extend the Planning Commission's approval for Site Plan Review No. 1162. The applicant was informed that the entitlement expired and that a new application for a site plan review was necessary. As such, the applicant is requesting the approval of Site Plan Review No. 1188, which maintains the same project description and conditions of approval as Site Plan Review No. 1162.

ANALYSIS

Project Description

The applicant is proposing to build a 48,052 square foot facility which will accommodate the storage of both personal property in designated self-storage units and 22 spaces of recreational vehicle ("RV") storage. The facility will be spread over four stories with the RV storage located on the first floor and the self-storage units located on the basement, second, and third floors. The project also proposes a 490 square foot office located at the front of the property on the first floor.

The project is identical to Site Plan Review No. 1162. As stated above, staff has attached the three staff reports for Site Plan Review No. 1162. The March 9, 2015 staff report, Exhibit G, details the project history, development standards, traffic impacts, and parking requirements. The April 13, 2015 staff report, Exhibit H, details the Planning Commission's direction relative to architectural details, landscaping, and perimeter wall height. The June 8, 2015 staff report, Exhibit I, details the final revisions made to the project relating to unit sizes and arrangement and the building's rear yard setback, all of which ultimately received the Planning Commission's approval.

Environmental Determination

Section 15332 (In-fill Development Projects) of Title 14 the California Environmental Quality Act Guidelines exempts the project from the requirements to prepare environmental documents because the project meets all required criteria: the proposed self-storage facility will be 48,052 square feet in size and located on an in-fill lot less than one acre (26,544 square feet); the development is fully located within the City limits, is consistent with the applicable General Plan and Zoning designations, and is fully served by all required utilities; and the site has no value as a habitat for endangered, rare or threatened species. Staff has determined that there is no substantial evidence that the project may have a significant effect on the environment. The Notice of Exemption is attached to this report.

Site Plan Review

Per Section 11-1.45.04 of the Lomita Zoning Code, a site plan review is required for new self-storage facilities and also for the outside storage of items. Since the proposed RV storage is not within a fully enclosed building, it is considered "outdoor storage" and subject to the Planning Commission's approval. The project is also proposing perimeter walls and a rolling gate that are seven feet in height which requires site plan approval since they are over six feet in height. Staff reviewed the project in accordance with Section 11-1.70.07 "Site Plan Review" and determined that the project is consistent with the minimum requirements of the Code with the following findings:

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

The subject property is located in the C-G zone. Pursuant to Section 11-1.45.04 of the Lomita Municipal Code, the Commission may approve self-storage facilities, outdoor storage, and walls exceeding six feet in height subject to site plan approval. The project complies with all other applicable requirements of the Article.

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 site is suitable for the proposed self-storage and RV storage facility. As detailed by the development standards analysis, the site can meet all zoning requirements. There have been several traffic studies submitted detailing that the adjacent street can accommodate the traffic expected with this type of use and that the proposed parking is adequate. To enhance the separation between the neighboring residential properties and promote compatibility with adjacent neighbors, staff has added a condition of approval requiring a minimum of five (5) live, 25-foot evergreen trees, spaced 15 feet on-center, in the rear setback area to provide screening to the adjacent residential areas. In addition, the building will be setback 16 feet from the rear property line to provide an adequate buffer between the proposed commercial development and the existing residences.

The RV storage area of the project will also not have an impact on surrounding properties due to its location and design on the property. The RV storage will be enclosed on two sides (north and south) and directly adjacent to a perimeter wall on the east side of the building. The only open area will be on the western wall towards the center of the project to provide access for the vehicles, and this area will be shielded from the Lomita Boulevard right-of-way due to the narrow shape of the lot and the installation of a security gate.

The proposed walls exceeding six feet in height will help to minimize any potential impact on the adjacent properties as well since the properties to the north are on a higher elevation than the subject site. The applicant also proposed a seven-foot rolling gate to help secure the storage area so that it will not have an impact on any of the surrounding properties.

3. *The development design is suitable and functional. This requirement shall not be interpreted to require a particular style or type or architecture.*

The development and design is suitable and functional as the project meets all development standards and includes security and separation features, such as walls, gates, and trees, to enhance compatibility with surrounding properties.

Public Notice

Notices of this hearing dated August 29, 2017 were mailed to property owners within 300 feet of the subject property and posted at City Hall, the Lomita Library, and at Lomita Park.

Recommended by:



Gary Y. Sugano
Assistant City Manager

Prepared by:



Alicia Velasco
Principal Planner

Exhibits:

- a. Resolution
- b. Vicinity Map
- c. Zoning Map
- d. General Plan Map
- e. Aerial Photograph
- f. Planning Commission Staff Report and Minutes dated March 9, 2015
- g. Planning Commission Staff Report and Minutes dated April 13, 2015
- h. Planning Commission Staff Report, Minutes, and Resolution dated June 8, 2015
- i. Notice of Exemption
- j. Site Plans, Floor Plans, Elevations

RESOLUTION NO. 2017-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING SITE PLAN NO. 1188 TO PERMIT A NEW SELF-STORAGE FACILITY, WHICH WILL INCLUDE 48,052 SQUARE FEET OF SELF-STORAGE SPACE AND 22 RECREATIONAL VEHICLE SPACES, AND A BLOCK WALL SEVEN FEET IN HEIGHT. THE PROJECT IS LOCATED AT 1837 LOMITA BOULEVARD, IN THE C-G, COMMERCIAL GENERAL ZONE. FILED BY GIUSEPPE FINAZZO OF 19 STIRRUP RD, RANCHO PALOS VERDES, CA 90275.

Section 1. Recitals.

- A. The Planning Commission of the City of Lomita has considered a Site Plan Review to permit a new self-storage facility, which will include 48,052 square feet of self-storage space and 22 recreational vehicle spaces, and a block wall seven feet in height. The project is located at 1837 Lomita Boulevard, in the C-G, Commercial General Zone. Filed by Giuseppe Finazzo of 19 Stirrup Rd, Rancho Palos Verdes, CA 90275 (“Developer” or “Applicant”).
- B. The subject site is zoned C-G and designated “Commercial” by the City’s General Plan. Pursuant to Section 11-1.45.04 of the Lomita Municipal Code, a site plan review is required for all new proposed projects including self-storage, outdoor storage, and walls or fences exceeding six feet in height.
- C. On June 8, 2015 the Planning Commission held a duly noticed public hearing and accepted and considered all of the public testimony on an identical application for Site Plan Review No. 1162. The Commission found that the Applicant had addressed the comments from previous testimony and approved Site Plan No. 1162 subject to conditions set in Resolution No. 2015-13.
- D. The approval for Site Plan No. 1162 became null and void on June 8, 2017 after 24 months of inactivity in accordance with Condition of Approval No. 3 of Resolution No. 2015-13.
- E. On September 11, 2017 the Planning Commission held a duly noticed public hearing and accepted and considered all of the public testimony on the application.
- F. This project has been evaluated in accordance with the California Environmental Quality Act and in accordance with Section 15332 (In-fill Development Projects), 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 self-storage facility will be 48,052 square feet in size and located on an in-fill lot less than one acre (26,544 square feet). The development is fully located within the City limits, is consistent with the applicable General Plan and Zoning designations, and is fully served by all required utilities. The site also has no value as a habitat for endangered, rare, or threatened species. The Planning Commission has determined that the project is exempt under Section 15332 and there is no substantial evidence that the project may have a significant effect on the environment or that any of the exceptions to the exemptions apply.

Section 2. Findings.

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

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

The subject property is located in the C-G zone. Pursuant to Section 11-1.45.04 of the Lomita Municipal Code, the Commission may approve self-storage facilities, outdoor storage, and walls

exceeding six feet in height subject to site plan approval. The project complies with all other applicable requirements of the Article.

- 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; and*

The site is suitable for the proposed self-storage and RV storage facility. As detailed by the development standards analysis, the site can meet all zoning requirements. There have been several traffic studies submitted detailing that the adjacent street can accommodate the traffic expected with this type of use and that the proposed parking is adequate. To enhance the separation between the neighboring residential properties and promote compatibility with adjacent neighbors, staff has added a condition of approval requiring a minimum of five (5) live, 25-foot evergreen trees, spaced 15 feet on-center, in the rear setback area to provide screening to the adjacent residential areas. In addition, the building will be setback 16 feet from the rear property line to provide an adequate buffer between the proposed commercial development and the existing residences.

The RV storage area of the project will also not have an impact on surrounding properties due to its location and design on the property. The RV storage will be enclosed on two sides (north and south) and directly adjacent to a perimeter wall on the east side of the building. The only open area will be towards the center of the project to provide access for the vehicles, and this area will be shielded from the Lomita Boulevard right-of-way due to the narrow shape of the lot and the installation of a security gate.

The proposed walls exceeding six feet in height will help to minimize any potential impact on the adjacent properties as well since the properties to the north are on a higher elevation than the subject site. The Applicant also proposed a seven-foot rolling gate to help secure the storage area so that it will not have an impact on any of the surrounding properties.

The proposed use and project is consistent with the "Commercial" General Plan land use designation and is a permitted use within the corresponding CG zone.

- 3. The development design is suitable and functional. This requirement shall not be interpreted to require a particular style or type or architecture.*

The development and design is suitable and functional as the project meets all development standards and includes security and separation features, such as walls, gates, and trees, to enhance compatibility with surrounding properties.

Section 3. Based on the above findings, the Planning Commission of the City of Lomita hereby approves Site Plan Review No. 1188 subject to compliance with all applicable laws and ordinances of the City as well as the addition of 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 May 11, 2015, ("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 Developer 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 Developer 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, Developer 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. Developer agrees, as a condition of adoption of this resolution, at Developer'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. Developer's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof.
7. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required per City Code.
8. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property.
9. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit.
10. Developer 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.
11. If Developer, owner, or tenant fails to comply with any of the conditions of this permit, the Developer, owner, or tenant shall be subject to a civil fine pursuant to the City Code.
12. Prior to the issuance of building permits, Developer shall correct all violations of the City Code existing on the project property.
13. Prior to the issuance of building permits, Developer shall sign an affidavit agreeing to the conditions of approval within this resolution.

FIRE DEPARTMENT STANDARD CONDITIONS

14. 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.
15. Before the City issues building permits, Developer 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.

16. At Developer's expense, Developer 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. Developer shall obtain permits for the tests from the Engineering Division. Developer shall send the results of the tests to the Los Angeles County Fire Department and the City Engineer.
17. Developer shall identify all hydrants and fire protection equipment on the project property as required by the Los Angeles County Fire Department.

LANDSCAPING STANDARD CONDITIONS

18. Before the City issues building permits or the proposed use is initiated, 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.
19. Before the City issues a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by the Community Development Director.
20. Developer shall maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so will result in the revocation of this permit and initiation of legal proceedings against Developer.
21. All trees planted or placed on the project property by Developer shall be at least a 36-inch-box size. All shrubs and vines shall be at least a five-gallon size, except as otherwise specified by this permit.
22. The project shall meet the maximum allowable water usage requirements as published by the California Department of Water Resources in compliance with AB 325. The calculations shall be shown on the submitted landscape plans for verification.
23. Developer shall submit four sets of median and parkway landscape and irrigation plans with the first submittal of public improvement plans. Median and parkway landscape and irrigation plans shall be submitted for approval with public improvement plans. Before the City issues a building permit, the irrigation plans must be approved for proper meter size, backflow prevention device, and cross connection control by the Public Works Director or designee.
24. Before the City accepts medians and parkways from Developer, the landscaping thereon must complete a plant establishment period of 90 days or such other time as specified in this permit.
25. Sprinkler heads must rotate and be designed with 70% distribution uniformity in turf areas and 80% in non-turf areas.
26. Runoff directional flow shall be detailed on the landscape plan with as much run-off water captured in landscaped areas as possible.
27. Turf and non-turf areas shall be installed on individual valves of the irrigation system.

LANDSCAPING SPECIAL CONDITIONS

28. The Applicant shall provide a minimum of five (5), live 25-foot-tall evergreen trees (36-inch-box size) to be distributed 15 feet on-center in the rear yard setback.

29. The type and location of trees to be planted in the rear yard setback shall not undermine the existing retaining wall located to the rear of the property.
30. A minimum of three (3) trees (36-inch-box size or larger) shall be installed along the required landscaped area facing Lomita Boulevard.

PLANNING STANDARD CONDITIONS

31. The final building plans submitted by Developer with the building permit application shall depict all building materials and colors to be used in construction.
32. The Developer shall install a solid waste and recyclable material storage area as required by Los Angeles Department of Building and Safety.
33. Any application for a minor modification to the project shall be accompanied by three copies of the plans reflecting the requested modification, together with applicable processing fees.
34. Before the City issues building permits, Developer 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.
35. For any exterior utility meter panels, Developer 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.
36. Developer shall provide for dust control at all times during project property preparation and construction activities.
37. Developer shall stripe loading zones for loading and unloading activities only and post adequate signage to prohibit storage or other non-loading activity within the loading zone.
38. Developer shall not store construction materials or vehicles outdoor on the project property.
39. 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 may be revoked, suspended, or modified by the Planning Commission or the City Council at any time, after a noticed hearing in accordance with the Lomita Zoning Ordinance.
40. The Planning Commission may review this approval upon notice of violation by the Code Enforcement Officer.
41. The final inspection shall not be granted until all conditions of approval have been met and verified by staff.
42. The Community Development Director may approve minor changes to the approved plans. For numerical standards, the Community Development Director may approve deviations up to 10% if City code requirements are otherwise met.
43. In the event of a disagreement in the interpretation 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.
44. 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.

PLANNING SPECIAL CONDITIONS

45. This permit allows the construction of a self-storage facility with recreational vehicle storage and walls with a maximum of seven feet in height at the project property.
46. The Applicant shall submit a photometric plan that provides energy-efficient, vandal-resistant lights in their parking areas, arranged to reflect light away from adjoining properties. All parking lot areas shall be lit at 1-foot candle or greater, not to exceed 3-foot candles. Design and location of lighting in the parking area will be subject to the Community Development Director's approval.
47. The project property's 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, light standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard height and material for design review and approval of the Community Development Director.
48. In order to minimize light and glare on the project property, all parking lot and exterior structure light fixtures shall divert lighting downward onto the project property and shall not cast light on any adjacent property or roadway.
49. The Applicant shall install 25 feet of red curb immediately west and east of the project property's driveway located on Lomita Boulevard to provide additional visibility for that access.
50. The Applicant shall provide at least three (3) feet of vertical airspace to be kept clear east and west of the project property's driveway on Lomita Boulevard to further enhance motorists' awareness when exiting the driveway.
51. Developer shall pay the applicable Water Facilities Fee, currently one-and-a-half (1½) percent of the valuation of the development.
52. Developer shall pay the applicable Commercial Development Tax.
53. The Developer shall pay the Parkway Tree Fee.
54. Developer shall provide sound attenuation systems to reduce the noise generated by rooftop mechanical and Heating, Ventilation, and Air Conditioning ("HVAC") equipment to the satisfaction of the Community Development Director.
55. All rooftop mounted mechanical and HVAC equipment shall be architecturally screened by use of similar material, texture, and finish as the rest of the building and shall be painted to match the building's exterior.
56. The Developer shall install "No Trespassing" & "No Skateboarding" signage to the satisfaction of the Community Development Director.
57. The permitted hours of operation for the self-storage facility are 8:00 a.m. to 8:00 p.m. every day of the week.
58. On-site management shall be present during all hours of operation.
59. On-site security personnel shall be present between the hours of 8:00 p.m. and 8:00 a.m.
60. No hazardous materials shall be stored anywhere on the project property or within any storage unit.

61. The block wall at the rear north side of the property shall be constructed before construction of the structure to the extent feasible as determined by the Community Development Director.
62. The perimeter block wall shall be seven feet in height as measured from the higher grade.
63. The project property's lighting located along the rear (north) elevation shall be motion sensor activated and reviewed and approved by the Community Development Director as part of the lighting plan.
64. All signs, including those shown on the plans, shall be reviewed under a separate permit and comply with Section 11-1.67 (Signs) of the Lomita Municipal Code.
65. There shall be no repair or maintenance of the recreational vehicles on-site.
66. The Developer shall provide a minimum of three (3) trees subject to review and final placement by the Community Development Director.
67. In accordance with Lomita Zoning Code Section 11-1.66.04 (Loading), the Developer shall provide a minimum of three (3) designated loading spaces. Final location shall be to the satisfaction of the Community Development Director.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 11th day of September, 2017 by the following vote:

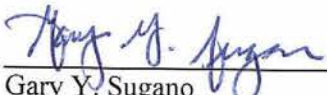
AYES: Commissioners: Thompson, Cammarata, Dever, Hoy, Popelka, Santos, Graf

NOES: Commissioners: None

ABSENT: Commissioners: None



Michael Graf, Chair

ATTEST: 

Gary Y. Sugano
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.

September 11, 2017

A REGULAR MEETING OF THE
LOMITA PLANNING COMMISSION

1. OPENING CEREMONIES

- a. Call Meeting to Order

Chair Graf 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 Graf, Commissioner Dever led the flag salute.

- b. Roll Call

Responding to roll call by Recording Secretary Teresa Vallejo were Commissioners Cammarata, Dever, Hoy (arrived at 6:32pm), Popelka, Santos, Thompson and Graf. Also present were Assistant City Attorney Lauren Langer, Principal Planner Alicia Velasco and Assistant Planner Laura MacMorran and Administrative Analyst Daniella Ward.

2. ORAL COMMUNICATIONS

None.

3. CONSENT AGENDA

- a. Approval of Minutes: August 14, 2017

Commissioner Popelka moved to approve the August 14, 2017 Minutes. Commissioner Santos seconded the motion which carried unanimously.

AYES: COMMISSIONERS: Popelka, Santos, Cammarata, Dever, Thompson, Graf
NOES: COMMISSIONERS: None
ABSTAIN: COMMISSIONERS: Hoy
ABSENT: COMMISSIONERS: None

Chair Graf requested items #4 and #5 to be reversed for discussion. Commissioner Thompson will be recusing himself from item #5.

Commissioner Cammarata moved to reverse items #4 and #5. Commissioner Santos seconded the motion which carried unanimously.

AYES: COMMISSIONERS: Cammarata, Santos, Dever, Hoy, Popelka, Graf
NOES: COMMISSIONERS: None
ABSTAIN: COMMISSIONERS: Thompson
ABSENT: COMMISSIONERS: None

PUBLIC HEARINGS

- 4. SITE PLAN REVIEW NO. 1188** – A request to permit a new self-storage facility which will include 48,052 square feet of self-storage space and 22 recreational vehicle spaces and to permit a block wall seven feet in height. The project is located at 1837 Lomita Blvd., in the C-G, Commercial General Zone. Filed by Giuseppe Finazzo, 19 Stirrup Road, Rancho Palos Verdes, CA 90275.

Principal Planner Alicia Velasco presented the report. The General Plan and Zoning designation for this property is Commercial. The existing condition of the lot is that it's 26,544 sq. ft. and is currently vacant. This is the fifth proposal for a self-storage facility at this location. The four previous proposals did expire, including Site Plan Review No. 1162 which is identical to this proposal. The applicant is here this evening, and he will be able to speak regarding the expiration. However, in the staff report, there was an explanation that the project is prepared for Building and Safety permits; but applicant had requested a renewal for Building and Safety not realizing that it did not trigger a renewal through the City as well and that there are actually two separate entities.

The identical project was initially approved on June 8, 2015 and only valid for 24 months and expired on June 8, 2017. The Building and Safety plans have been approved. Details of the identical previous proposal were briefly reviewed. The Conditional of Approval remains regarding the evergreen trees being planted in that space. The majority of the parking is located at the front with the office; there is access to the rear of the property and the fire truck turnaround. The RV storage spaces are at grade and also loading spaces which were a Condition of Approval from the previous proposal. Power point presentation showed elevations of the project.

A traffic study was prepared by a licensed engineer for the previous proposal which found that the trip generation rates were 121 trips per day and that the project will have no impact on current operating levels on Lomita and Western Boulevards. A parking analysis was also conducted because the City doesn't have a parking requirement for self-storage facilities. That analysis found that the parking ratio of one space per 5,000 sq. ft. is appropriate for this type of use. The project requires 12 spaces. The project meets all development standards including providing those 12 parking spaces.

Staff reviewed this project with the required site plan review findings and found that it's identical to the previously approved site plan and adheres to those conditions of approval. It meets all development standards and is consistent with the general plan. The site is suitable for the proposed self-storage and RV storage facility. The proposed 7 ft. walls and gates minimize potential impact on the adjacent properties, and the traffic study determined that there will be no impact. Staff recommends approving Site Plan No. 1188 with the attached conditions.

Chair Graf opened the public hearing.

Joe Finazzo, applicant, stated that they had a couple of setbacks with the project. One was a personal issue with immediate family. The other issue was the L.A. County Department of Bldg. & Safety office in Alhambra. They have a huge waiting time before sending the plans back to applicant; and just before final approval, there was a problem with the fire department that held up the permit for the fire portion of the project. Everything is now finalized and ready to move forward as soon as site plan review is approved.

George Kivett, Lomita resident, is in favor of the project and would recommend approval. He feels that the 7 ft. wall will help mitigate noise.

Chair Graf closed the public hearing.

Commissioner Popelka stated that this is a great looking facility and added that there is a need for RV storage and glad to see this project moving forward.

Commissioner Cammarata was in agreement with Commissioner Popelka.

Chair Graf asked staff about the possibility of installing a block wall prior to excavation and construction to limit noise for adjacent properties.

Discussion followed regarding adding a condition for installation of block wall prior to construction. Mr. Finazzo stated that the project is estimated to be completed in a year and a half.

Ms. Langer stated that there could be an addition to Condition #61; “the block wall at the rear north side of the property shall be constructed before construction of the structure to the extent feasible as determined by the Community Development Director”. It can also be separated out, the pre-construction work that happens with the grading and shoring as opposed to work on the building permit that is even more specific.

Commissioners and staff agreed to the addition to Condition #61 in the Resolution.

Vice-chair Thompson moved to approve Site Plan Review No. 1188 subject to the findings and conditions set forth in the staff report and additional condition as stated above. Commissioner Cammarata seconded the motion which carried unanimously.

AYES: COMMISSIONERS: Thompson, Cammarata, Dever, Hoy, Popelka, Santos, Graf
NOES: COMMISSIONERS: None
ABSTAIN: COMMISSIONERS: None
ABSENT: COMMISSIONERS: None

Vice-chair Thompson recused himself from item #5 due to conflict of interest.

- 5. SITE PLAN REVIEW NO. 1189** – A request to permit a new block wall with a height of six feet within the 20-foot front yard setback, instead of the 42-inch Code allowed maximum, to an existing single-family residence located at 25149 Ebony Lane, in the Single-Family Residential (R-1) Zone. Filed by James Thompson, 25419 Ebony Lane, Lomita, CA 90717.

Administrative Analyst Daniella Ward presented the report. This Site Plan Review is a request for a modification from the Zoning Code to permit a new block wall with a height of six ft. within the 20 ft. front yard setback instead of the code allowed 42 inch maximum. The property is located in the Single Family Residential Zone which is consistent with its general plan designation of Low Density Residential. It was constructed in 1956, the existing residence and attached garage is 1, 325 sq. ft.; the lot is 5501 sq. ft. Currently, there is an existing wooden fence which is not located within the 20 ft. setback.

Due to the configuration of the dwelling and driveway at the rear of the irregularly shaped corner lot, the property lacks a back yard. Although the Code defines the front of the property, according to the U.S. mailing address on Ebony Lane, the dwelling is in fact oriented to face 252nd Street. These conditions make it difficult for the property owners to enjoy the typical back yard space that most single family residential properties have.

The wall will be constructed of concrete blocks and includes a gate flanked with light posts. Extending across less than half of the front property line, the wall will provide property owners back yard space while maintaining the visual appearance of the front yard in an aesthetically pleasing manner. The driveway of this property and the driveway of the adjacent property are both the required width of 12 ft., which will allow for adequate visibility when exiting the properties.

The project meets all development standards apart from the 42 inch maximum front yard setback. The 6 ft. block wall is both suitable and functional. The wall will allow the property owners to make better use of their yard on the irregularly shaped, narrow, corner lot. The wall will not extend across more than half of the property line, maintaining the visual appearance of the front yard in an aesthetically pleasing manner.

Therefore, staff recommends that the Planning Commission approve Site Plan No. 1189. Ms. Ward stated that staff received two letters regarding this request today and copies were provided for Commissioners.

Brief discussion followed regarding setbacks for proposed project.

Chair Graf opened the public hearing.

Roy Atia, Project Manager with Signature Home Remodeling, stated that it will not just be a block wall and will have stucco with veneer stone on six ft. columns with lights.

George Kivett, Lomita resident, stated that he is familiar with the property and the property does have a unique lot shape and location. Ebony Lane runs in a somewhat diagonal direction. He added that will be aesthetically pleasing with the stonework. He is in favor of this project.

Chair Graf closed public hearing.

Commissioner Popelka moved to approve Site Plan Review 1189. Commissioner Santos seconded the motion which carried unanimously.

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

- 6. CONDITIONAL USE PERMIT No. 304** – A request to allow a restaurant and catering business located at 25600 Narbonne Avenue to sell beer and wine for consumption on the premises in the Commercial General Zone. Filed by Crystal Coser, 56 Eastfield Drive, Rolling Hills, CA 90274.

Assistant Planner Laura MacMorran presented the report. Request is to consider the sale of beer and wine at 25600 Narbonne Avenue at an incoming restaurant and caterer. The site is approximately 5,291 sq. ft. at the corner of 256th Street and Narbonne Avenue and contains a 2,500 sq. ft. building. It was originally constructed in 1956. In 1997, the building was expanded and the Planning Commission approved six parking spaces. In 2009, Planning Commission issued a Determination of Similarity for a commercial kitchen to operate at the site. The immediate prior use was also a food service establishment. The proposed use is for beer and wine at 25600 Narbonne Avenue which is a permitted use in the Commercial General Zone. The General Plan designates this area as commercial. This is compatible with a restaurant and caterer that sells beer and wine with a conditional use permit.

The restaurant primarily faces Narbonne Avenue and access to the site's parking lot is from 256th Street. The applicant is renovating the interior dining area. The kitchen will not have modifications. There is seating for 37 individuals. The following findings have been made: a previous food establishment occupied this site for several years and the addition of beer and wine at a bona fide eating establishment will not change the use; the building is being renovated and no new square footage is proposed; six parking spaces are required and provided; the operating hours are suitable; and the site is located on Narbonne which is a major north-south thoroughfare.

For the sale of alcoholic beverages, the City has distance requirements. The first is that it is a minimum of 300 feet from sensitive uses. Within the 300 feet radius is Kid's Story Inc., a preschool located at 25527 Narbonne. Another distance requirement is that it shall be 300 ft. away from any establishment authorized to sell alcoholic beverages for off-site consumption. Across the street is Ace Hi Liquors at 25511 Narbonne. However, the Planning Commission may modify the distance requirements if additional findings are made. Given the depth and the width of Lomita's parcels and the proximity to sensitive uses, it would be a hardship if this was the sole criteria to evaluate a conditional use permit for beer and wine sales. In addition, on-site consumption at a bona fide eating establishment should not affect public safety. This business will not have "cash and carry" sales at this location. Also, restaurants and those that serve beer and wine draw people to commercial areas.

Staff examined the public safety data from 2016 within the reporting district 1711, there 85 incidences compared to an average of 68 incidences per district for the city of Lomita. However, reporting district 1715 only had nine incidences and that skews the average. In reporting district 1711, 40% of those crimes were attributed to auto-related crimes; and therefore, this business would not have any impact.

In conclusion, staff is recommending approval of CUP No. 304 with conditions.

Brief discussion followed regarding beer and wine consumption for on-site only and business license at this location.

Chair Graf opened the public hearing.

Crystal Coser, applicant, stated that she feels that this full-service restaurant is a nice addition to the community. The sale of beer and wine would be an added amenity to the menu.

George Kivett, Lomita resident, stated that he has heard very positive comments regarding the new proprietors of this business. He added that the sale of beer and wine could be a great complement to their meals. He recommends approval of the CUP.

Chair Graf closed the public hearing.

Commissioner Popelka stated that a restaurant business has a hard time surviving and the sale of beer and wine would be a good addition and also help the bottom line to remain open.

Commissioner Dever asked staff about a lot of red curb on 256th and feels that it takes away need parking for patrons at the restaurant. Ms. Velasco stated that Public Works is looking into this matter.

Commissioner Cammarata moved to approve Conditional Use Permit No. 304. Commissioner Hoy seconded the motion which carried unanimously.

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

7. CONDITIONAL USE PERMIT No. 305 – A request to allow an automobile repair and automobile body shop to operate with four service bays for the properties located at 2429-2431 Lomita Boulevard in the CG, Commercial General Zone. This Conditional Use Permit shall supersede Conditional Use Permit No. 144. Filed by Nery M. Hernandez Alvarado, 21313 Halldale Avenue, Torrance, CA 90501.

Assistant Planner Laura MacMorran presented the report. This is a request for a conditional use permit for an auto body and auto repair at 2429-2431 Lomita Boulevard. The subject site comprises of approximately 31,000 sq. ft. It was a former swim club for approximately 30 years. In 1994, the Planning Commission approved Conditional Use Permit No. 144 for mixed use for residential and auto sales uses with auto repair. Auto repair and auto body uses are not permitted in mixed use developments. The property owner has decided to move forward with this use and has opted to relinquish CUP 144, and Condition of Approval #23 specifies that CUP No. 305 shall supersede Conditional Use Permit 144. The property has three existing pools which are drained and a 6 ft. fence that separates the pools from the adjacent properties as well as from the rest of the site in the interior of the lot.

The proposed auto body and auto repair shop is compatible with a Conditional Use Permit. The business intends to operate Monday through Friday from 8am to 6pm on Saturdays from 8am to 2pm and closed on Sunday and will employ 3-5 people. Condition of Approval No. 29 specifies these hours of operation.

The applicant is proposing to have four bays on site and a mixture of 1200 sq. ft. of waiting room, office and storage space. The parking requirement is 4 spaces for each bay and 1 for every 250 sq. ft. of other area. The site complies with the parking requirement. The 28 ft. driveway is oversized and the gated entrance is setback 32 ft. from Lomita Boulevard making entrance to the property swift from Lomita Boulevard. The site is served by roads adequate enough to carry traffic generated by the use. Auto repairs were previously performed on this site. The site provides sufficient parking.

Staff is recommending that the Planning Commission adopt a Resolution approving Conditional Use Permit No. 305 with conditions.

Brief discussion followed regarding past and previous uses on this site.

Chair Graf opened the public hearing.

Mr. Nery Hernandez, applicant, stated that he hopes that the proposed permit is approved for auto repair and the business name will be Nery's Auto Repair.

Commissioner Thompson asked applicant about current use. Mr. Hernandez stated that the site was empty at this time but that it was previously used for auto sales. Discussion followed regarding the various functions of auto and auto body repair.

Roxanne Lechuga, Lomita resident and speaking on behalf of St. Mark's Church and preschool. She stated that the preschool's play yard is 6 ft. from an existing bay at the proposed project site. She added that her concern is regarding toxins and exhaust fumes that will blow over onto the play yards. She is requesting stringent rules and regulations be applied for the safety of the children.

Tony Van Dam, speaking on behalf of the Volunteers of America Head Start Program, stated this is one of the programs within St. Mark's Presbyterian Church. On behalf of the parents, he is voicing concern for the safety and health of the preschool children and hopes that there is proper monitoring of air quality.

George Kivett, Lomita resident, stated that this is a very unique parcel in the City. He added that there is a definite hardship for a use at this site. He is in favor of the two parcels being joined for a usable space and doesn't feel that the use would generate a lot of added traffic. Mr. Kivett's concern is with the auto body repair due to the sanding and dust that will be created. He is in favor of the auto repair component of the permit.

Mr. Hernandez stated that he would like to have site permitted for auto repair and auto body but would limit it to auto repair if that is an issue with residents.

Chair Graf closed the public hearing.

Discussion followed regarding AQMD requirement standards and City codes, along with the size and actual uses of buildings/bays for auto and body repair. Status of apartment buildings and pools were briefly reviewed.

Commissioner Cammarata asked staff if a condition could be added regarding AQMD standards. Ms. Langer stated that the Commission could add a condition (Condition #30) saying "operations shall comply with all applicable regulations and licenses including AQMD requirements".

Commissioner Cammarata moved to approve Conditional Use Permit No. 305 with the added Condition. Commissioner Dever seconded the motion which carried unanimously.

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

8. WRITTEN COMMUNICATIONS

Ms. Velasco reviewed Council actions of August and September.

-City Council approved and entered into an agreement with L.A. County Department of Health to inspect the massage establishments once or twice a year for health and sanitation measures.

-Restriping on Narbonne Avenue has been completed.

-Final Map was approved for the project at Narbonne and 250th Street.

OTHER MATTERS

9. PLANNING COMMISSIONER ITEMS

Commissioner Popelka stated that there is a lot of trash on 250th and Feijoa due to a remodel on that corner; Commissioner Popelka thanked Commissioner Cammarata for the answering the audience's questions at the public hearing on the Picerne project.

Commissioner Hoy apologized to the Commission for attendance due to his work schedule.

Chair Graf also thanked Commissioner Cammarata for his service and thanked staff for the way the Picerne public hearing was handled and the detailed report provided for this project. Chair Graf added that the concrete was started on the Brewhouse on Narbonne Avenue along with the mixed use project across from the post office.

10. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Popelka will attend the Council meeting of September 19, 2017. Commissioner was not assigned to the Council meeting of October 3, 2017.

11. STAFF ITEMS - ANNOUNCEMENTS

None.

ADJOURNMENT

The meeting adjourned at 8:10 PM.

ATTEST:

Teresa Vallejo

Teresa Vallejo, Planning Secretary

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING A 90-DAY EXTENSION OF TIME FOR SITE PLAN NO. 1188 TO PERMIT A NEW SELF-STORAGE FACILITY, WHICH WILL INCLUDE 48,052 SQUARE FEET OF SELF-STORAGE SPACE AND 22 RECREATIONAL VEHICLE SPACES, AND A BLOCK WALL SEVEN FEET IN HEIGHT. THE PROJECT IS LOCATED AT 1837 LOMITA BOULEVARD, IN THE C-G, COMMERCIAL GENERAL ZONE. FILED BY GIUSEPPE FINAZZO OF 19 STIRRUP RD, RANCHO PALOS VERDES, CA 90275.

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. 1188 to permit a new self-storage facility, which will include 48,052 square feet of self-storage and space and 22 recreational vehicle spaces, and a block wall seven feet in height. The project is located at 1837 Lomita Boulevard, in the C-G, Commercial General Zone. Filed by Giuseppe Finazzo of 19 Stirrup Rd, Rancho Palos Verdes, CA 90275.
- B. The applicant has submitted the plans for review, and intends to develop the project and satisfy the conditions of approval; and
- C. This approval is for a 90-day extension for Site Plan No. 1188.

Section 2. Findings

The Planning Commission of the City of Lomita hereby approves a one-year extension of time for Site Plan No. 1188 establishing a new expiration date of February 3rd, 2020.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 12th day of November 2019 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

Monica Dever, 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
24300 Narbonne Avenue
Lomita, Ca 90717

RE: 1837 Lomita BLVD

SITE PLAN NO. - 1188

January 29, 2020

Dear Planning Commission,

I would like to apologize for the delay on the 1837 Lomita BLVD project. I have been going through major health issues since September 7, 2019. Please see the timeline listed below.

I first was admitted into Torrance Memorial Medical Center on September 7, 2019 for pancreatitis. After running several tests, doctors couldn't figure out what the cause of the pancreatitis was. I was released on September 8, 2019. Hospital doctors advised me to see a specialist and get another MRI; which I did.

I was admitted back into the hospital for pancreatitis again on October 7, 2019. The doctors ran multiple tests for several days and still could not figure out what was causing the pancreatitis. I was finally released from the hospital on October 11, 2019. The doctors once again advised me to see several specialists and run more tests on an outpatient basis.

On November 1, 2019 I was admitted into Doctors Outpatient Center where Dr. Jason S Snibbe performed a right hip surgery that I had scheduled. I was released the same day. I was given instructions for follow up not only with Dr. Snibbe but also Harbor Physical Therapy Center.

On December 4, 2019 I was admitted back into Torrance Memorial Medical Center for an outpatient procedure on my pancreas. I left hospital being advised to follow up with specialists.

On December 6, 2019 I was admitted into Doctors Outpatient Center again where Dr. Jason S Snibbe performed a left hip surgery that I had scheduled. I was released the same day. I was once again given instructions for follow up not only with Dr. Snibbe but also Harbor Physical Therapy Center.

After multiple MRI's, CT Scans, X-rays and the pancreas procedure ran on the December 4, 2019 the doctors decided I needed another surgery. I was admitted back into Torrance Memorial Hospital on December the 19, 2019 for a laparoscopic surgery to remove a portion of my colon. Once doctors went in Laparoscopically they found an abscess in the portion of my colon that they could not see on any of the scans they ran that was perforated and leaking fluid into my system. At that point they had to

change tacit and proceed to cut me completely open to remove the portion of the colon that was making me sick. I was finally release from the hospital on December 24, 2019.

As you can imagine from this letter the last several months have been a scary and emotional time for me and my family. I'm still going to multiple doctor appointments and physical therapy, but I hope the worst is behind me. We have made the improvements to the property that you requested. We have also attended several meetings with head of building department Roy Itanni. At this point we have approvals on everything except for the Structural plans. We are working closely with Roy and Razmig to make the outstanding corrections and get this project approved.

Sincerely

Joe Finazzo



CITY OF LOMITA PLANNING COMMISSION REPORT

TO: Planning Commission February 10, 2020

FROM: Laura MacMorran, Assistant Planner

SUBJECT: Site Plan Review No.1204
24716 & 24730 Narbonne Avenue, in the C-G, Commercial General Zone

PROJECT DESCRIPTION

A request for a Site Plan Review to permit several small additions totaling 961 square feet, and the expansion of the parking lot in conjunction with the demolition of classrooms, office space, and nonconforming residential structures located at 24716 & 24730 Narbonne Avenue in the Commercial General (C-G) Zone. Filed by Mark Campbell, 24730 Narbonne Avenue, Lomita, CA 90717 (the “Applicant”).

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution approving Site Plan Review No. 1204 subject to the attached findings and conditions, and confirm that the project is exempt from CEQA requirements.

BACKGROUND

In January of 2018, the Planning Commission approved Site Plan Review No. 1191 for a 9,185-square-foot, two-story classroom and office space addition, and the expansion of the parking lot. The Applicant decided not to build the previously approved two-story classroom and office building. This project’s plan is entirely different and is considered a new project subject to its own review.

Project Description

The Applicant is requesting approval of four small additions totaling 961 square feet and expansion of the parking lot. The additions consist of 318 square feet to the existing chapel, a 126-square-foot vestibule, and 517 square feet of office space. In conjunction, a nonconforming single-family dwelling and detached garage located at 24716 Narbonne Avenue and 8,320 square feet of classrooms located at 24730 Narbonne Avenue will be demolished.

Existing Conditions

The Bay Church is located at the corner of Narbonne Avenue and 248th Street. It also has frontage on Woodward Avenue. The subject site consists of two lots with a combined 43,345

square feet of area. The main church comprises 8,320 square feet. There is also a 4,850-square-foot chapel, an approximately 11,000-square-foot two-story classroom/office building, and an 18-space parking lot along Woodward Avenue.

Adjacent Zoning and Land Uses

North	CG (Commercial General)/MUO (Mixed Use Overlay) Current land use Narbonne Ave.: Office Use (Social Services) Current land use Woodward Ave.: Residential
South	CG (Commercial General)/ MUO (Mixed Use Overlay) Current land use: Steel Fabricator and Welder R-1 (Residential -Single-Family) Current land uses: Single-Family Home
West	CG (Commercial General)/MUO (Mixed Use Overlay) Current land use: Auto Repair Shop and Residential
East	R-1 (Residential -Single-Family) Current land uses: Single-Family Home

ANALYSIS

General Plan and Zoning Designation Conformance

The General Plan designation for the subject site is commercial. The General Plan's policy supports a Floor Area Ratio of 1:1. The project would have a floor area ratio of .41. The zoning designation for the subject property is C-G (Commercial General) and is located in the Mixed Use Overlay Zone. A religious facility has existed at this site since the late 1940s. The project is consistent with these designations. Subject to Planning Commission review, additions to religious facilities are permitted in the C-G zone.

Landscaping

The Municipal Code requires landscaping to cover six percent of the lot area not occupied by building area. For lots with more than 10,000 square feet, only non-perimeter landscaping shall be counted to meet this requirement. The lots contain 27,628 square feet that is not occupied by the buildings' footprints. The project provides 1,827 square feet of non-perimeter landscaping, which exceeds the required 1,658 square feet of non-perimeter landscaping.

In addition, the Code requires one tree for every ten parking spaces. The parking lot will have a total of 47 parking spaces. The project provides 7 trees and exceeds this requirement. Along the sidewalk between the parking lot, there are five-foot-wide landscape beds that are also planted with trees.

Parking and Circulation

Currently the subject property has only 18 parking spaces which does not meet the current parking requirements. However per Lomita Municipal Code Sec 11-1.70.17(E)1(c), nonconforming buildings are only required to provide parking for the expanded portion of the building, which in this case is the 318 square foot addition to the chapel. Churches are classified as an assembly hall use, and the number of required parking spaces is determined by the occupancy capacity of the assembly areas, which includes sanctuaries, and chapels. A religious

facility's classrooms and office space are not required to have additional parking as it is incorporated into the ratio for the assembly use.

The chapel is adding 318 square feet, and 45 people could occupy this space. The Code requires one parking space for every three people. As a result, 15 additional parking spaces are required. This project adds 29 parking spaces, which exceeds the requirement.

Presently, the church parking area has one ingress/egress point on Woodward Avenue. Additionally there is an unconnected single family residence (used for storage presently) with its own driveway off of Narbonne Ave. The project proposes three new driveways: 1) one inward bound driveway off of Woodward Ave., 2) one outward bound driveway off of Woodward Ave. and 3) a two-way driveway off of Narbonne Ave. The current proposed driveway widths for Narbonne Ave. and Woodward Ave. are not per code, therefore staff has added Condition of Approval No. 44 requiring the Narbonne width to be 30' and Woodward widths to be 15'. Staff has also added a condition to the resolution requiring entrance and exit signs be installed and arrows painted on the aisles indicating the flow of traffic (COA No. 45). Along all driveways, the first parking stall has been setback 14-foot from the sidewalk to accommodate the appropriate turning radius.

In addition to increasing the number of off-street parking spaces, the parking lot's design will improve circulation as now the entire parking area is connected.

Site Plan Review No. 1204

The project was reviewed with the applicable Code requirements as follows:

Development Standards	Project	Allowed/Required	Compliance
Lot Size	43,345 square feet	5,000 square feet min.	Yes*
Lot Width	158 feet 4 inches (Narbonne Ave.)	50 feet min.	Yes*
Building Addition's Height	17 feet 8 inches	35 feet max.	Yes
Setbacks	Front: 1'8" Side (North): 60' 2 " Secondary Front (248th St.): 1'4" Rear (Woodward Ave): 12'4"	None None None None	Yes Yes Yes Yes
F.A.R.	0.41	1.0	Yes
Off-Street Parking	29 new spaces + 18 existing	15 new spaces + 18 existing	Yes

Development Standards	Project	Allowed/Required	Compliance
Landscaping: Non-Perimeter Trees	6.8% 7	6% 5	Yes Yes

*post lot tie

Per Section 11-1.68.04, additions to such religious facilities must be approved by the Planning Commission. Furthermore, per Section 11.45.04, any new buildings, structures, or additions in the C-G Zone shall be subject to site plan approval by the Planning Commission. After reviewing the proposed development in accordance with Article 70, Section 11-1.70.07, 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;*

The project complies with all of the required development standards for the C-G Zone as set forth in Code Section 11-1.45.06, and for the Off-Street Parking standards set forth in Sections 11-1.66.03 thru 11-1.66.08. The height, setbacks, perimeter and non-perimeter landscaping, parking 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; and*

The subject site is suitable for the proposed additions totaling 961 square feet, and the expansion of the parking lot. Overall there is a net loss of square footage and an increase in landscaping. The floor area ratio is 0.41 and complies with the General Plan.

The properties to the north (24709 Woodward Avenue, and 24710 Narbonne Avenue) will not experience any adverse effects by the church's proposed parking lot. Presently, 24709 Woodward Avenue abuts the existing parking lot and 24710 Narbonne Avenue's entrance faces Narbonne Avenue and its driveway is on the opposite side of the building.

The project adds 29 new parking spaces, which is 14 more than required. This additional parking will help free street parking spaces.

As noted in the staff report, circulation is improved and will avoid traffic congestion. On Narbonne Avenue, the existing driveway will be relocated and widened to accommodate two-way traffic. (COA No. 44) On Woodward Avenue, there will be two, one-way driveways and the 25-wide aisles are connected. A condition of approval has been added requiring directional signs identify the driveways' direction and arrows be painted on the aisles indicating the traffic patterns. (COA No. 45)

3. *The development design is suitable and functional. This requirement shall not be interpreted to require a particular style or type of architecture.*

The additions are suitable and improve the function of the religious facility. The expansion of the chapel and creation of the vestibule will connect the chapel to the existing bathrooms, which are located in building 3. The two new ground floor offices are nestled in between the existing sanctuary and building 3. The fourth addition expands an existing second floor office by 136 square feet.

The maximum addition height of 17 feet 8 inches complies with the C-G Zone's 35-foot maximum building height. The additions' color and materials will complement the existing building.

The parking lot's design includes 14-foot aisle setbacks at each driveway entrance. As the Narbonne Avenue driveway and a portion of the new parking spaces will be located at 24716 Narbonne Avenue, Condition of Approval No. 48 requires that the lots be tied prior to the issuance of building permits.

Environmental Determination

Pursuant to §15301 Existing Facilities of the CEQA Guidelines, the proposed project is categorically exempt from the requirements of CEQA. Specifically, Section 15301(e) exempts minor alterations of existing facilities involving negligible expansion that is less than 2,500 square feet. The site, which is already developed, will add a total of 961 square feet. There will be a substantial reduction in overall square footage due to the demolition of a nonconforming single-family home, and 8,320 square feet of office and classroom space. There is no substantial evidence that the project may have a significant effect on the environment and Staff has attached the Notice of Exemption as Exhibit F to this staff report.

Public Notice

Notices of this hearing, dated January 31, 2020 were mailed to property owners within 300 feet of the subject property and posted at the subject site, City Hall, 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:



Alicia Velasco
Community and Economic
Development Director

Prepared by:



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
- h. Color Elevation

RESOLUTION NO. PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING SITE PLAN REVIEW NO. 1204 TO PERMIT SEVERAL SMALL ADDITIONS TOTALING 961 SQUARE FEET, AND THE EXPANSION OF THE PARKING LOT IN CONJUNCTION WITH THE DEMOLITION OF CLASSROOMS, OFFICE SPACE, AND A NONCONFORMING RESIDENTIAL STRUCTURES LOCATED AT 24716 & 24730 NARBONNE AVENUE IN THE COMMERCIAL GENERAL (C-G) ZONE. FILED BY MARK CAMPBELL, 24730 NARBONNE AVENUE, LOMITA, CA 90717 (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 has considered an application to permit several small additions totaling 961 square feet, and the expansion of the parking lot in conjunction with the demolition of classrooms, office space, and a nonconforming residential structures located at 24716 & 24730 Narbonne Avenue in the Commercial General (C-G) Zone. Filed by Mark Campbell, 24730 Narbonne Avenue, Lomita, CA 90717
- B. Under Section 11-1.45.04 of the Lomita Municipal Code (Code), any new buildings, structures or additions in the C-G Zone are subject to site plan review and approval by the Planning Commission.
- C. Section 15301(e) of the California Environmental Quality Act guidelines exempts minor alterations of existing facilities involving negligible expansion that is less than 2,500 square feet. The site, which is already developed, will add a total of 961 square feet. There will be a substantial reduction in overall square footage due to the demolition of a nonconforming single-family home, and 8,320 square feet of office and classroom space.
- D. On February 10, 2020, the Planning Commission held a duly noticed public hearing and accepted public testimony.

Section 2. Pursuant to Sections 11-1.70.07 (Site Plan Review) of the Code, the Planning Commission of the City of Lomita finds, after due study and deliberation that the following circumstances exist:

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

The project complies with all of the required development standards for the C-G Zone as set forth in Code Section 11-1.45.06, and for the Off-Street Parking standards set forth in Sections 11-1.66.03 thru 11-1.66.08. The height, setbacks, perimeter and non-perimeter landscaping, parking 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 suitable for the proposed additions totaling 961 square feet, and the expansion of the parking lot. Overall there is a net loss of square footage and an increase in landscaping. The floor area ratio is 0.41 and complies with the General Plan.

The properties to the north (24709 Woodward Avenue, and 24710 Narbonne Avenue) will not experience any adverse effects by the church's proposed parking lot. Presently, 24709 Woodward Avenue abuts the existing parking lot and 24710 Narbonne Avenue's entrance faces Narbonne Avenue and its driveway is on the opposite side of the building.

The project adds 29 new parking spaces, which is 14 more than required. This additional parking will help free street parking spaces.

As noted in the staff report, circulation is improved and will avoid traffic congestion. On Narbonne Avenue, the existing driveway will be relocated and widened to accommodate two-way traffic. (COA No. 44) On Woodward Avenue, there will be two, one-way driveways and the 25-wide aisles are connected. A condition of approval has been added requiring directional signs identify the driveways' direction and arrows be painted on the aisles indicating the traffic patterns. (COA No. 45)

3. *The development design is suitable and functional. This requirement shall not be interpreted to require a particular style or type or architecture;*

The additions are suitable and improve the function of the religious facility. The expansion of the chapel and creation of the vestibule will connect the chapel to the existing bathrooms, which are located in building 3. The two new ground floor offices are nestled in between the existing sanctuary and building 3. The fourth addition expands an existing second floor office by 136 square feet.

The maximum addition height of 17 feet 8 inches complies with the C-G Zone's 35-foot maximum building height. The additions' color and materials will complement the existing building.

The parking lot's design includes 14-foot aisle setbacks at each driveway entrance. As the Narbonne Avenue driveway and a portion of the new parking spaces will be located at 24716 Narbonne Avenue, Condition of Approval No. 48 requires that the lots be tied prior to the issuance of building permits.

Section 3. The Planning Commission of the City of Lomita hereby approves Site Plan Review No. 1204 subject to the attached 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 January 29, 2020, ("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 and Economic 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. No extension shall be considered unless requested at least 30 days prior to the expiration date.
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 and Economic Development Director allows Developer 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. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property.
8. 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.
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. Prior to issuance of building permits, Applicant shall sign a letter agreeing to the conditions of

approval within this resolution.

LANDSCAPING STANDARD CONDITIONS

15. 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.
16. Before the City issues a certificate of occupancy, Applicant shall install landscape and automatic irrigation systems.
17. 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.
18. 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.
19. 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.
20. Developer shall submit four sets of median and parkway landscape and irrigation plans with the first submittal of public improvement plans. The City shall approve median and parkway landscape and irrigation plans when the City approves public improvement plans. Before the City issues a building permit, the irrigation plans must be approved for proper meter size, backflow prevention device, and cross connection control by the Public Works Director or designee.
21. Before the City accepts medians and/or parkways from Developer, the landscaping thereon must complete a plant establishment period of 90 days or such other time as specified in this permit
22. Run off directional flow shall be detailed on the landscape plan with as much run-off water captured in landscaped areas as possible.
23. The project shall provide a minimum of 7 parking lot trees and 1,658 square feet of non-perimeter landscaping.

FIRE DEPARTMENT STANDARD CONDITIONS

24. 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.

PLANNING STANDARD CONDITIONS

25. Notwithstanding the square footage of the project, 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
26. The final building plans submitted by the Applicant with the building permit application shall depict all building materials and colors to be used in construction.
27. 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.
28. Applicant shall provide for dust control at all times during project property preparation and construction activities.
29. Applicant shall not store construction materials or vehicles outdoors on the project property.
30. 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.
31. That the Planning Commission may review this approval upon notice of violation by the Code Enforcement Officer.
32. 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.
33. That final inspection shall not be granted until all conditions of approval have been met and verified by staff.
34. Developer 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. Developer 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.
35. For any exterior utility meter panels, Developer 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 rights-of-way, to the maximum extent feasible.
36. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Community and Economic Development Director.
37. This approval is for a 318-square-foot addition to the chapel, a 126 square foot vestibule, 517 square feet of new office space and the expansion of the parking lot to accommodate 47 parking

spaces located at 24716 and 24730 Narbonne Avenue in the Commercial General (C-G) Zone.

PUBLIC WORKS CONDITIONS

38. 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.
39. Per Public Works Director review and approval, all unused approaches must be removed and replaced with sidewalk/parkway improvements to match existing and shall be constructed to meet the American Disabilities Act requirements.
40. Per Public Works Director review and approval all new driveways, approaches, and adjacent sidewalks shall be constructed to meet the American Disabilities Act requirements
41. Civil engineering plans shall be submitted for all right-of-way improvement prior to issuance building permits.
42. The Applicant shall obtain an encroachment permit, and place bonds as necessary from the City of Lomita for all proposed public improvements, including payment of all plan check and inspection fees.
43. Per Public Works Director review and approval, parkway trees shall be located and/or installed every 25 feet on-center along Narbonne Avenue and shall be irrigated by onsite irrigation system until such time as the trees are well established and permanent irrigation is no longer necessary.

PLANNING SPECIAL CONDITIONS

44. The Narbonne Avenue driveway shall be widened to 30 feet and accommodate two-way traffic, and the Woodward Avenue driveways shall be 15 feet wide and accommodate one-way traffic.
45. Directional signs shall be installed beside the driveways, and arrows shall be painted on the aisles indicating the flow of traffic. The locations, size and type of sign shall be submitted to the Community and Economic Development Director for approval prior to submission for building permits.
46. The final design and materials for the 14-foot aisle setback areas shall be included in the landscape plans and submitted to the Community and Economic Development Director for approval prior to submission for building permits.
47. The final design for the trash enclosure shall be submitted to the Community and Economic Development Director for approval prior to submission for building permits.
48. 24716 Narbonne Avenue and 24730 Narbonne Avenue shall be tied and a covenant shall be recorded prior to the issuance of building permits.
49. A masonry wall shall be constructed along the property line shared with the residential use to the north. The wall shall not exceed 42 inches for the first 20 feet from the sidewalk, and then increase in height to six feet for the remained of the lot's length.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 10th day of February, 2020 by the following vote:

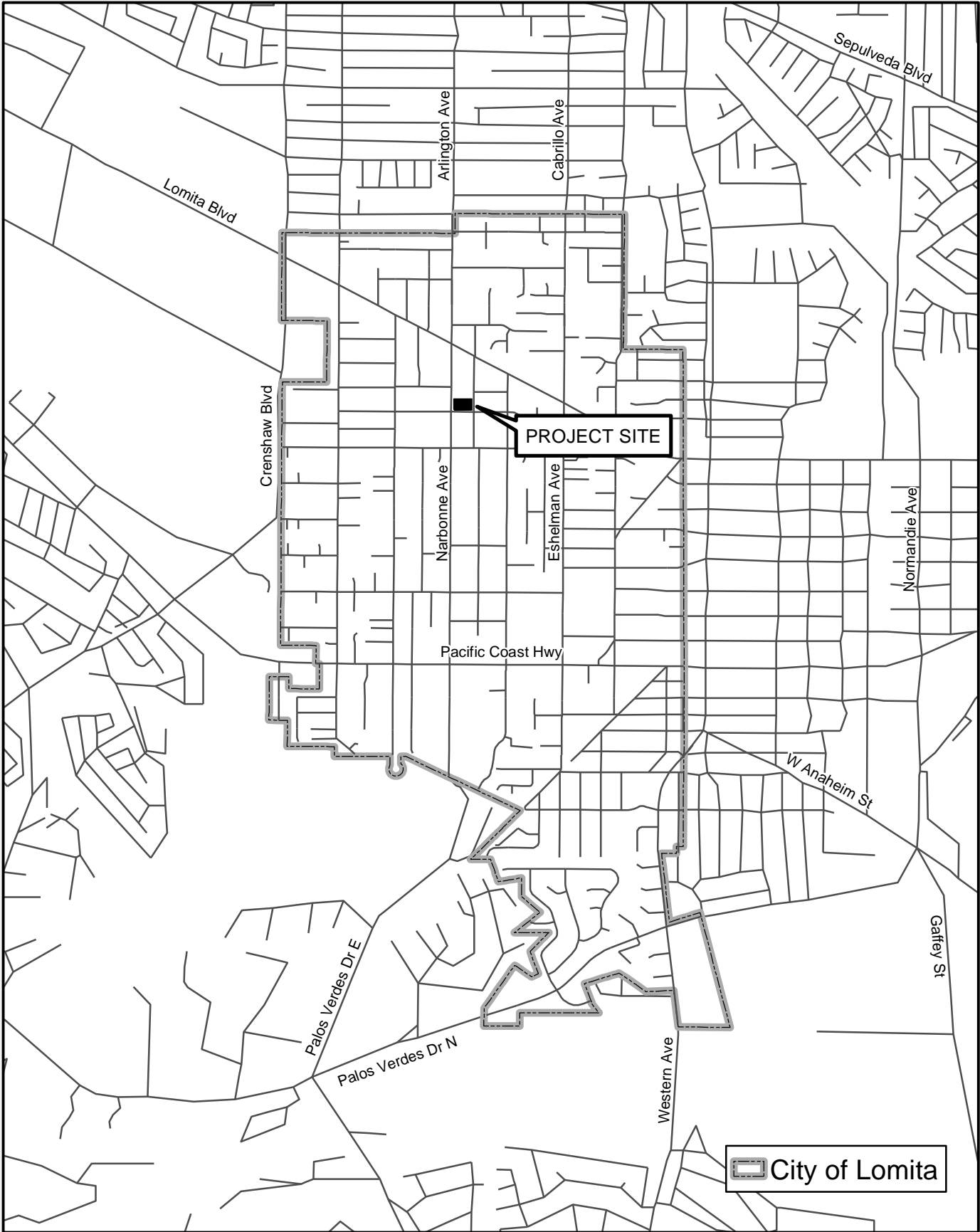
AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
RECUSE: Commissioners:


Monica Dever, 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.



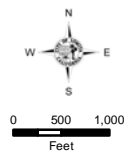
 City of Lomita

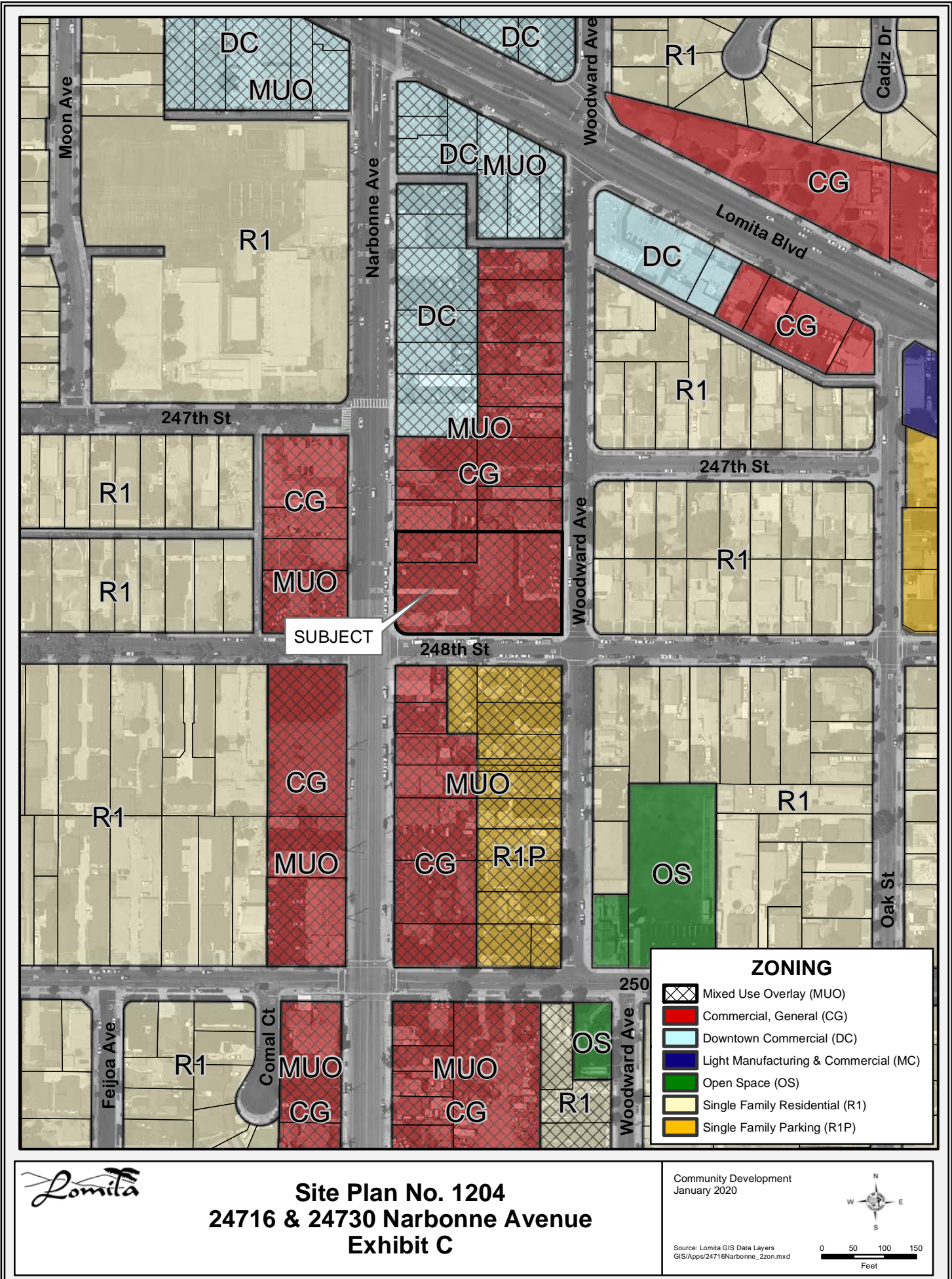


Site Plan No. 1204
24716 & 24730 Narbonne Avenue
Exhibit B

Community Development
 January 2020

Source: Lomita GIS Data Layers, TIGER Files
 GIS/Apps/24716Narbonne_2vy.mxd

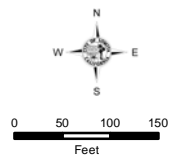


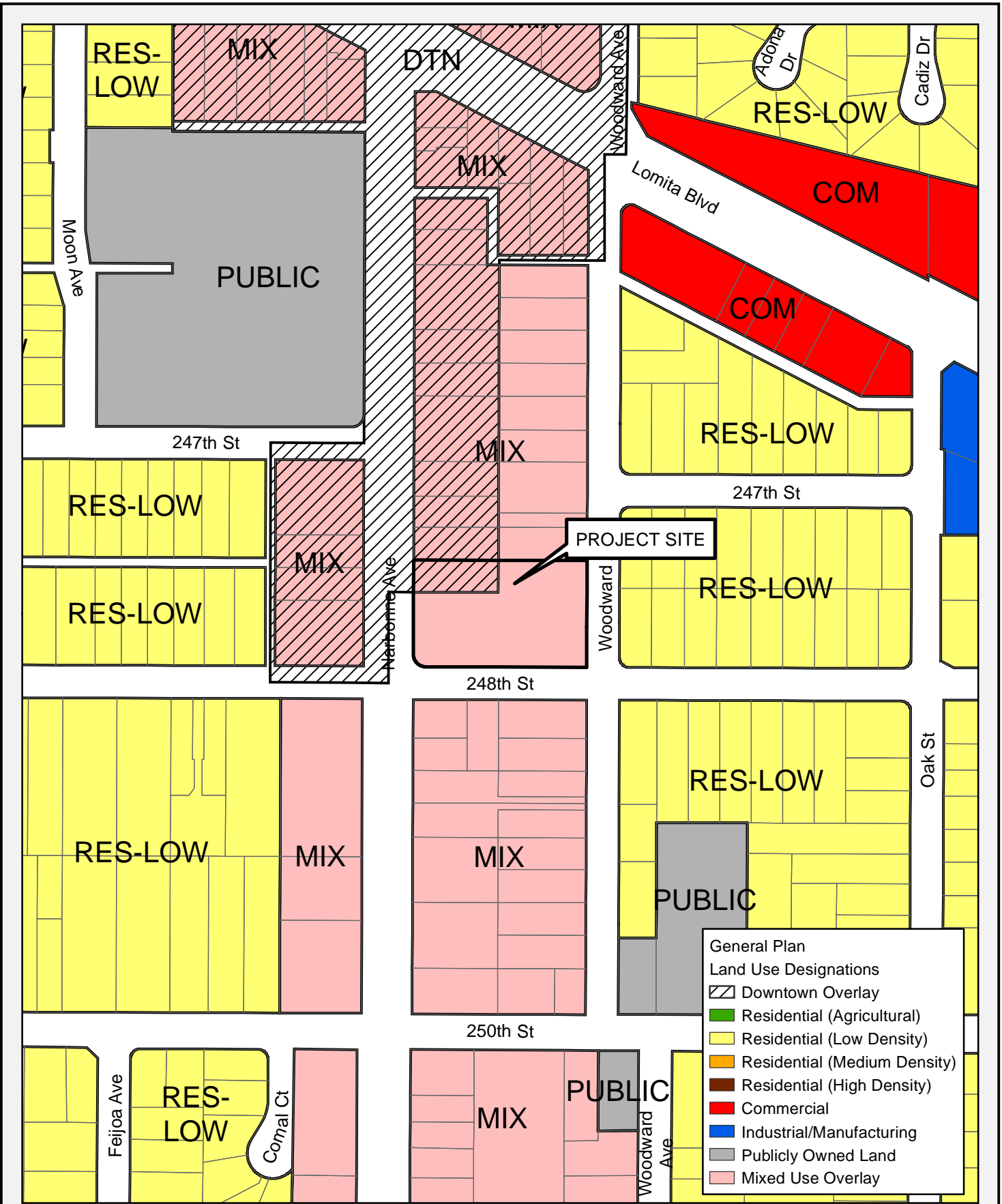


Site Plan No. 1204
24716 & 24730 Narbonne Avenue
Exhibit C

Community Development
 January 2020

Source: Lomita GIS Data Layers
 GIS/Apps/24716Narbonne_2zon.mxd





**General Plan
Land Use Designations**

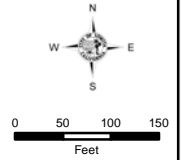
- Downtown Overlay
- Residential (Agricultural)
- Residential (Low Density)
- Residential (Medium Density)
- Residential (High Density)
- Commercial
- Industrial/Manufacturing
- Publicly Owned Land
- Mixed Use Overlay

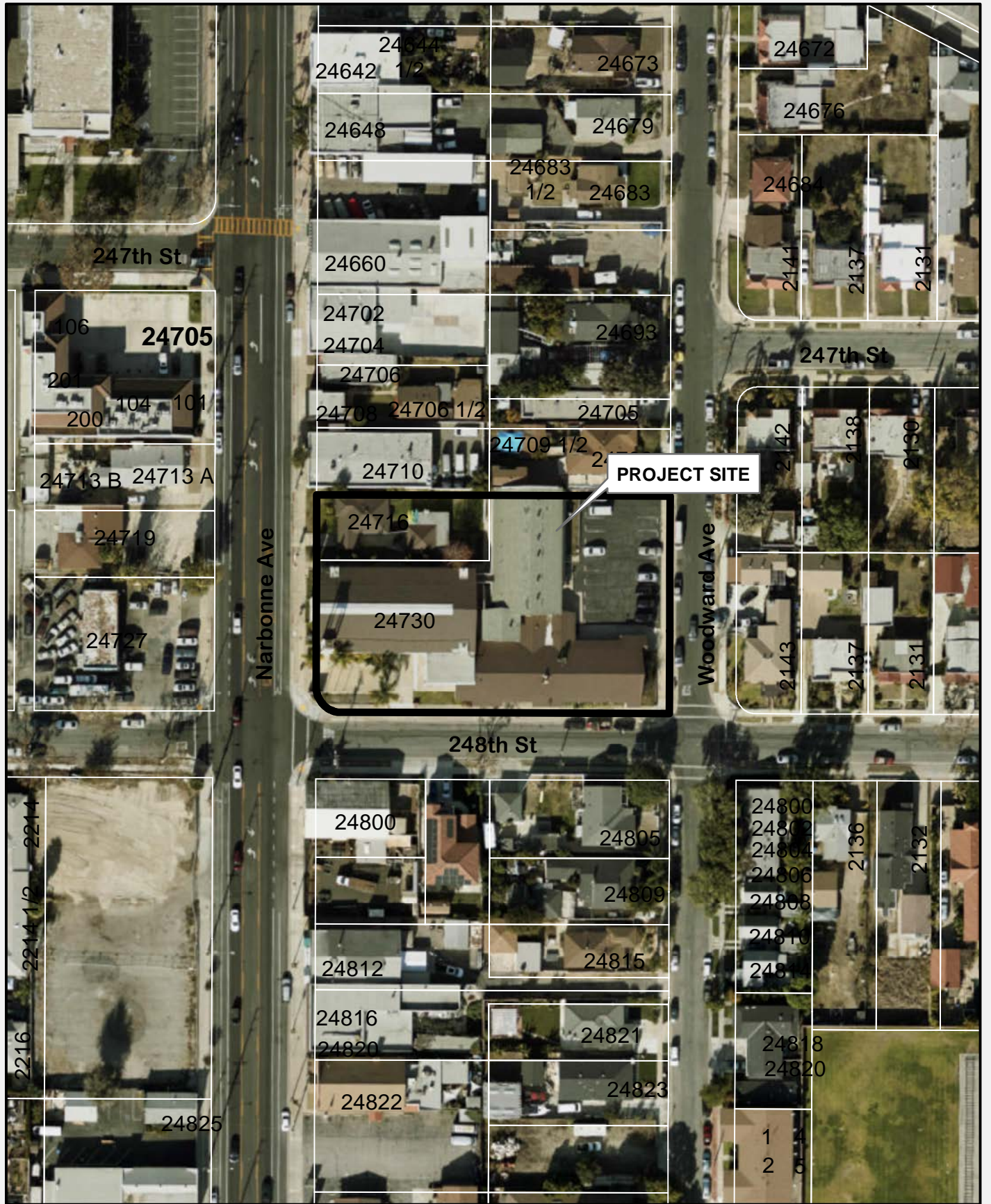


**Site Plan No. 1204
24716 & 24730 Narbonne Avenue
Exhibit D**

Community Development
January 2020

Source: Lomita GIS Data Layers
GIS/Apps/24716Narbonne_2gp.mxd

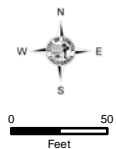




Site Plan No. 1204
24716 & 24730 Narbonne Avenue
Exhibit E

Community Development
 January 2020

Source: Lomita GIS Data Layers
 /Apps/24716Narbonne_2aer.mxd





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

NOTICE OF EXEMPTION

Project Description:

Site Plan Review No. 1204 – A request to permit several small additions totaling 961 square feet, and the expansion of the parking lot in conjunction with the demolition of classrooms, office space, and a nonconforming residential structures located at 24716 & 24730 Narbonne Avenue in the Commercial General (C-G) Zone. Filed by Mark Campbell, 24730 Narbonne Avenue, Lomita, CA 90717 (the “Applicant”).

Finding:

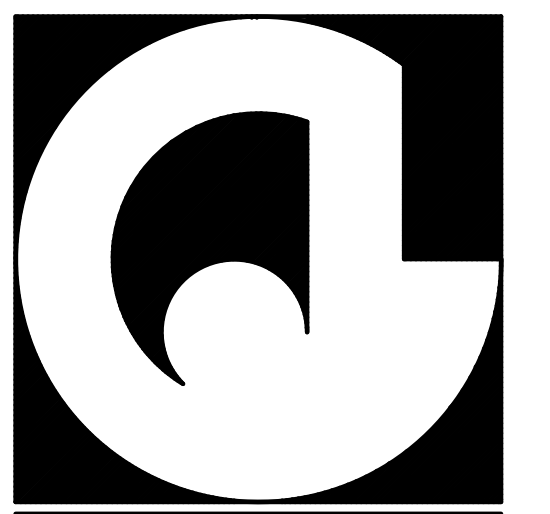
The Planning Division of the Community Development Department of the City of Lomita has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- Ministerial Project
- Categorical Exemption (CEQA Guidelines, Section 15301(e) 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 Pursuant to §15301 Existing Facilities of the CEQA Guidelines, the proposed project is categorically exempt from the requirements of CEQA. Specifically, 15301(e) exempts minor alterations of existing facilities involving negligible expansion that is less than 2,500 square feet. will add a total of 961 square feet. There will be a substantial reduction in overall square footage due to the demolition of a nonconforming single-family home, and 8,320 square feet of office and classroom space. 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
 Director of Community and Economic
 Development



ARCHITECTURE . ENGINEERING

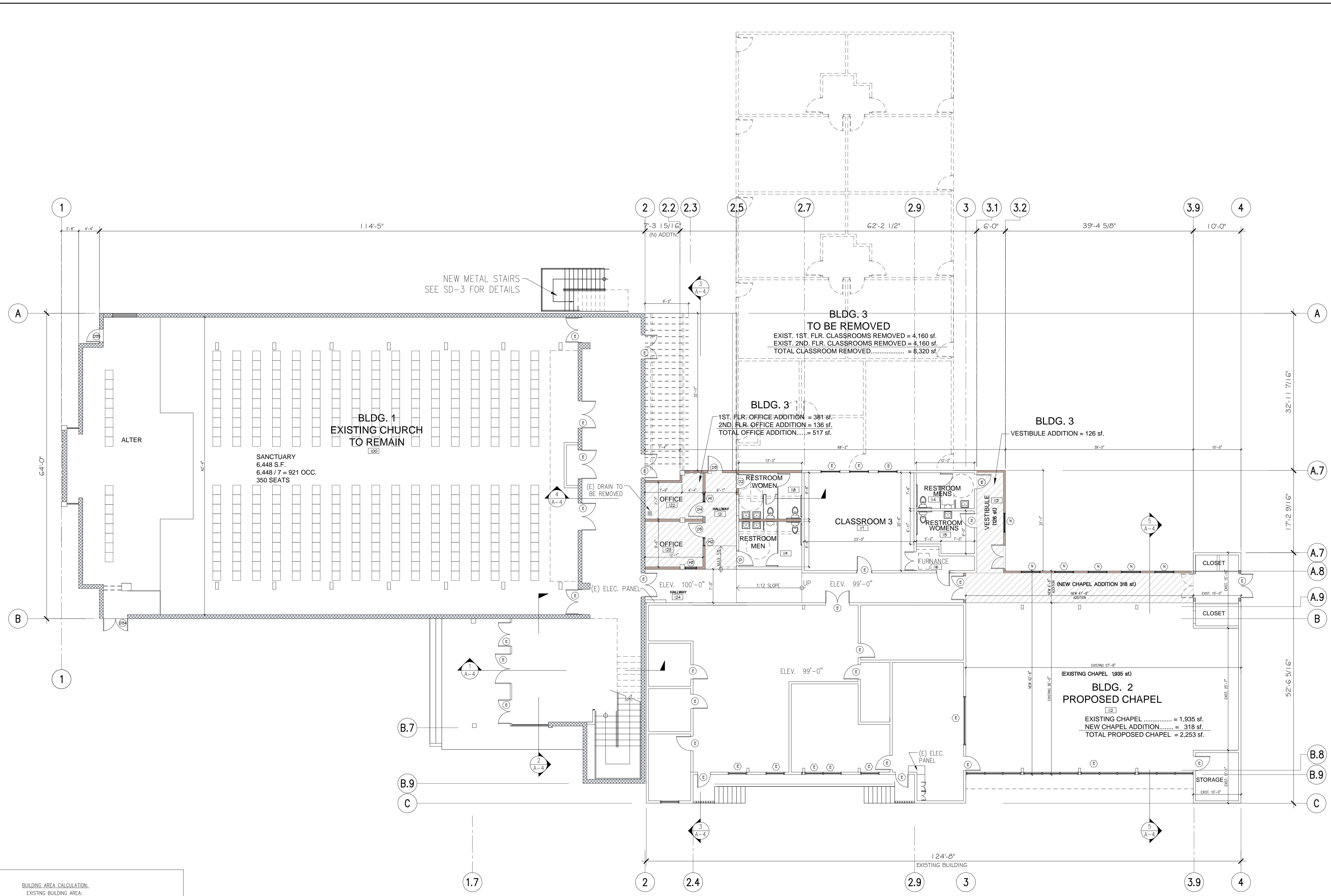
835 MISSION STREET, SOUTH PASADENA, CA 91030
OFFICE : 626-799-4400 FAX : 626-799-7010

PROJECT NAME & SITE ADDRESS:

24730 NARBONNE AVENUE
LOMITA CA. 90717

DEVELOPER :

JOHN G. CATALDO
P.L.L.C.



PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

BUILDING AREA CALCULATION:

EXISTING BUILDING AREA:
 (E) BUILDING FOOTPRINT (FIRST FLOOR) = 19,052 S.F.
 (E) SECOND FLOOR = 5,876 S.F.
 TOTAL EXISTING BUILDING = 24,928 S.F.

EXISTING BUILDING DEMOLITION AREA:
 FIRST FLOOR DEMO = 4,160 S.F.
 SECOND FLOOR DEMO = 4,160 S.F.
 TOTAL DEMOLITION = 8,320 S.F.

PROPOSED ADDITION:
 FIRST FLOOR = 825 S.F.
 SECOND FLOOR = 136 S.F.
 TOTAL BUILDING ADDITION = 961 S.F.

PROPOSED BUILDING AREA:
 24,928 - 8,320 + 961 = 17,569 S.F.

PROPOSED NEW BUILDING FOOTPRINT = 15,717 S.F.

WALL TYPE LEGEND:

- EXISTING 10" BRICK WALL
- EXISTING NON-RATED PARTITION WALL
- NEW NON-RATED PARTITION WALL

FLOOR PLAN LEGEND:

- INDICATES INT. DOOR NUMBER PER SCHEDULE ON SHEET A-5
- INDICATES WINDOW NUMBER PER SCHEDULE ON SHEET A-5
- INDICATES ROOM NUMBER PER SCHEDULE ON SHEET A-5
- PROVIDE EXIT SIGN ABOVE DOOR PER CODE REQUIREMENTS.

- NOTES:**
- ALL WALLS TO HAVE R-13 INSULATION. ALL ROOF/Ceilings TO HAVE R-19 INSULATION. PROVIDE SOUND INSULATION AT RESTROOMS AND CONFERENCE ROOMS.
 - ALL EXIT SIGNS SHALL BE SELF-LUMINOUS TYPE OR ELECTRICALLY ILLUMINATED & ENERGIZED FROM SEPARATE CIRCUIT. ONE OF WHICH SHALL BE FROM STORAGE BATTERIES OR AN ON-SITE GENERATOR.
 - THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNRESTRICTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLE, PULL BOXES, TRANSFORMERS, VALVES, FIRE VALVES, VENTILATORS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOR-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES (ETHER OR NOT) THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

Drawing Content :
PROPOSED FIRST FLOOR PLAN

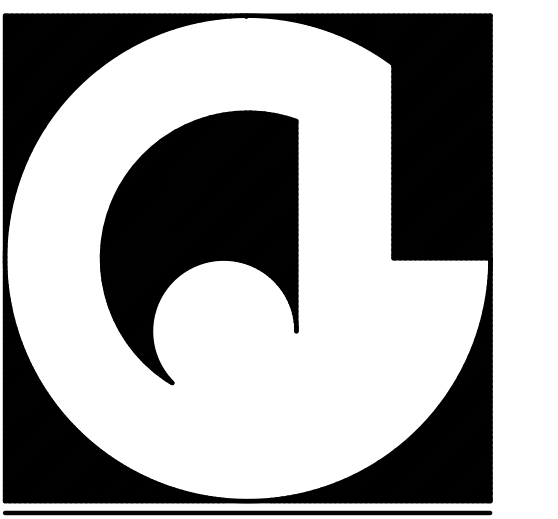


Revisions : _____ Date : _____

Designer : BD
 Manager : NB
 Date : 12/11/2019
 Job No : 2017-075
 Scale : AS NOTED
 Drawing No : _____

A-2.0

SHEET : _____ OF : _____



ARCHITECTURE . ENGINEERING

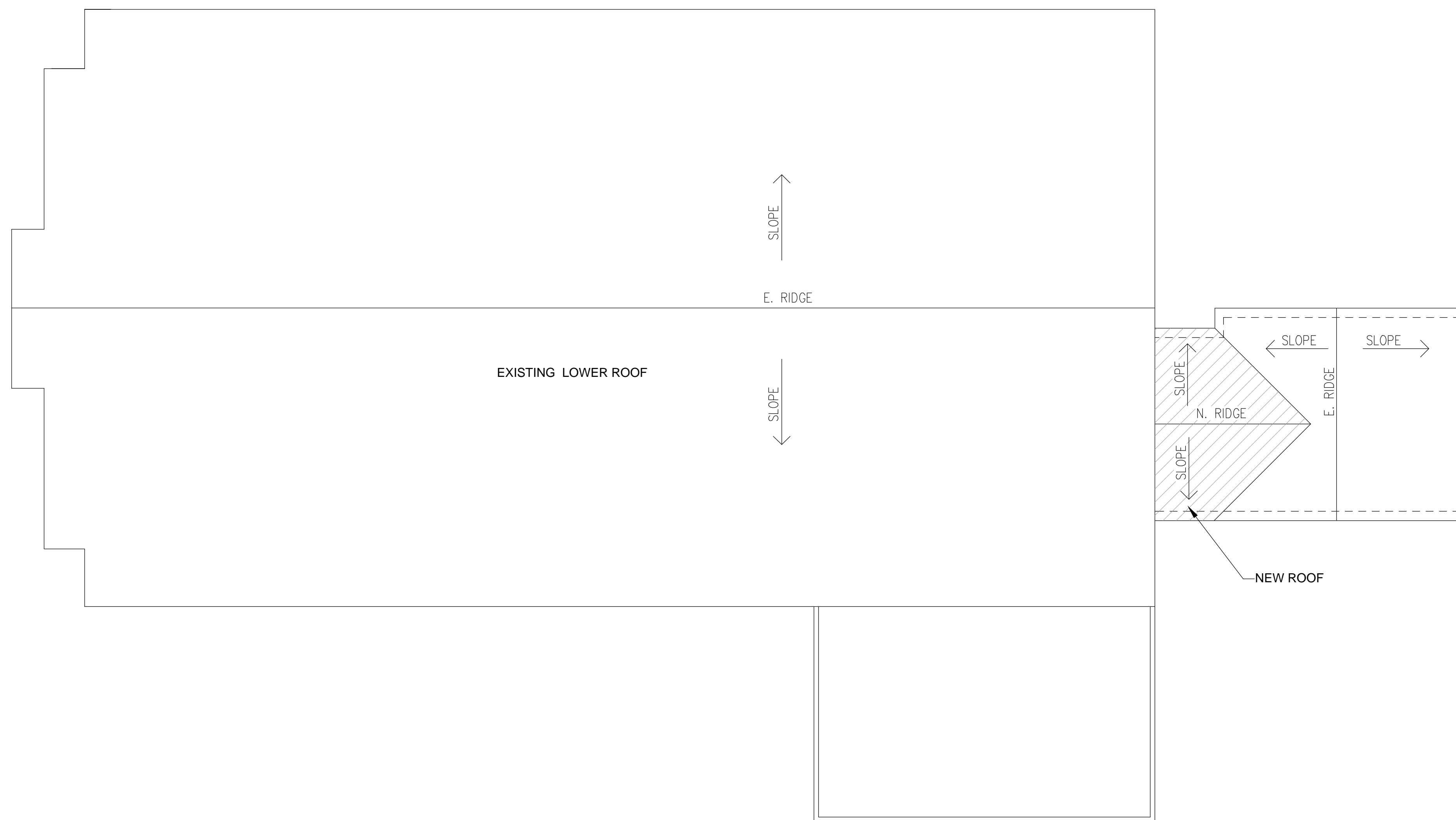
830 MISSION STREET, SOUTH PASADENA, CA 91030
OFFICE : 626-799-4400 FAX : 626-799-7010

PROJECT NAME & SITE ADDRESS:

24730 NARBONNE AVENUE
LOMITA CA. 90717

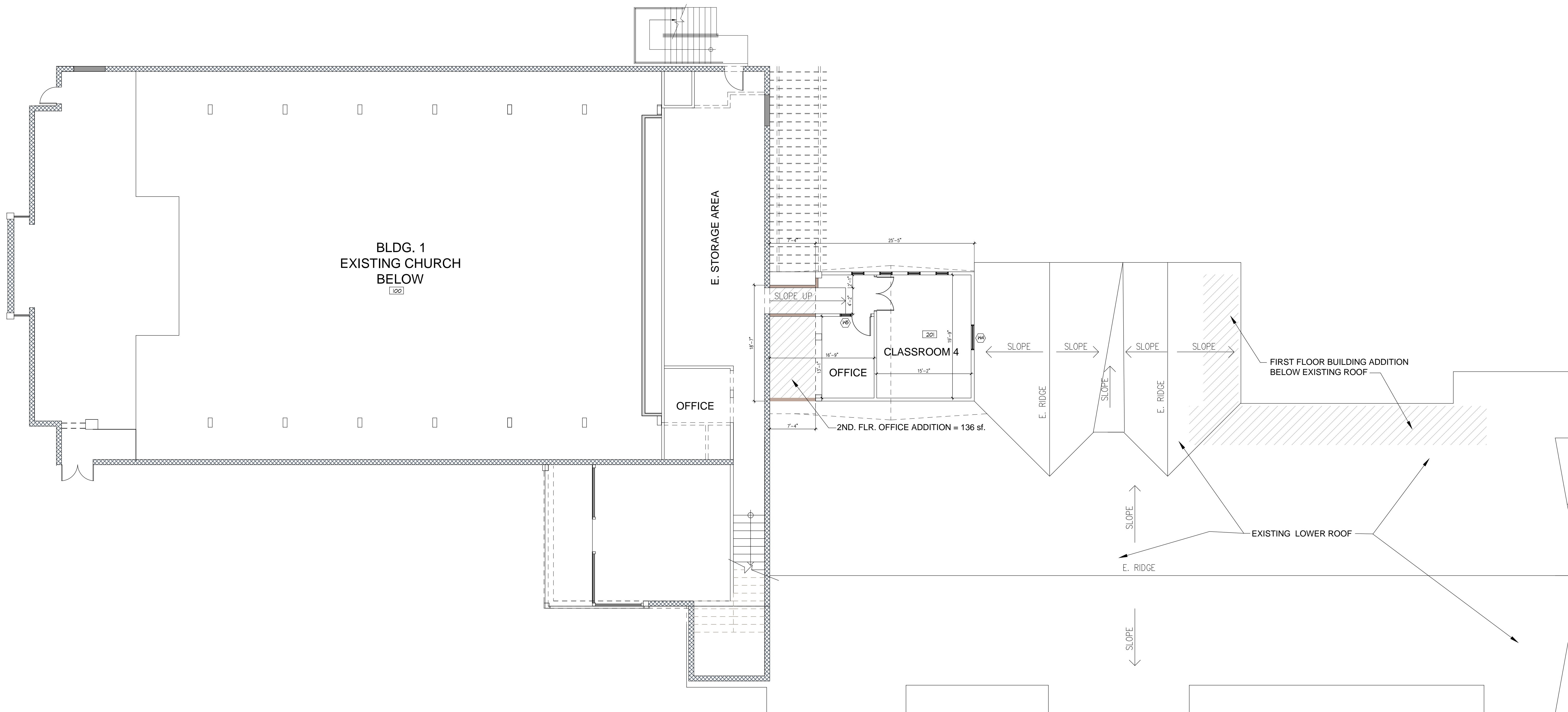
DEVELOPER :

JOHN G. CATALDO
A.I.A. C.E.S.T.



PROPOSED UPPER ROOF PLAN

SCALE: 1/8" = 1'-0"



PROPOSED 2ND. FLOOR & LOWER ROOF PLAN

SCALE: 1/8" = 1'-0"



Drawing Content :

PROPOSED
SECOND FLOOR &
ROOF PLANS



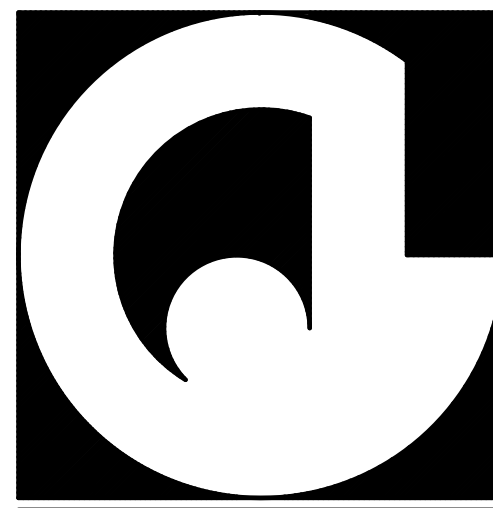
Revisions : Date :

Designer : BD
Manager : NB
Date : 01/24/2020
Job No : 2017-075
Scale : AS NOTED

Drawing No :

A-2.1

SHEET : OF :



ARCHITECTURE . ENGINEERING

805 MISSION STREET, SOUTH PASADENA, CA 91030
OFFICE : 626-799-4400 FAX : 626-799-7010

PROJECT NAME & SITE ADDRESS:

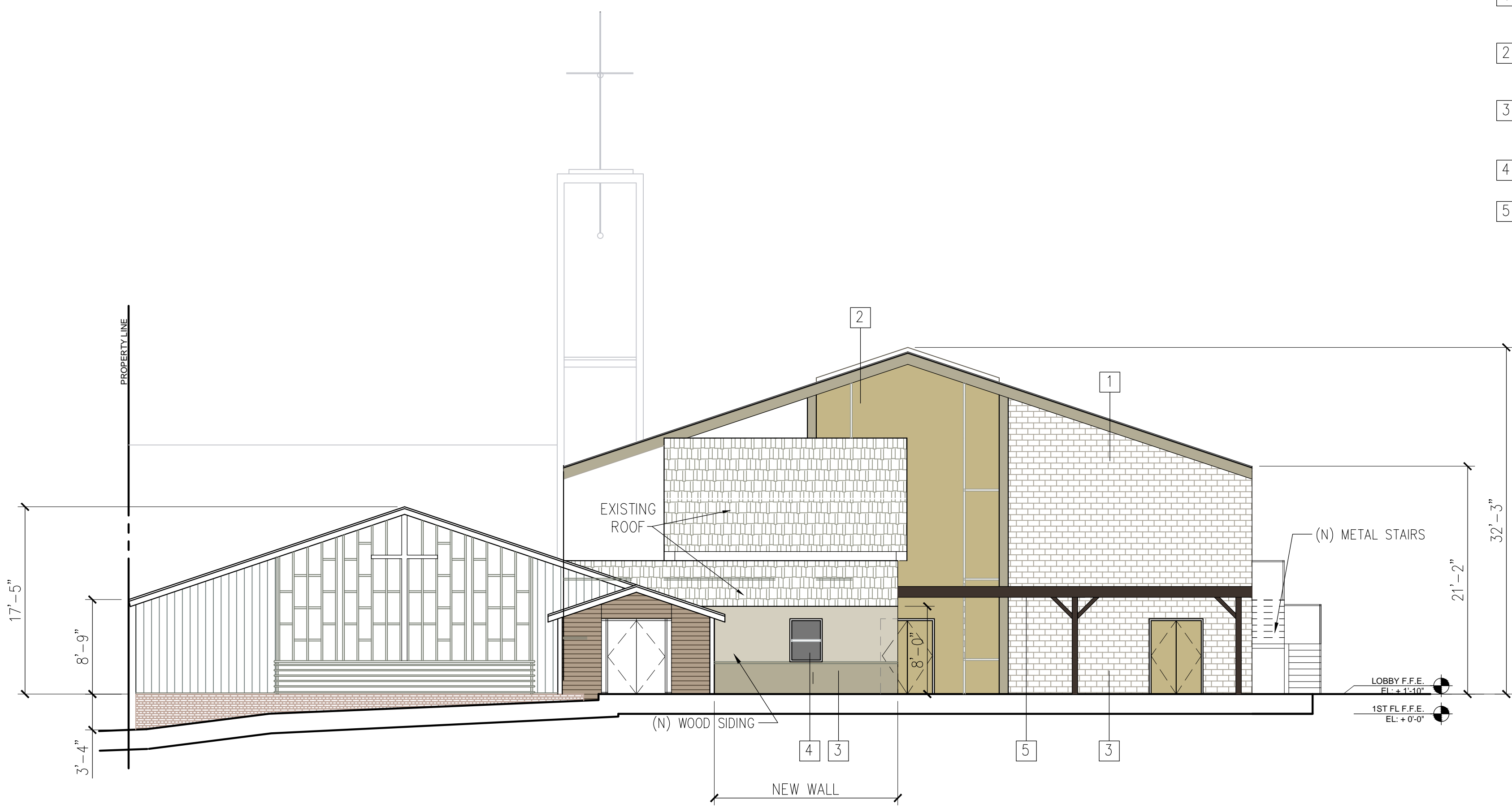
24730 NARBONNE AVENUE
LOMITA CA. 90220 90717

DEVELOPER :

JOHN G. CATALDO
A.I.A. C.S.I.

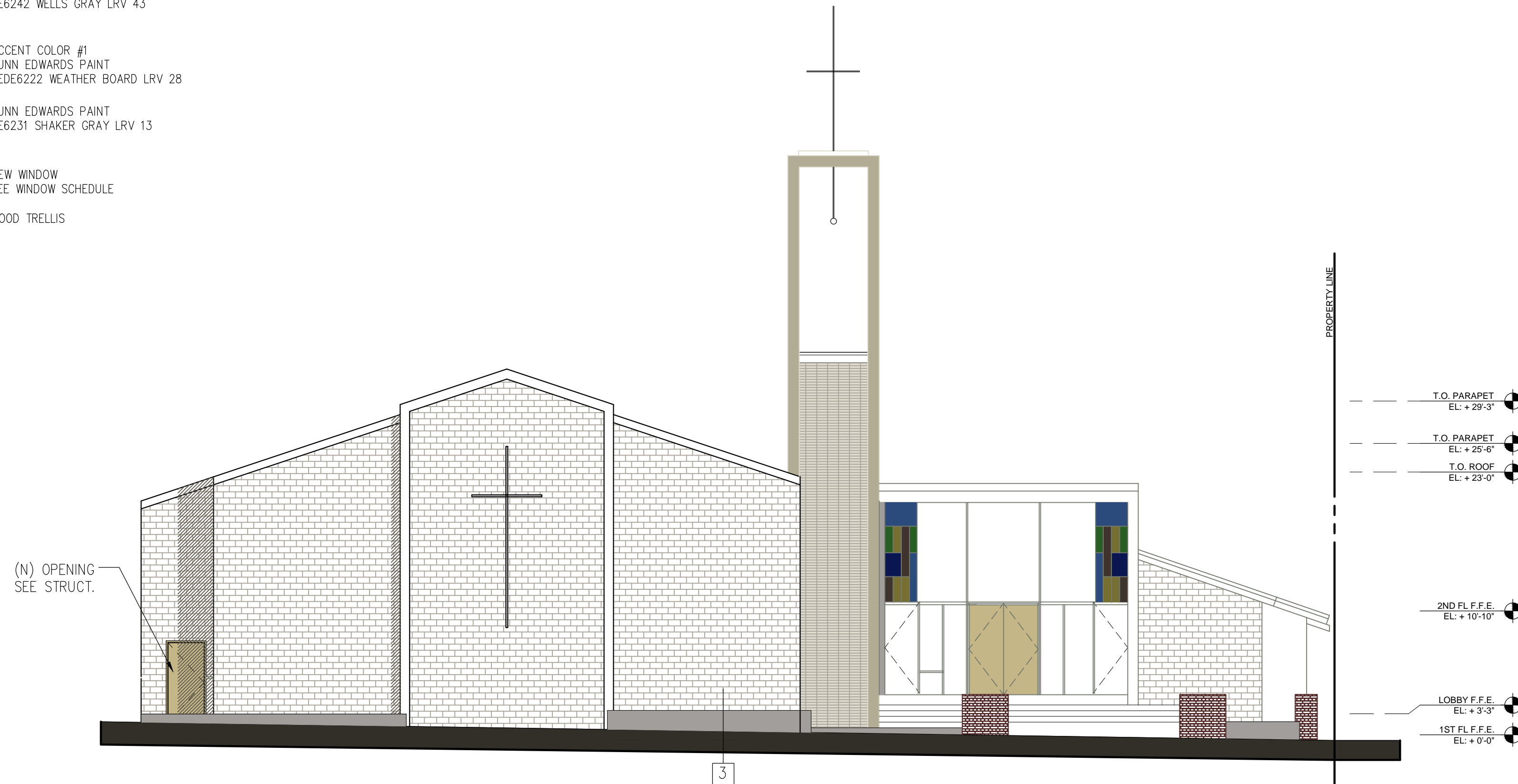
MATERIALS & FINISHES

- 1 DUNN EDWARDS PAINT
DE6242 WELLS GRAY LRV 43
- 2 ACCENT COLOR #1
DUNN EDWARDS PAINT
DEDE6222 WEATHER BOARD LRV 28
- 3 DUNN EDWARDS PAINT
DE6231 SHAKER GRAY LRV 13
- 4 NEW WINDOW
SEE WINDOW SCHEDULE
- 5 WOOD TRELLIS



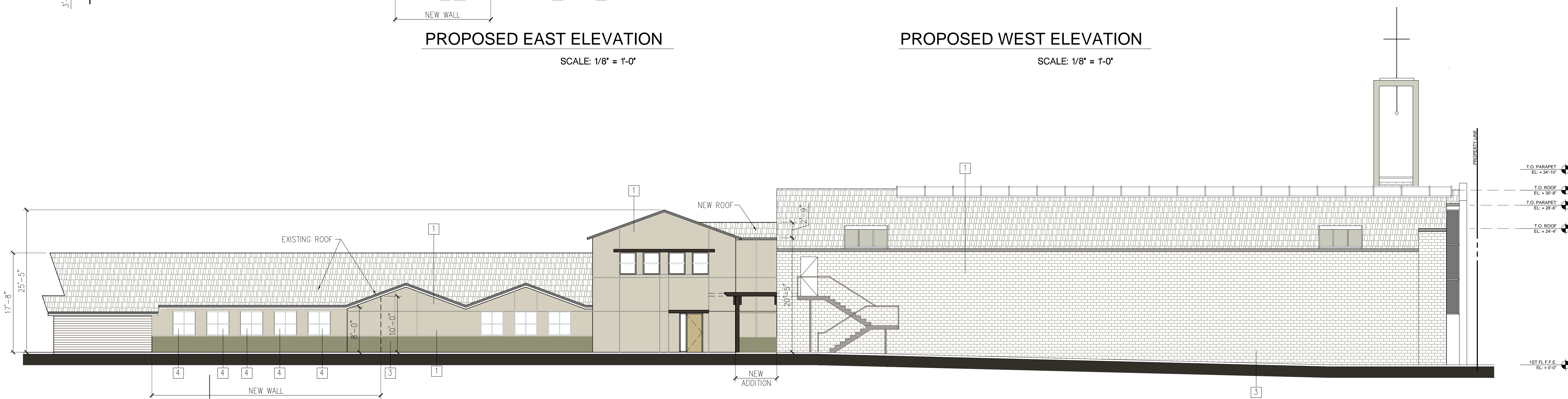
PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"



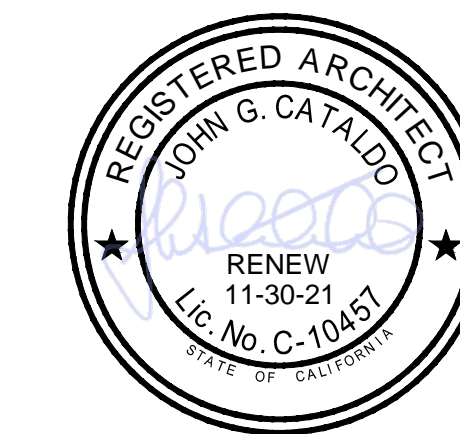
PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

Attachment H

Drawing Content :

ELEVATIONS



Revisions : Date :

Designer : BD
 Manager : NB
 Date : 01/29/2020
 Job No : 2017-075
 Scale : AS NOTED

Drawing No :

A-3

SHEET : OF :