

*Monica Dever, Chair*  
*Steve Cammarata, Vice-Chair*  
*Michael Graf, 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

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Next Resolution No. PC 2020-04

**AGENDA  
REGULAR MEETING  
LOMITA PLANNING COMMISSION  
MONDAY, MARCH 9, 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:** February 10, 2020

**RECOMMENDED ACTION:** Approve minutes

- b) APPROVAL OF MINUTES:** November 12, 2019

**RECOMMENDED ACTION:** Approve minutes

**PUBLIC HEARINGS**

- 4. SITE PLAN REVIEW NO. 1205**, a request for a modification from Section 11-1.30.02 of the Lomita Municipal Code (LMC) to permit a 347 square foot single-story addition with a rear yard setback of five feet instead of the Code required 20 feet for a single-family residence located at 2300 Danmar Court in the Single-Family Residential (R-1) Zone.

**APPLICANT:** Indra Singh, 2300 Danmar Court, Lomita, CA 90717

**PRESENTED BY:** Laura MacMorran, Assistant Planner

**RECOMMENDED ACTION:** Adopt resolution of approval subject to findings and conditions, and confirm that the project is exempt from CEQA requirements.

- 5. CONDITIONAL USE PERMIT NO. 313**, a request for a conditional use permit to allow the sale of motorized scooters, motorcycles, and quadricycles located at 2074 Pacific Coast Highway in the C-R, Commercial Retail Zone.

**APPLICANT:** Yousuf Osmani, 127 E. Third Street, Los Angeles, CA 90013

**PRESENTED BY:** James Dotson, Planning Intern

**RECOMMENDED ACTION:** Adopt resolution of approval subject to findings and conditions, and confirm that the project is exempt from CEQA requirements.

**SCHEDULED MATTERS**

- 6. SELECTION OF CHAIR AND VICE-CHAIR FOR 2020-2021**

**WRITTEN COMMUNICATIONS**

- 7. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS**

**OTHER MATTERS**

- 8. STAFF ITEMS – ANNOUNCEMENTS**

- 9. PLANNING COMMISSIONER ITEMS**

- 10. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS**

Tuesday, April 7, 2020, and Tuesday, April 21, 2020

- 11. ADJOURNMENT**

The next regular meeting of the Planning Commission is scheduled for Monday, April 13, 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/](http://www.lomita.com/cityhall/city_agendas/).*

Dated Posted: March 5, 2020



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Linda E. Abbott, Deputy City Clerk

**MINUTES  
REGULAR MEETING  
LOMITA PLANNING COMMISSION  
MONDAY, FEBRUARY 10, 2020  
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 Popelka led the flag salute.

c. Roll Call

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

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

**ABSENT:** COMMISSIONERS: Thompson

**2. ORAL COMMUNICATIONS**

None.

**3. CONSENT AGENDA**

a) **APPROVAL OF MINUTES:** December 9, 2019

**RECOMMENDED ACTION:** Approve minutes

*It was noted that the minutes of the December 9, 2019 meeting did not include Commissioner Popelka's votes in error and it was requested that staff revise the minutes accordingly. The minutes have since been updated.*

Vice-Chair Cammarata made a motion, seconded by Commissioner Graf, to approve the minutes, with the noted corrections, of the December 9, 2019, Planning Commission meeting.

**MOTION CARRIED** by the following vote:

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

- 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.

This item was pulled by Vice-Chair Cammarata for discussion.

Vice-Chair Cammarata asked if the closing of Palos Verdes Bowl would in any way affect this project. Assistant Planner MacMorran stated that the bowling alley property was not a consideration in their parking requirements.

Commissioner Graf made a motion, seconded by Commissioner Santos, to adopt a resolution of approval subject to findings.

**MOTION CARRIED** by the following vote:

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

- c) SITE PLAN REVIEW NO. 1188 – Nine Month Extension of Time**, a request for a nine-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.

This item was pulled by Commissioner Waite for discussion.

Commissioner Waite asked for clarification regarding this request. Director Velasco stated that while the Municipal Code dictates that a year is standard, nine months was requested in this instance just to round out the year. She explained that the structural issues had been worked out but the applicant must resubmit for plan check.

Chair Dever invited the applicant, Giuseppe Finazzo, forward to address the Commission.

Mr Finazzo stated that almost everything has been approved, except for one part (structural) of the plans, which were resubmitted today. He added that he was waiting for a form from the City regarding water service.

Commissioner Waite made a motion, seconded by Commissioner Graf, to adopt a resolution of approval subject to findings.

**MOTION CARRIED** by the following vote:

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

### **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.

At 6:18 p.m., Commissioner Popelka recused himself due to the proximity of the project to his home. He left the dais and the Council Chambers.

Vice-Chair Cammarata disclosed his professional relationship with the architect, but said he has no reason to recuse himself as he has no financial interest in the project.

Assistant Planner MacMorran presented the staff report per the agenda material.

Chair Dever opened the public hearing at 6:32 p.m. As there were no requests to speak, Chair Dever closed the public hearing at 6:32 p.m. The applicant was not present.

Commissioner Waite made a motion, seconded by Commissioner Graf, 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, Waite, Vice-Chair Cammarata, and Chair Dever  
NOES: COMMISSIONERS: None  
ABSENT: COMMISSIONERS: Thompson  
RECUSE: COMMISSIONERS: Popelka

Commissioner Popelka returned to the Council Chambers and the dais at 6:34 p.m.

### **WRITTEN COMMUNICATIONS**

#### **5. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS**

Director Velasco stated that Council extended the moratorium on vaping-related shops in the City through the end of this year and adopted the 2020 Building Code at the February 4, 2020, Council meeting.

### **OTHER MATTERS**

#### **6. STAFF ITEMS – ANNOUNCEMENTS**

None.

## **7. PLANNING COMMISSIONER ITEMS**

Commissioner Graf stated that it was nice to see so much progress on the Picerne Project.

Commissioner Popelka announced his Planning Commission resignation, effective this evening. He stated that he will continue to be a part of the CERT Program and will support the City Council.

Vice-Chair Cammarata and Commissioners Santos and Waite recognized Commissioner Popelka for his service.

Commissioner Waite commented on the number of new restaurants in the City. He also remarked upon his attendance at the recent Chamber of Commerce mixer at South Bay Credit Union, and mentioned the mural on the building's exterior.

Chair Dever also recognized Commissioner Popelka for his service.

Commissioner Graf inquired about the alleyway parking problems near Burnin' Daylight. Director Velasco stated that the situation was a recent Closed Session Council item that will come before the Planning Commission for a recommendation before it goes to City Council.

## **8. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS**

Commissioner Graf will attend the City Council meeting on Tuesday, March 3, 2020. Commissioner Waite will attend the March 17, 2020 meeting.

## **9. ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned at 6:43 p.m.

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Linda E. Abbott, Deputy City Clerk

**MINUTES  
REGULAR MEETING  
LOMITA PLANNING COMMISSION  
TUESDAY, NOVEMBER 12, 2019  
6:00 PM**

Item 3b

**1. OPENING CEREMONIES**

- a. Call Meeting to Order

Chair Dever called the meeting to order at 6:00 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, and Chair Dever. Also present were Assistant City Attorney Lauren Langer, Assistant Planner Laura MacMorran, and Community and Economic Development Director Alicia Velasco.

**PRESENT:** COMMISSIONERS: Graf, Popelka, Santos, Thompson, Waite, and Chair Dever

**ABSENT:** COMMISSIONERS: Vice-Chair Cammarata

**2. ORAL COMMUNICATIONS**

George Kivett, a Lomita resident, remarked upon the Downtown Design Guidelines recently approved by the City Council, and asked that the Planning Commission go easy on property owners who appeal for some leeway.

**3. CONSENT AGENDA**

Item 3(b) was pulled by Commissioner Popelka for discussion.

- a) **APPROVAL OF MINUTES:** October 14, 2019

**RECOMMENDED ACTION:** Approve minutes

Commissioner Graf made a motion, seconded by Commissioner Santos, to approve the minutes for the October 14, 2019, meeting.

**MOTION CARRIED** by the following vote:

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



**b) SITE PLAN REVIEW NO. 1188 – One Year Extension of Time**, a request for a one-year 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 *(continued from October 14, 2019, meeting)*.

This item was pulled by Commissioner Popelka for discussion. He stated that the property was granted an extension in 2015 and is now an unsecured eyesore.

The applicant, Giuseppe Finazzo, was invited forward by Chair Dever. He agreed to take better care of the site and to install “no trespassing signs” and repair the fencing. Mr. Finazzo stated that all remaining plans should be ready for final approval next month.

In response to Commission questions, Director Velasco stated that the applicant is still waiting for structural and Building and Safety approvals. She added that the Commission could approve a shorter extension if they so desired.

Commissioner Thompson stated his disappointment in the applicant’s lack of diligence with regard to both his architect’s work and securing the property, especially while on an existing time extension.

George Kivett, a Lomita resident, expressed support for perhaps a six-month extension, conditioned upon the site being secured and cleaned up.

Chair Dever stated that a 90-day extension would be appropriate.

Commissioner Thompson made a motion, seconded by Commissioner Thompson, to approve a 90-day extension.

**MOTION CARRIED** by the following vote:

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

## **PUBLIC HEARINGS**

**4. 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 with seven inches instead of the Code required five foot minimum, located at 25308 Woodward Avenue in the R-1 (Residential Low Density) Zone.

Director Velasco requested that this item be continued to the December 9, 2019, Planning Commission meeting as there had been a noticing error.

Commissioner Graf made a motion, seconded by Commissioner Waite, to continue this item to the December 9, 2019, meeting.

**MOTION CARRIED** by the following vote:

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

5. **CONDITIONAL USE PERMIT (CUP) NO. 127 (REVISION)**, a request to revise Conditional Use Permit No. 127 to allow the Blackthorn Pub, which is located at 2158 Lomita Boulevard, to expand an existing restaurant which serves beer, wine and distilled spirits for onsite consumption to the adjacent tenant space at 2160 Lomita Boulevard and to create an outdoor seating area in the D-C, Downtown Commercial zone.

Assistant Planner MacMorran presented the staff report, gave a brief history of the site, and described the proposed revisions to the CUP.

Director Velasco responded to Commission questions regarding general and handicapped parking requirements.

Chair Dever opened the public hearing at 6:47 p.m.

Louis Skelton, the applicant, was invited forward by Chair Dever. He stated that the establishment will be more welcoming and community-friendly with a predominantly local customer base who will primarily walk or utilize ride sharing services. He spoke of additional security measures and food service hours.

Vernon Lindholm, a Lomita Resident, stated his concerns regarding patrons parking in nearby neighborhoods and noise from the establishment. He suggested signage reminding patrons to respect neighbors and consideration of additional security measures.

Fred Llano, a Lomita resident, stated that he was pleased with the Downtown Design Guidelines. He expressed his concerns regarding patrons parking in his nearby shopping center, and suggested the establishment post signs directing customers to its private parking lot.

George Kivett, a Lomita resident, stated that he too was pleased with the downtown's direction overall. He added that he likes the exterior design of the establishment but understands the parking, noise and security concerns expressed this evening. He too suggested signage directing patrons to the private parking lot.

Mark Carver, a Lomita resident, said the establishment's owner is engaged in the community and donates both money and time to local causes.

Steven Shinn, a Rolling Hills Estates resident, stated that he frequents the establishment during lunch hours and that he would be happy to talk about its safety and security.

Applicant Louis Skelton addressed the parking concerns, stating that they are adding a handicapped space per the Code, and that others with placards are free to park anywhere in the lot. He added that all bartenders are trained to ensure that they do not overserve customers. In addition, employees will monitor noise levels and work closely with neighbors.

The public hearing closed at 7:35 p.m.

Assistant City Attorney Langer outlined the conditions to be added to the revised CUP as agreed upon by the Commission during discussion this evening:

- *The business owner must post a sign in a clear and conspicuous location listing a phone number in which a responsible party may be contacted during all public hours of the establishment to address any concerns of the community regarding noise in the pub and parking lot. Said's contact name and phone number must also be available to staff at all times;*
- *The business owner must have readily identifiable personnel to monitor and control the behavior of customer's inside the building premises. Staff must monitor activity outside in the parking area to ensure the area is generally free of people, and are free of patrons and their vehicles within one-half hour of closing;*
- *If excessive complaints are received regarding excessive noise, or the Los Angeles County Sheriff reports a high level of calls for service, the City in its discretion may take action to have the Planning Commission review the conditional use permit and including without limitation add conditions or revoke the permit. Excessive complaints shall mean three unique verified complaints within one calendar month or 10 per calendar year;*
- *The business owner shall post signs in clear and conspicuous locations near the exit, in the parking lot and on the outdoor patio to limit noise and disruptions to neighboring properties;*
- *The business owner shall post a notification in a clear and conspicuous location in front of the business and on their website advising customers that parking is available in the rear of the property; and*
- *Amplified music is prohibited on the outdoor patio, unless through approval of a special event permit.*

The public hearing was reopened at 7:39 p.m.

Vernon Lindholm, a Lomita resident, spoke of problems receiving assistance from the Sheriff's Department regarding parking in his neighborhood.

The public hearing was closed at 7:43 p.m.

In response to a Commission question, Director Velasco stated that she would talk to the Sheriff's Department regarding parking enforcement in the nearby neighborhoods.

The public hearing was reopened at 7:44 p.m.

A Lomita resident (she did not give her name) also spoke of parking problems caused by patrons, adding that the Sheriff's Department has not been responsive when called.

The public hearing closed at 7:45 p.m.

Commissioner Thompson made a motion, seconded by Commissioner Santos, to adopt a Resolution of Approval (to include the additional conditions outlined above), 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, Popelka, Santos, Thompson, Waite, and Chair Dever  
NOES: COMMISSIONERS: None  
ABSENT: COMMISSIONERS: Vice-Chair Cammarata  
RECUSE: COMMISSIONERS: None

6. **VESTING TENTATIVE PARCEL MAP NO. 82771 AND SITE PLAN REVIEW NO. 1201**, a request for a site plan review and a vesting tentative parcel map for the development of three new residential units with a maximum height of 25 feet 6 inches on a 7,500 square-foot lot, located at 1749 257th Street in the RVD-2500 (Residential Variable Density) Zone.

Assistant Planner MacMorran presented the staff report.

The public hearing opened at 7:53 p.m.

Bob Schatz, a Lomita resident, expressed concerns that the City is allowing the subdivision of too many properties, resulting in fewer single-family homes in Lomita.

The public hearing closed at 7:56 p.m.

There was brief discussion of the State's recently enacted laws regarding accessory dwelling units (ADUs).

Commissioner Waite made a motion, seconded by Commissioner Santos, to adopt a resolution recommending City Council approval subject to findings and conditions.

**MOTION CARRIED** by the following vote:

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

## **WRITTEN COMMUNICATIONS**

### **7. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS**

None.

## **OTHER MATTERS**

### **8. STAFF ITEMS – ANNOUNCEMENTS**

None.

### **9. PLANNING COMMISSIONER ITEMS**

Commissioner Waite suggested that the Commission review and update the standard list of conditions for projects in the City at a future meeting.

In response to a Commission question, Director Velasco stated that the City came to a resolution with Popeyes today regarding the parking and traffic problems there.





**CITY OF LOMITA  
PLANNING COMMISSION REPORT**

**TO:** Planning Commission

March 9, 2020

**FROM:** Laura MacMorran, Assistant Planner

**SUBJECT:** Site Plan Review No. 1205  
2300 Danmar Court in the R-1 (Single Family Residential) Zone

**APPLICANT'S REQUEST**

A request for a modification from Section 11-1.30.02 of the Lomita Municipal Code (LMC) to permit a 347-square-foot, single-story addition with a rear yard setback of five feet instead of the Code required 20 feet for a single-family residence located at 2300 Danmar Court in the Single-Family Residential (R-1) Zone. Filed by Indra Singh, 2300 Danmar Court, Lomita, CA 90717 (Applicant).

**RECOMMENDATION**

Staff recommends that the Planning Commission adopts a resolution approving Site Plan No. 1205 subject to findings and conditions, and to confirm the Categorical Exemption.

**BACKGROUND**

Property Background

2300 Danmar Court is an irregularly shaped, 5,700-square-foot lot that is located at the end of a cul-de-sac in the Single-Family Residential (R-1) Zone. The subject property was subdivided in 1976 through Tract Map No. 29183.

Existing Conditions

The subject property contains a two-story, 2,149-square-foot, single-family dwelling with an attached two-car garage. The home was built in 1977. The lot's orientation to the street is perpendicular, making the width of the lot greater than the depth. As a result, the single-family home's existing five-foot rear yard setback does not meet current requirements. With this orientation, the property's southerly side yard more accurately serves as the rear yard open space.

Project Description

The project consists of a 347-square-foot (approximately 10' x 34') single-story addition on the southerly side of the existing single-family dwelling. The project will create a first-floor master suite by converting an existing bedroom into a full-bathroom and adding a new bedroom. To the west of the proposed bedroom, a new den will be located off the existing kitchen.

Environmental Determination

This proposed project is categorically exempt pursuant to Section 15301(e) (Existing Facilities) of Title 14 the California Environmental Quality Act (CEQA) guidelines. Projects involving additions that are less than 50 percent of the existing floor area are exempt from CEQA. The existing floor area is 2,569 square feet. The 347-square-foot addition is 14% of the existing floor area, and therefore the project qualifies for the exemption. The Notice of Exemption is attached to this report.

General Plan Designation

The General Plan designation for the subject property is Low Density Residential, which allows 5.8 to 8.7 units per net acre. The Low Density land use designation “*applies to areas of the City which are developed with single-family residential uses.*”

Adjacent Zoning and Land Uses

North	R-1 (Single Family Residential) Zone Land Use: Single-family residences
South	R-1 (Single Family Residential) Zone Land Use: Single-family residences
West	R-1 (Single Family Residential) Zone Land Use: Single-family residences
East	RVD-2500 (Residential Variable Density 2500) Zone Land Use: Multi-family residences

Development Standards

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

<b>Development Standards (L.M.C. §11-1.30.02)</b>	<b>Proposed Project</b>	<b>Allowed/Required</b>	<b>Compliance</b>
Zoning	One single-family home	One single-family home	Yes
Lot Area	5,700 square feet	Minimum 5,000 square feet	Yes
Street Frontage	10.62 feet	Minimum 40 feet	No*
Setbacks	Front: +20 feet Side (South): 26.66 feet Side (North): 9.75 feet Side (West): 5.33 feet Rear: 5 feet	Front: Minimum 20 feet Side: Minimum 5 feet Side: Minimum 5 feet Side: Minimum 5 feet Rear: Minimum 20 feet	Yes Yes Yes Yes No**
Height	11.83 feet	16.0 feet w/o a height variation	Yes
Off-Street Parking	Two-car garage (423sq. ft.)	Two-car garage (400 sq. ft.)	Yes
Floor Area Ratio	0.51	Maximum 0.60	Yes

\*Approved Tract Map No. 29183

\*\*Approval of Site Plan Review is required.

Site Plan Review

Modifications to yard setbacks are subject to review and approval by the Planning Commission under Section 11-1.30.02, pursuant to the provisions of Section 11-1.70.07, "Site Plan Review" and Section 11-1.70.08, "Modifications." After reviewing the proposed development in accordance with Article 70, staff has determined that the proposed project is consistent with the following required findings:

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

As set forth in the staff report and with Planning Commission review of the five-foot rear yard setback as required under Section 11-1.70.07 of the LMC, the project complies with all of the development standards in Title 11.

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 contains a single-family home and it is suitable for the proposed 347-square-foot, single-story addition. The height and floor area ratio comply with the development standards.

To the east, the addition will maintain the existing five-foot rear yard setback. The neighboring-easterly property's rear yard is alongside this property line. As the proposed single-story addition provides a five-foot setback, which is the same standard as a side yard setback, and the addition's door and window openings face the southerly yard, the proposed project will not adversely affect the neighbors.

The General Plan designates this area Low Density Residential. A small addition does not affect the site's density, nor does it have any bearing on any of the other elements. Therefore, the development is consistent with the General Plan. As density is unchanged, the project will not impact traffic congestion. Finally, as this addition is residential in-nature and will require building permits and inspections, it will not adversely affect public health, safety or the general welfare.

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

The addition's 10-foot by 34-foot footprint closely matches the existing dwelling's form and it will occupy less than a third of southerly yard's depth. Though this area is technically the side yard, the area functions like a rear yard. After the addition, this yard will have a minimum depth of 26 feet 8 inches and have an area of approximately 1,000 square feet, which is a suitable and functional setback and amount of open space.

Both the type of addition and the layout are functional. A first floor ensuite master bedroom creates a functional home for people with mobility challenges. Also, the proposed addition optimizes the existing floorplan. The proposed master bathroom will convert an existing bedroom. This design choice is functional for two reasons. First, the master bathroom will be adjacent to the existing bathroom's plumbing. Second, the layout locates the master bedroom addition next to the southerly yard, as well as, the proposed den. The master bedroom will have exterior doors with direct access to the southerly yard and will connect to the new den.

- 4. Topographic features, subdivision plans, or other conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirements or setback line.*

The subject property's design creates a hardship in building a reasonable addition at 2300 Danmar Court. The lot is seven-sided polygon. The narrowest segment, which is only 10.62 feet, is along the street. As the lot's buildable area does not have a traditional orientation to the street; the significant portion of the lot's buildable area is technically consumed by the rear yard setback and the existing house encroaches into this setback. Exacerbating the hardship is the property line's angles; particularly the westerly property line which tapers and narrows the

lot's depth. Therefore, it would be impractical to require full compliance with the rear yard setback requirements.

Public Notice

Notices of this hearing dated February 26, 2020, 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:

Prepared by:



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Alicia Velasco  
Community & Economic Development  
Director



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Laura MacMorran  
Assistant Planner

Exhibits:

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

## RESOLUTION NO. PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING SITE PLAN REVIEW NO. 1205 A 347-SQUARE-FOOT, SINGLE-STORY ADDITION WITH A REAR YARD SETBACK OF FIVE FEET INSTEAD OF EH CODE REQUIRED 20 FEET FOR A SINGLE-FAMILY RESIDENCE LOCATED AT 2300 DANMAR COURT IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONE. FILED BY INDRA SINGH, 2300 DANMAR COURT, LOMITA, CA 90717 (“APPLICANT”).

Section 1. Recitals

- A. The Planning Commission of the City of Lomita has considered Site Plan Review to permit a 347-square-foot, single-story addition with a rear yard setback of five feet instead of the Code required 20 feet for a single-family residence located at 2300 Danmar Court in the Single-Family Residential (R-1) Zone. Filed by Indra Singh, 2300 Danmar Court, Lomita, CA 90717
- B. Under Section 11-1.30-02 of the Lomita Municipal Code, modifications to setbacks are subject to review and approval by the Planning Commission, pursuant to the provisions of Section 11-1.70.07, “Site Plan Review” and Section 11-1.70.08, “Modifications”.
- C. The proposed project is categorically exempt pursuant to Section 15301(e) (Existing Facilities) of Title 14 of the California Environmental Quality Act Guidelines, which specifically exempts additions that are less than 50 percent of the existing floor area. The existing floor area is 2,569 square feet. The 347-square-foot addition is 14% of the existing floor area.
- D. On March 9, 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) and 11-1.70.08 (Modifications) 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;*

As set forth in the staff report and with Planning Commission review of the five-foot rear yard setback as required under Section 11-1.70.07 of the LMC, the project complies with all of the development standards in Title 11.

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 contains a single-family home and it is suitable for the proposed 347-square-foot, single-story addition. The height and floor area ratio comply with the development standards.

To the east, the addition will maintain the existing five-foot rear yard setback. The neighboring-easterly property’s rear yard is alongside this property line. As the proposed single-story addition provides a five-foot setback, which is the same standard as a side yard setback, and the addition’s

door and window openings face the southerly yard, the proposed project will not adversely affect the neighbors.

The General Plan designates this area Low Density Residential. A small addition does not affect the site's density, nor does it have any bearing on any of the other elements. Therefore, the development is consistent with the General Plan. As density is unchanged, the project will not impact traffic congestion. Finally, as this addition is residential in-nature and will require building permits and inspections, it will not adversely affect public health, safety or the general welfare.

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

The addition's 10-foot by 34-foot footprint closely matches the existing dwelling's form and it will occupy less than a third of southerly yard's depth. Though this area is technically the side yard, the area functions like a rear yard. After the addition, this yard will have a minimum depth of 26 feet 8 inches and have an area of approximately 1,000 square feet, which is a suitable and functional setback and amount of open space.

Both the type of addition and the layout are functional. A first floor ensuite master bedroom creates a functional home for people with mobility challenges. Also, the proposed addition optimizes the existing floorplan. The proposed master bathroom will convert an existing bedroom. This design choice is functional for two reasons. First, the master bathroom will be adjacent to the existing bathroom's plumbing. Second, the layout locates the master bedroom addition next to the southerly yard, as well as, the proposed den. The master bedroom will have exterior doors with direct access to the southerly yard and will connect to the new den.

4. *Topographic features, subdivision plans, or other conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirements or setback line.*

The subject property's design creates a hardship in building a reasonable addition at 2300 Danmar Court. The lot is seven-sided polygon. The narrowest segment, which is only 10.62 feet, is along the street. As the lot's buildable area does not have a traditional orientation to the street; the significant portion of the lot's buildable area is technically consumed by the rear yard setback and the existing house encroaches into this setback. Exacerbating the hardship is the property line's angles; particularly the westerly property line veers narrowing the lot's depth. Therefore, it would be impractical to require full compliance with the rear yard setback requirements.

Section 3. The Planning Commission of the City of Lomita hereby approves Site Plan Review No. 1205 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 February 16, 2020, ("the Plans") on file with the Planning Division and the project shall conform to the Plans. The Community and Economic

Development Director may approve minor changes to the approved Plans. For numerical standards, the Community and Economic Development Director may approve deviations up to 10% provided that city code requirements are met. Modifications exceeding a 10% deviation shall be referred back to the Planning Commission. A minor modification may be granted for minimal changes 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. 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.
5. 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.
6. Applicant shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit.
7. 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.
8. Prior to issuance of building permits, Applicant shall correct all violations of the City Code existing on the project property.
9. Prior to issuance of building permits, Applicant shall sign a letter agreeing to the conditions of approval within this resolution.

#### **PLANNING STANDARD CONDITIONS**

10. 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.
11. 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.
12. Applicant shall provide for dust control at all times during project property preparation and construction activities.
13. Applicant shall not store construction materials or vehicles outdoors on the project property.
14. 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.

15. It is further declared and made a condition of this permit that if any condition of this permit is violated, or if any law, statute or ordinance is violated, the permit shall be suspended and the privileges granted hereunder shall lapse. The Applicant shall have been provided written notice to cease such violations and have failed to comply for a period of thirty days.
16. That the Planning Commission may review this approval upon notice of violation by the Code Enforcement Officer.
17. 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.
18. That final inspection shall not be granted until all conditions of approval have been met and verified by staff.
19. This approval is for the construction of a 347-square-foot, single-story addition located at 2300 Danmar Court

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 9<sup>th</sup> day of March, 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).)

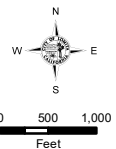
Any action to challenge the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section 1094.6.



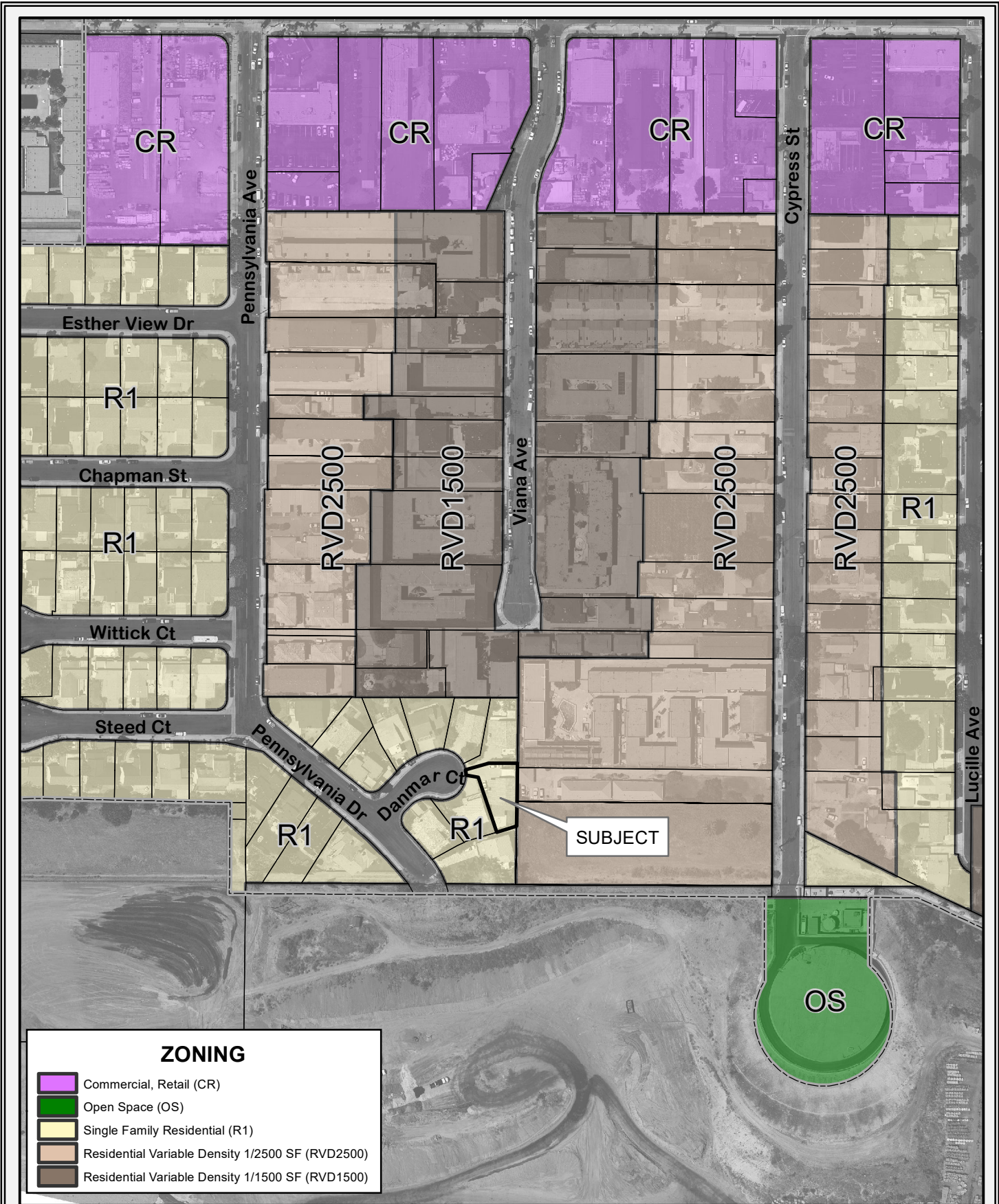
**Site Plan No. 1205  
2300 Danmar Court  
Exhibit B**

Community Development  
February 2020

Source: Lomita GIS Data Layers, TIGER Files  
GIS/Apps/2300Danmar\_vty.mxd







**ZONING**

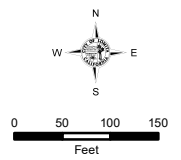
- Commercial, Retail (CR)
- Open Space (OS)
- Single Family Residential (R1)
- Residential Variable Density 1/2500 SF (RVD2500)
- Residential Variable Density 1/1500 SF (RVD1500)



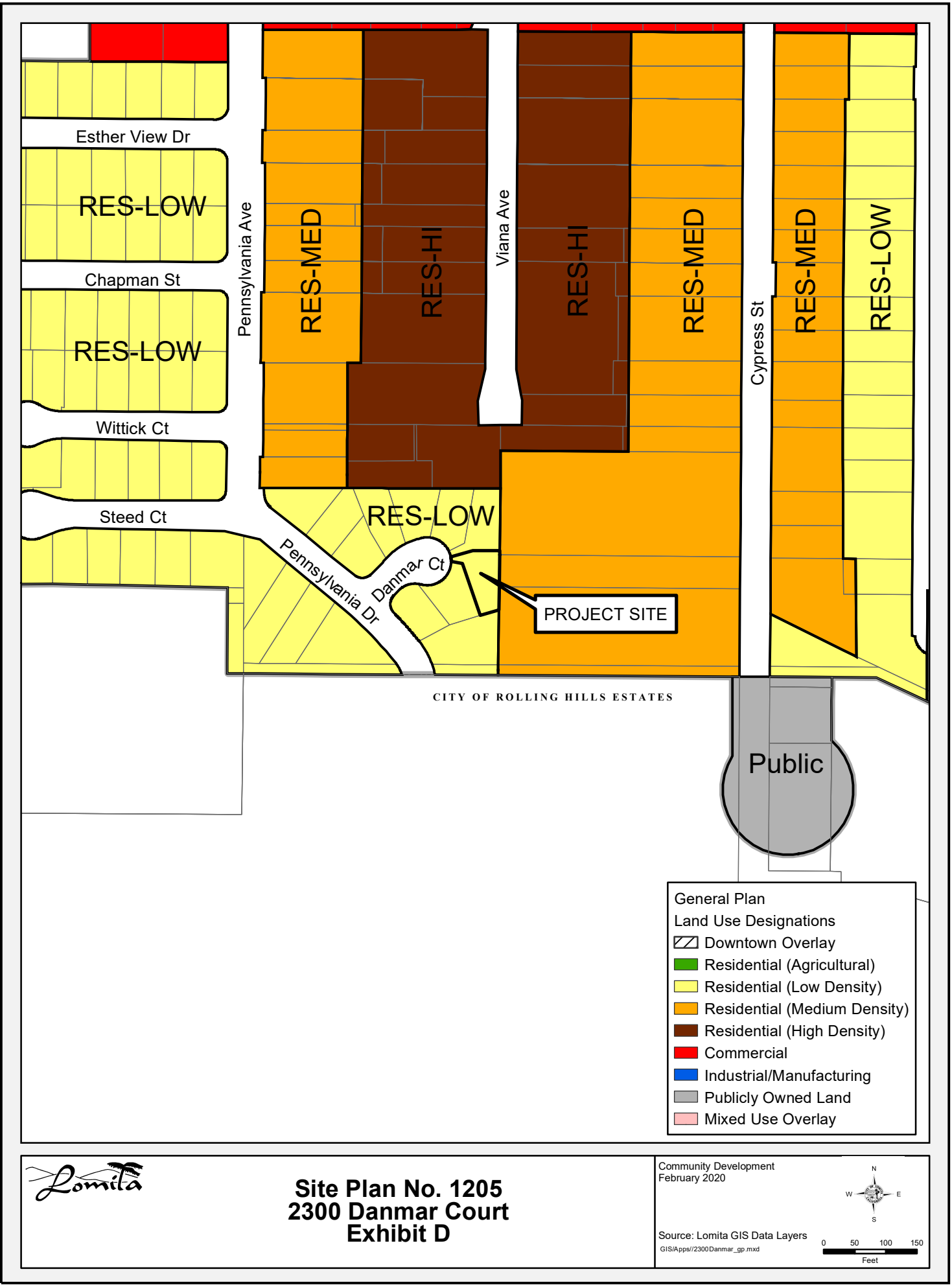
**Site Plan No. 1205  
2300 Danmar Court  
Exhibit C**

Community Development  
February 2020

Source: Lomita GIS Data Layers  
GIS/Apps/2300Danmar\_zon.mxd



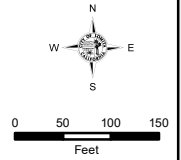




**Site Plan No. 1205  
2300 Danmar Court  
Exhibit D**

Community Development  
February 2020

Source: Lomita GIS Data Layers  
GIS/Apps/2300 Danmar\_gp.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. 1205** – A for a modification from Section 11-1.30.02 of the Zoning Code to permit a single-story addition with front yard setback of 5 feet instead of the Code required 20 feet and a rear yard setback of 5 feet instead of the Code required 20-foot minimum for an existing single-family residence located at 2300 Danmar Court in the Single-Family Residential (R-1) Zone. Filed by Indra Singh, 2300 Danmar Court, 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).

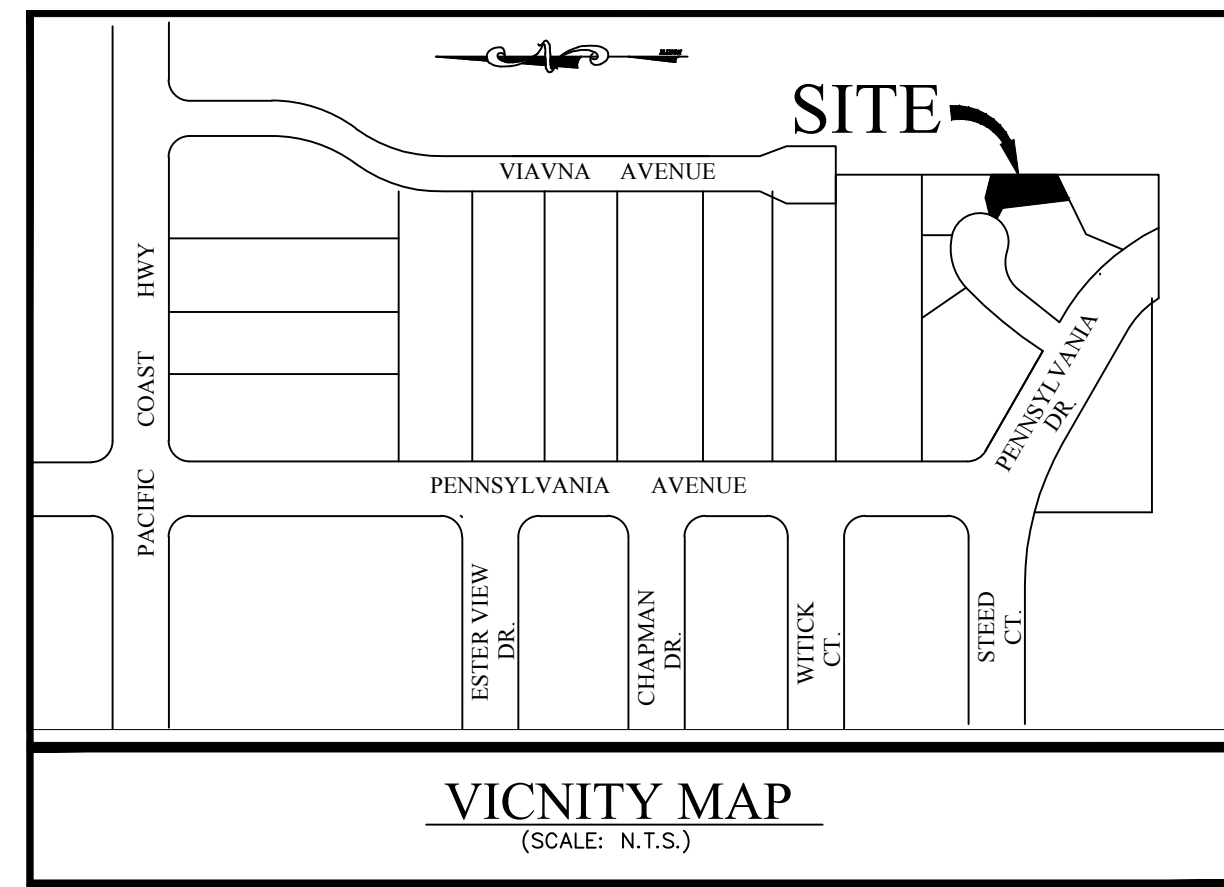
- Ministerial Project
- Categorical Exemption (CEQA Guidelines, Section 15301(e) Existing Facilities)
- Statutory Exemption
- Emergency Project
- Quick Disapproval [CEQA Guidelines, Section 15270]
- No Possibility of Significant Effect [CEQA Guidelines, Section 15061(b)(3)]

**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 projects involving additions that are less than 50 percent of the existing floor area. This project consists of a 347-square-foot addition. The existing floor area is 2,569 square feet. The addition is 14% of the existing floor area and as a result, the project qualifies for the exemption. Therefore, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment

\_\_\_\_\_  
 (Date)

\_\_\_\_\_  
 Alicia Velasco  
 Community and Economic Development  
 Director





# NEW 347sqft ROOM ADDITION

APN: 7553-004-052  
2300 DANMAR COURT  
LOMITA, CALIFORNIA  
90717

Consultant  
KEITH DAVIS  
SENIOR CIVIL DESIGNER  
keithd486@gmail.com  
323/251-8029//424/533-2190

**PROJECT DATA**

CONSTRUCT ADD NEW SHOWER 40 sqft,  
NEW 45sqft BATHRM, 22sqft CLOSET  
AND 347sqft ADDITION.

**SET BACKS:**  
FRONT: 25'  
REAR: 5'  
SIDE: 5'

**LEGAL DESCRIPTION**

BUILDING USES: SINGLE FAMILY DWELLING  
APN: 7553-004-052  
LOT: 8  
BLK: 52  
M.B. PAGE:  
TRACT NO.: 29183

EXISTING 1ST FLR AREA = 1140.77 SF  
EXISTING 2ND FLR AREA = 922.16SF  
EXISTING GARAGE = 427.00 SF  
NEW ADDITION = 347.00 SF  
TOTAL BUILDING AREA = 2836.93 SF

LOT SIZE: 5,700 SQFT  
BUILT: 1977  
BEDROOM/ BATHROOM: 3/3  
UNITS 1

**SHEET INDEX**

No.	SHEET INDEX
A1	SITEPLAN, PROJECT DATA, VICINITY
A2	EXISTING 1ST AND 2ND FLOOR PLAN
A3	PROPOSED FLOOR PLAN
A4	NEW FLOOR PLAN
A5	ELEVATIONS
A6	BAY WINDOW LAYOUT
A7	ROOF DRAINAGE LAYOUT
E1	ELECTRICAL LAYOUT
S1	FRAMING AND FOUNDATION PLAN
SD1	STRUCRTUAL DETAILS

**APPLICABLE CODES**

- 2016 CALIFORNIA BUILDING CODE PART 11, CHAPTER 4
- 2016 CALIFORNIA ELECTRIC CODE PART 3, TITLE 24 OCR
- 2016 CALIFORNIA MECHANICAL CODE PART 4, TITLE 24 OCR
- 2016 CALIFORNIA PLUMBING CODE PART 5, TITLE 24 OCR
- 2016 CALIFORNIA ENERGY CODE PART 6, TITLE 24 OCR
- 2017 L.A. COUNTY FIRE CODE PART 9, TITLE 24 OCR

**REVISIONS**

REVISIONS	Description of Revision

2300 DANMAR COURT  
LOMITA, CALIFORNIA  
90717

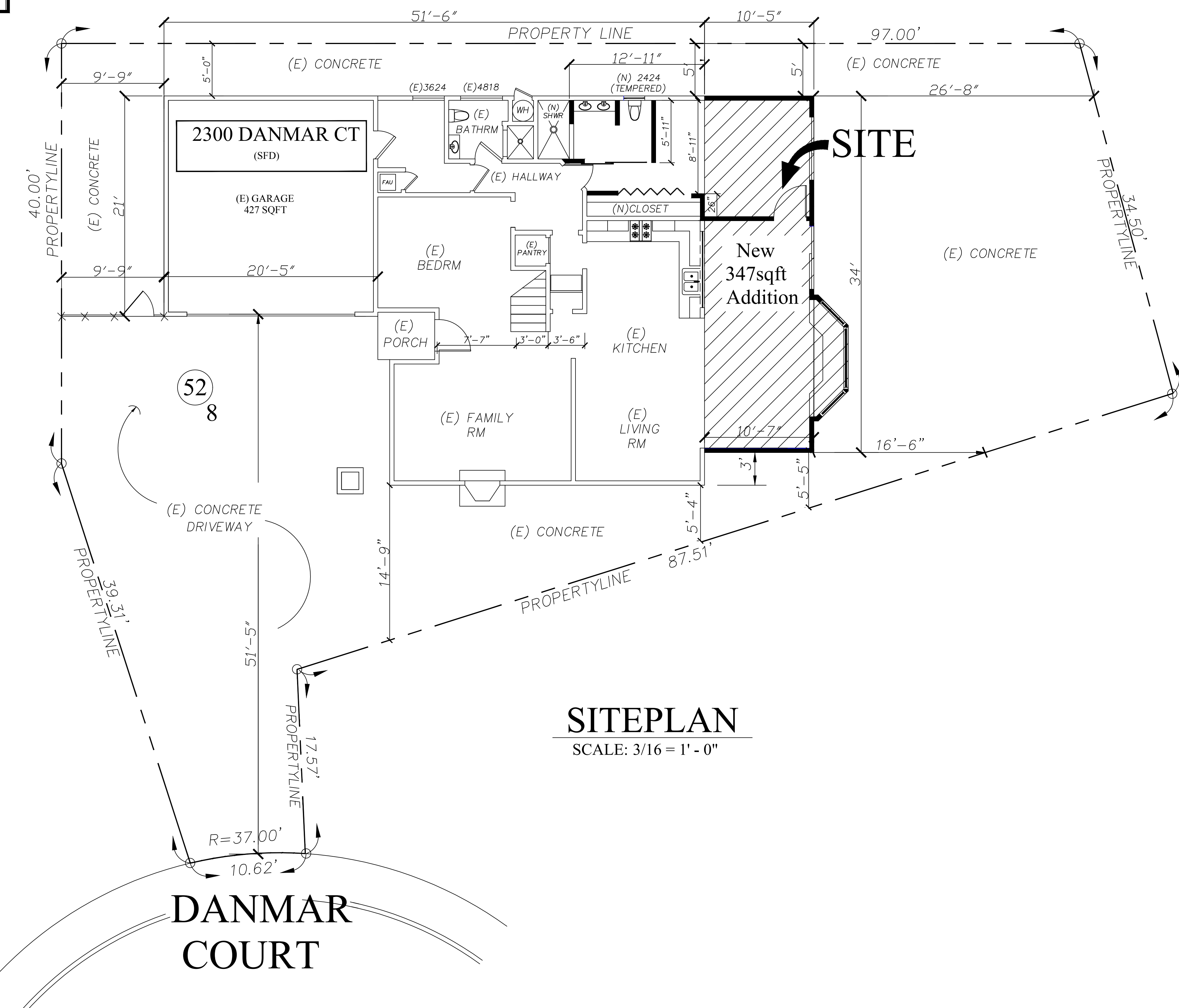
**SITE PLAN, PROJECT DATA AND VICINITY MAP**

SCALE: AS-SHOWN  
DRAWN BY: KEITH DAVIS  
Job No. 0023-01  
Print Date: 02/16/2020

**A1**

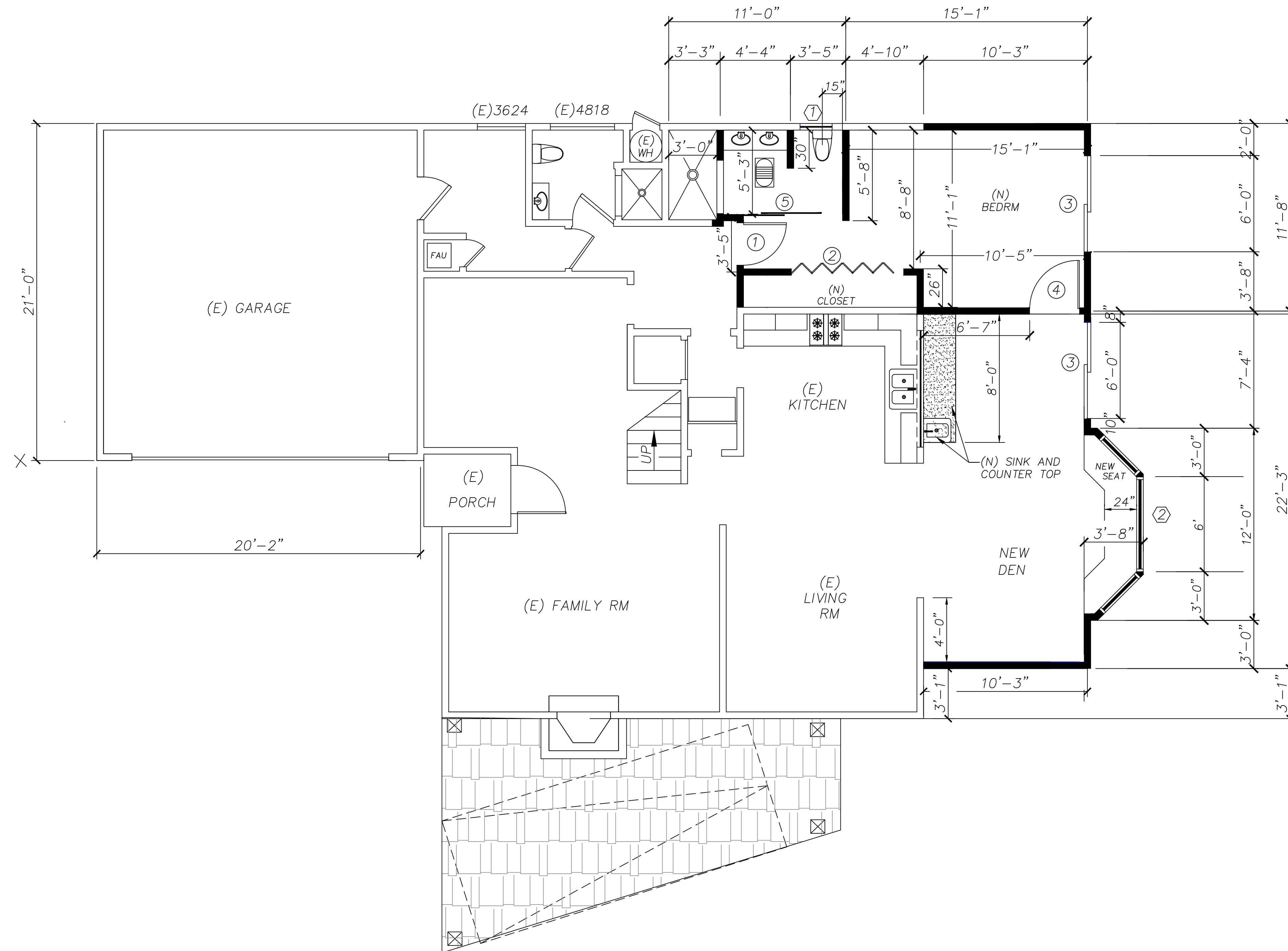
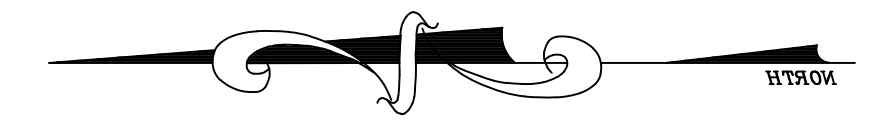
**LEGEND**

- EXISTING STRUCTURE
- NEW CONSTRUCTION









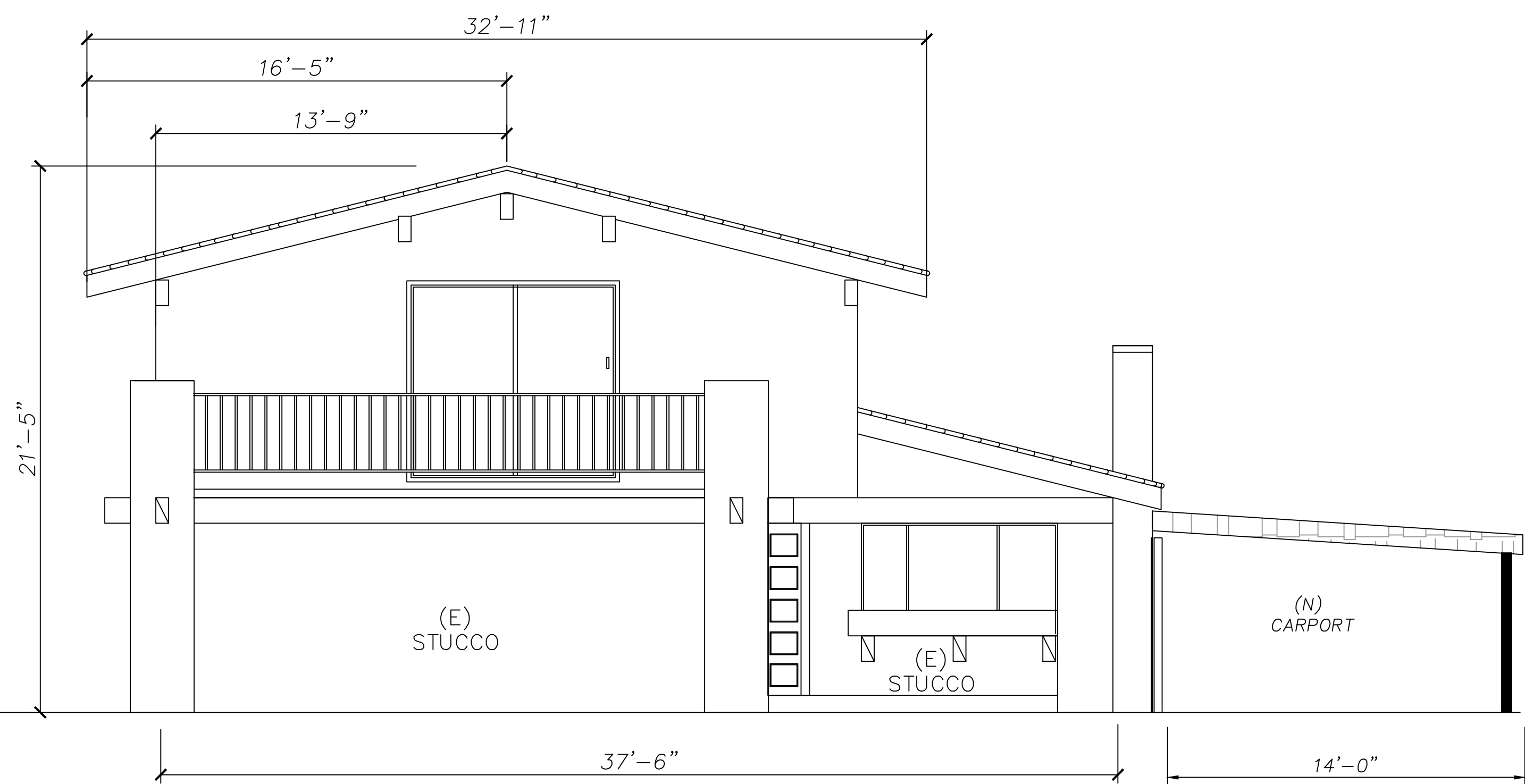
DOORS			
No	WIDTH	HEIGHT	TYPE
①	32'-0"	6'-8"	VINYL
②	7'-0"	6'-8"	FRENCH
③	6'-0"	6'-8"	SLIDER
④	36'-0"	6'-8"	VINYL
⑤	6'-0"	6'-8"	BARN DOOR

WINDOWS			
No	WIDTH	HEIGHT	TYPE
①	2'-0"	2'-0"	TEMPER
②	3" x 6' x 3'	6'-8"	BAY WINDOW
③	24" X 24"		SKYLIGHT

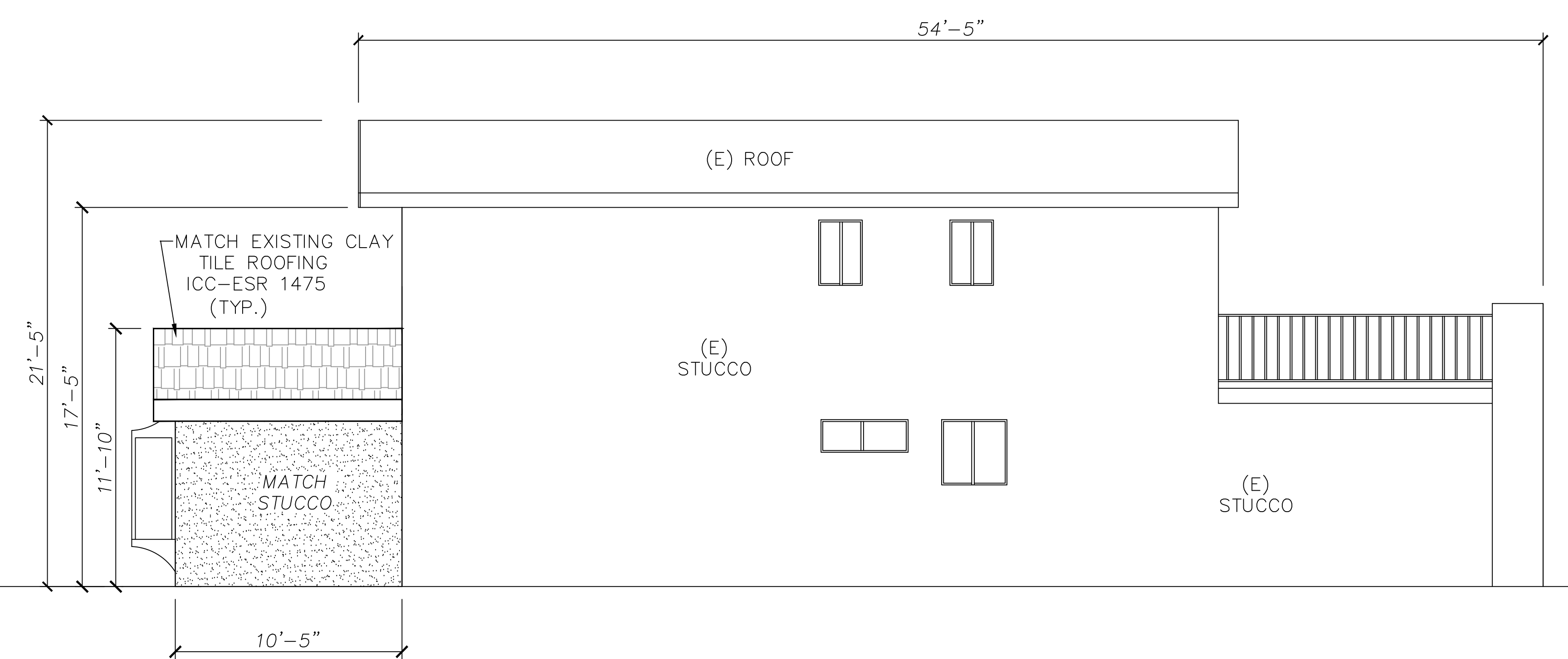
**NEW 1ST FLOOR PLAN**  
SCALE: 1/4" = 1' - 0"

Sheet Title:		<b>NEW FLOOR PLAN</b>
SCALE: AS-SHOWN		
DRAWN BY:	K.D.	<b>A4</b>
Job No.	0023-01	
Print Date:	1-05-2019	
SHEETS		

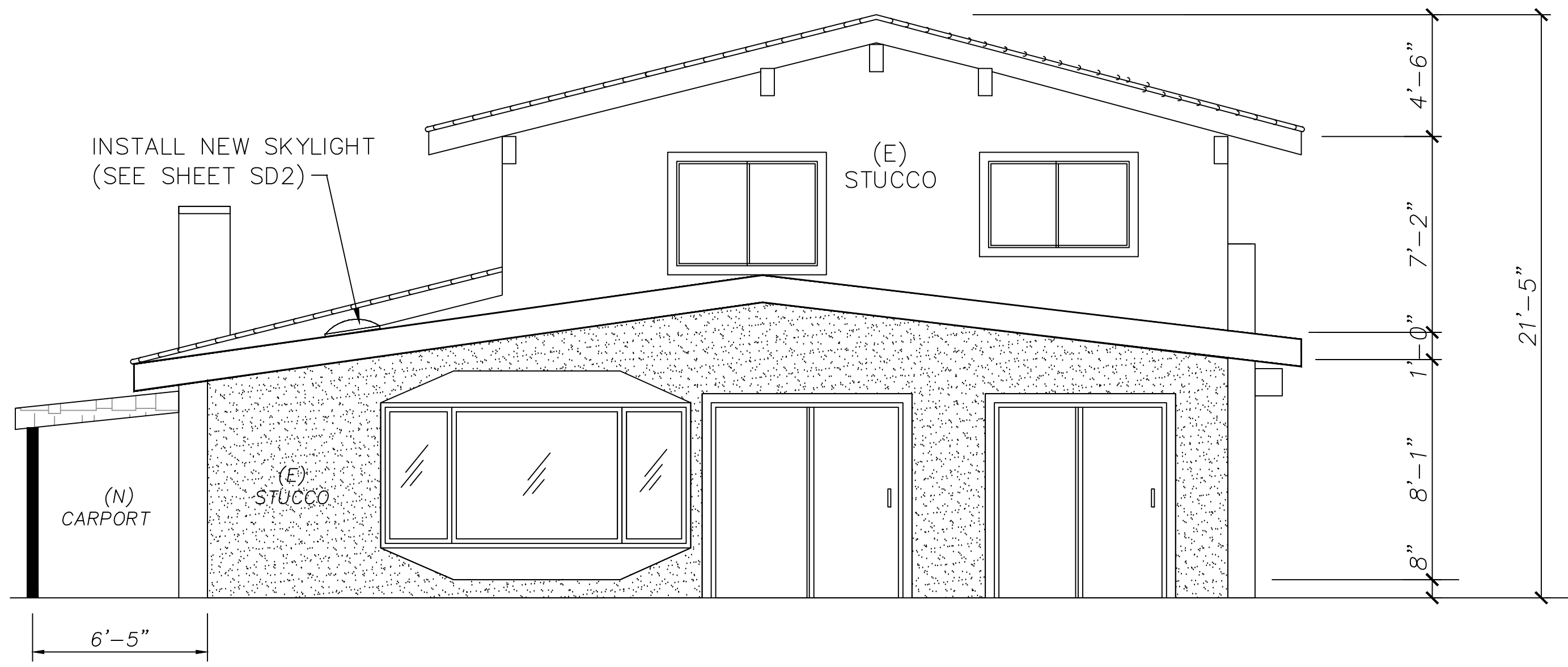




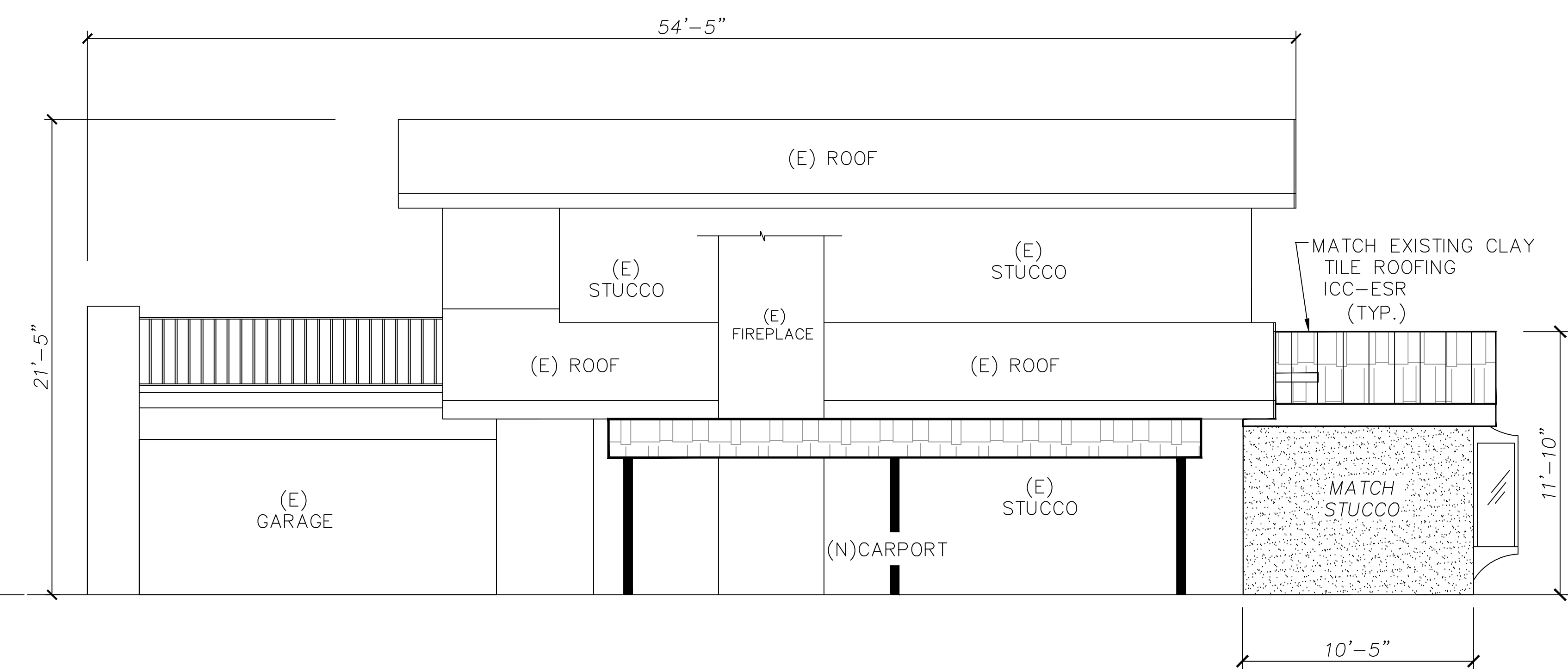
**NORTHSIDE ELEVATION** (D)  
SCALE: 1/8" = 1'-0"



**EASTSIDE ELEVATION** (C)  
SCALE: 1/8" = 1'-0"



**SOUTHSIDE ELEVATION** (C)  
SCALE: 1/8" = 1'-0"



**WESTSIDE ELEVATION** (A)  
SCALE: 1/8" = 1'-0"

Sheet Title:		<b>ELEVATIONS</b>	
SCALE: AS-SHOWN		SHEETS	
DRAWN BY:	K.D.		
Job No.	0023-01		
Print Date:	1-05-2019		
		<b>A5</b>	





**CITY OF LOMITA  
PLANNING COMMISSION REPORT**

**TO:** Planning Commission March 9, 2020  
**FROM:** James Dotson, Planning Intern  
**SUBJECT:** Conditional Use Permit No. 313  
2074 Pacific Coast Highway in the C-R, Commercial Retail Zone

**APPLICANT'S REQUEST**

A request for a conditional use permit to allow the sale of motorized scooters, motorcycles, and quadricycles located at 2074 Pacific Coast Highway in the C-R, Commercial Retail Zone. Filed by Yousuf Osmani, 127 E. 3rd Street, Los Angeles, CA 90013 (the "Applicant").

**RECOMMENDATION**

Staff recommends that the Planning Commission adopt a resolution approving Conditional Use Permit No. 313 subject to findings and conditions as stated in the attached resolution and confirm that the project is exempt from CEQA requirements.

**ANALYSIS**

Project Description

The applicant requests approval to operate a small business selling 50-150cc motorized scooters, motorcycles, and quadricycles. A conditional use permit is required for this type of use in the C-R Zone. Approximately 35 vehicles will be on display inside the building; no exterior display of the vehicles is proposed.

Property Background/ Existing Conditions

The 7,816-square-foot property is located at the southeast corner of Pacific Coast Highway and Oak Street. The existing two-unit building was constructed in 1938, and has total of 3,499 square feet. A psychic business leases 1,241 square feet and the second unit has 2,258-square-foot unit. This space was formerly rented by a fitness training facility that closed in 2018. The property's parking lot is located behind the building and has access from Oak Street.

Environmental Determination

The proposed project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act guidelines. This category of exemptions consists of the operation, permitting, licensing or minor alteration of existing public or private structures facilities, involving negligible or no expansion of use beyond that existing at the time of lead agency’s determination may be found to be exempt from the requirements of CEQA. The proposed conditional use permit is to permit the sales of motorized scooters, motorcycles, and quadricycles sales and there will be no expansion to existing structure. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.

General Plan Designation

The general plan designation for the subject property is “Commercial.” This land use designation applies to the commercial corridors in Lomita, including Pacific Coast Highway.

Adjacent Zoning and Land Uses

Direction	Zone and Land Use
North	C-R (Commercial Retail) Zone Land use: Bicycle Shop
South	C-R (Commercial Retail) Zone Land use: Retail Plaza
West	C-R (Commercial Retail) Zone Land use: Tea Shop
East	C-R (Commercial Retail) Zone Land use: Donut Shop

Development Standards Review

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

Development Standard	Project	Allowed/Required	Compliance
Lot Size	7,816 square feet	5,000 square feet min.	Yes
Lot Width	62.5 feet	50 feet min.	Yes
Setbacks			
Front:	0’	None required	Yes
Sides:	East = 0’; West = 0’	None required	Yes
Rear:	20’+	None required	Yes
Building Height	One Story/ 26’-6”	35 feet max.	Yes
Floor Area Ratio	0.45	1.00 max.	Yes

### Conditional Use Permit

Staff reviewed the project in accordance with Section 11-1.70.09 (Conditional Use Permit) and Article 48 (C-R, Commercial-Retail) of the Lomita Municipal Code, and has determined that the project is consistent with all of the findings:

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

Section 11-1.48.04(A)(2) of Article 48 (C-R, Commercial-Retail) states that the sale of automobile, boat, trailer and recreational vehicle, new and used are permitted within the C-R zone with the approval of a CUP and subject to the requirements of Article 70.

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

The General Plan land use designation for this area is Commercial which provides for retail sales and limited service activities.

- 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.*

This proposed business is a relatively small establishment which will serve the local community and will not adversely affect the public as all business will be conducted onsite. The applicant has indicated that they will not permit test-drives of their vehicles. Due to this representation, staff has not analyzed the impact of test drives at this location and is therefore prohibiting all test drives per Condition of Approval number 11. The building meets all applicable zoning requirements and the applicant is not requesting an expansion of the space.

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

The site is adequate in size and shape as it meets all the current development features prescribed under the Zoning Ordinance. With a 7,816 square foot lot and an existing floor area ratio below the maximum allow of 1.00, the site is suitable for the project. The existing structure is 3,499 square feet with no proposal to expand. Although the existing site is adequate for the business it is not adequate in size to permit outdoor display, for this reason, all outdoor display will be prohibited per Condition of Approval number 12.

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

The project is located on Pacific Coast Highway between Oak Street and Eshelman Avenue. Pacific Coast Highway is designated a major arterial highway in the City. The addition of motorized scooters, motorcycles, and quadricycles sales will not generate noticeable additional traffic.

Public Notice

Notices of this hearing dated February 26, 2020 were mailed to property owners within 300 feet of the subject property and posted on the City's web page, Lomita City Hall, and Lomita Park.

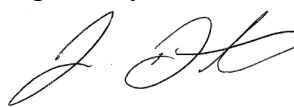
Recommended by:



Alicia Velasco

Community and Economic Development Director

Prepared by:



James Dotson

Planning Intern

Exhibits:

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

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING CONDITIONAL USE PERMIT NO. 313 TO ALLOW THE SALE OF MOTORIZED SCOOTERS, MOTORCYCLES, AND QUADRICYCLES LOCATED AT 2074 PACIFIC COAST HIGHWAY IN THE C-R, COMMERCIAL RETAIL ZONE. FILED BY YOUSUF OSMANI, 127 E. 3RD STREET, LOS ANGELES, CA 90013.

Section 1. Recitals

- A. A request for a conditional use permit to allow the sale of motorized scooters, motorcycles, and quadricycles located at 2074 Pacific Coast Highway in the C-R, Commercial Retail Zone. Filed by Yousuf Osmani, 127 E. 3rd Street, Los Angeles, CA 90013 (the “Applicant”).
- B. The subject site is zoned C-R (Commercial-Retail) and designated “Commercial” by the City’s General Plan. Pursuant to Section 11-1.48.04(A)(2) of the Lomita Municipal Code, a conditional use permit is required for the sale of automobile, boat, trailer and recreational vehicle, new and used in the C-R zone and subject to the requirements of Article 70.
- C. On March 9, 2020 the Planning Commission held a duly noticed public hearing and accepted public testimony for and against the item.
- D. The proposed project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act guidelines. This category of exemptions consists of the operation, permitting, licensing or minor alteration of existing public or private structures facilities, involving negligible or no expansion of use beyond that existing at the time of lead agency’s determination may be found to be exempt from the requirements of CEQA. The proposed conditional use permit is to permit the sales of motorized scooters, motorcycles, and quadricycles sales and there will be no expansion to existing structure. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.
- E. The Planning Commission finds that the Applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

Section 2. Findings.

Pursuant to Section 11-1.70.09 (Conditional Use Permit) and Article 48 (C-R, Commercial-Retail) of the Lomita Municipal Code, the Planning Commission finds, after due study and deliberation that the following circumstances exist:

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

Section 11-1.48.04(A)(2) of Article 48 (C-R, Commercial-Retail) states that the sale of automobile, boat, trailer and recreational vehicle, new and used are permitted within the C-R zone with the approval of a CUP and subject to the requirements of Article 70.

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

The General Plan land use designation for this area is Commercial which provides for retail sales and limited service activities.

- 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.*

This proposed business is a relatively small establishment which will serve the local community and will not adversely affect the public as all business will be conducted onsite. The applicant has indicated that they will not permit test-drives of their vehicles. Due to this, staff has not analyzed the impact of test drives at this location and is therefore prohibiting all test drives per Condition of Approval number 11. The building meets all applicable zoning requirements and the applicant is not requesting an expansion of the space.

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

The site is adequate in size and shape as it meets all the current development features prescribed under the Zoning Ordinance. With a 7,816 square foot lot and an existing floor area ratio below the maximum allow of 1.00, the site is suitable for the project. The existing structure is 3,499 square feet with no proposal to expand. Although the existing site is adequate for the business it

is not adequate in size to permit outdoor display, for this reason, all outdoor display will be prohibited per Condition of Approval number 12.

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

The project is located on Pacific Coast Highway between Oak Street and Eshelman Avenue. Pacific Coast Highway is designated a major arterial highway in the City. The addition of motorized scooters, motorcycles, and quadricycles sales will not generate noticeable additional traffic.

Section 3. The Planning Commission of the City of Lomita hereby approves Conditional Use Permit No. 313 subject to the following conditions.

#### **GENERAL PROJECT CONDITIONS**

1. This permit is granted for the application received on February 14, 2019, on file with the Planning Division, and may not be transferred from one property to another.
2. That the Planning Commission may review this approval upon notice of violation by the Code Enforcement Officer.
3. 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.
4. 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.
5. Before placing or constructing any signs on the project property, Applicant shall obtain a sign permit from the City. Except as provided in the sign permit, Applicant may not change any signs on the project property.
6. 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.
7. This permit shall not be effective for any purpose until the applicant 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**

8. 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.
9. 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.
10. That, in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission.

#### **PLANNING SPECIAL CONDITIONS**

11. There shall be no test driving of vehicles.
12. There shall be no outdoor display of vehicles.
13. This approval is for the display of a maximum 35 vehicles for sale, and such vehicles shall only be displayed inside the building.
14. Operating hours shall be between 10:00a.m and 8:00p.m.; Monday through Sunday.
15. There shall be no outside display of automotive accessory merchandise without approval of a modification to the Conditional Use Permit to allow outside display.



PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 9<sup>th</sup> day of March, 2020 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

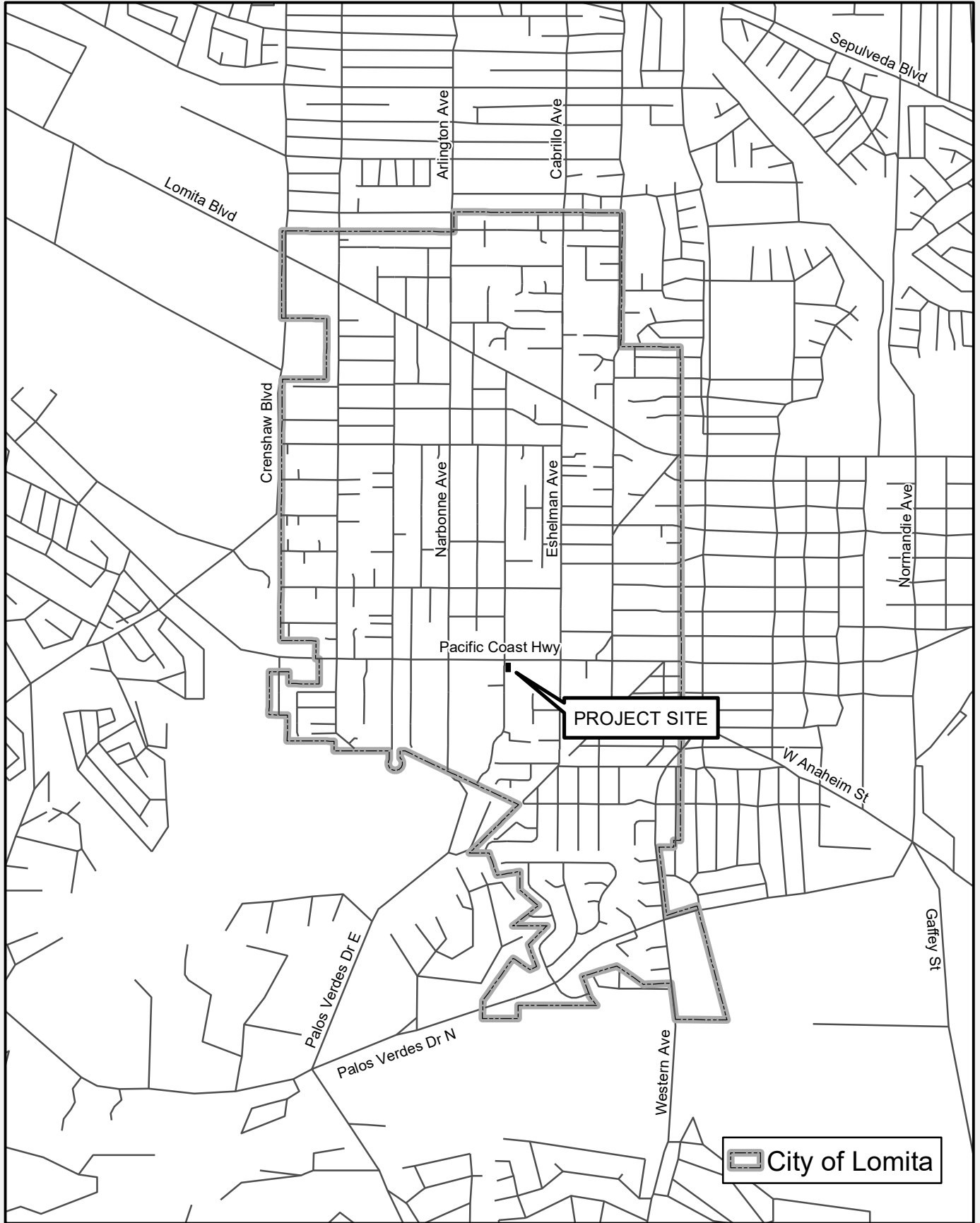
ABSENT: Commissioners:

\_\_\_\_\_  
Monica Dever, Chair

ATTEST: \_\_\_\_\_  
Alicia Velasco  
Community and Economic Development Director

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

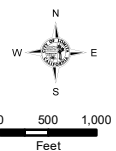
Any action to challenge the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section 1094.6.

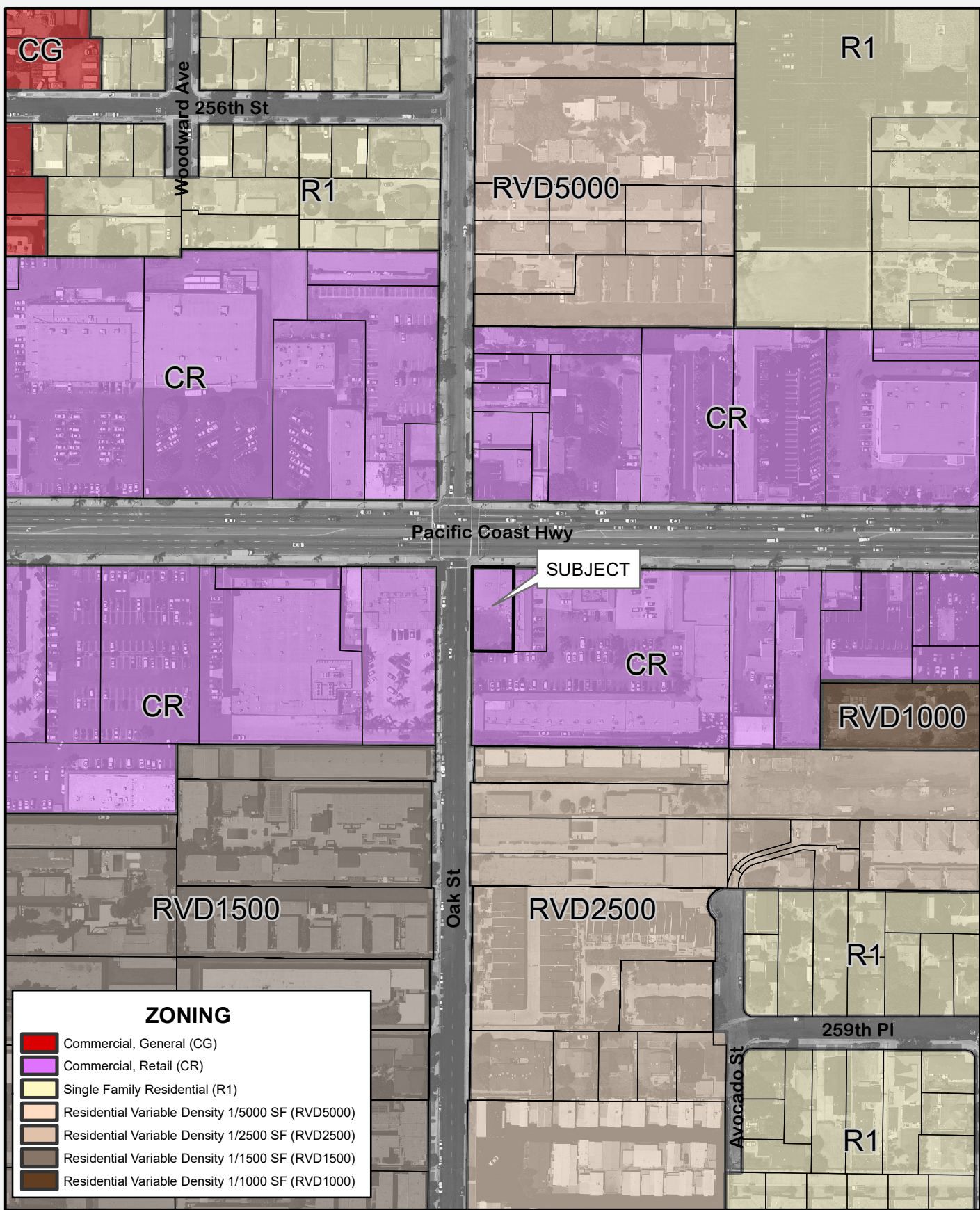









**Conditional Use Permit No. 313**  
**2074 Pacific Coast Highway**  
**Exhibit B**

Community Development  
 February 2020

Source: Lomita GIS Data Layers, TIGER Files  
 GIS/Apps/2074PCH\_vty.mxd





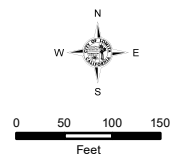
ZONING	
	Commercial, General (CG)
	Commercial, Retail (CR)
	Single Family Residential (R1)
	Residential Variable Density 1/5000 SF (RVD5000)
	Residential Variable Density 1/2500 SF (RVD2500)
	Residential Variable Density 1/1500 SF (RVD1500)
	Residential Variable Density 1/1000 SF (RVD1000)



**Conditional Use Permit No. 313**  
**2074 Pacific Coast Highway**  
**Exhibit C**

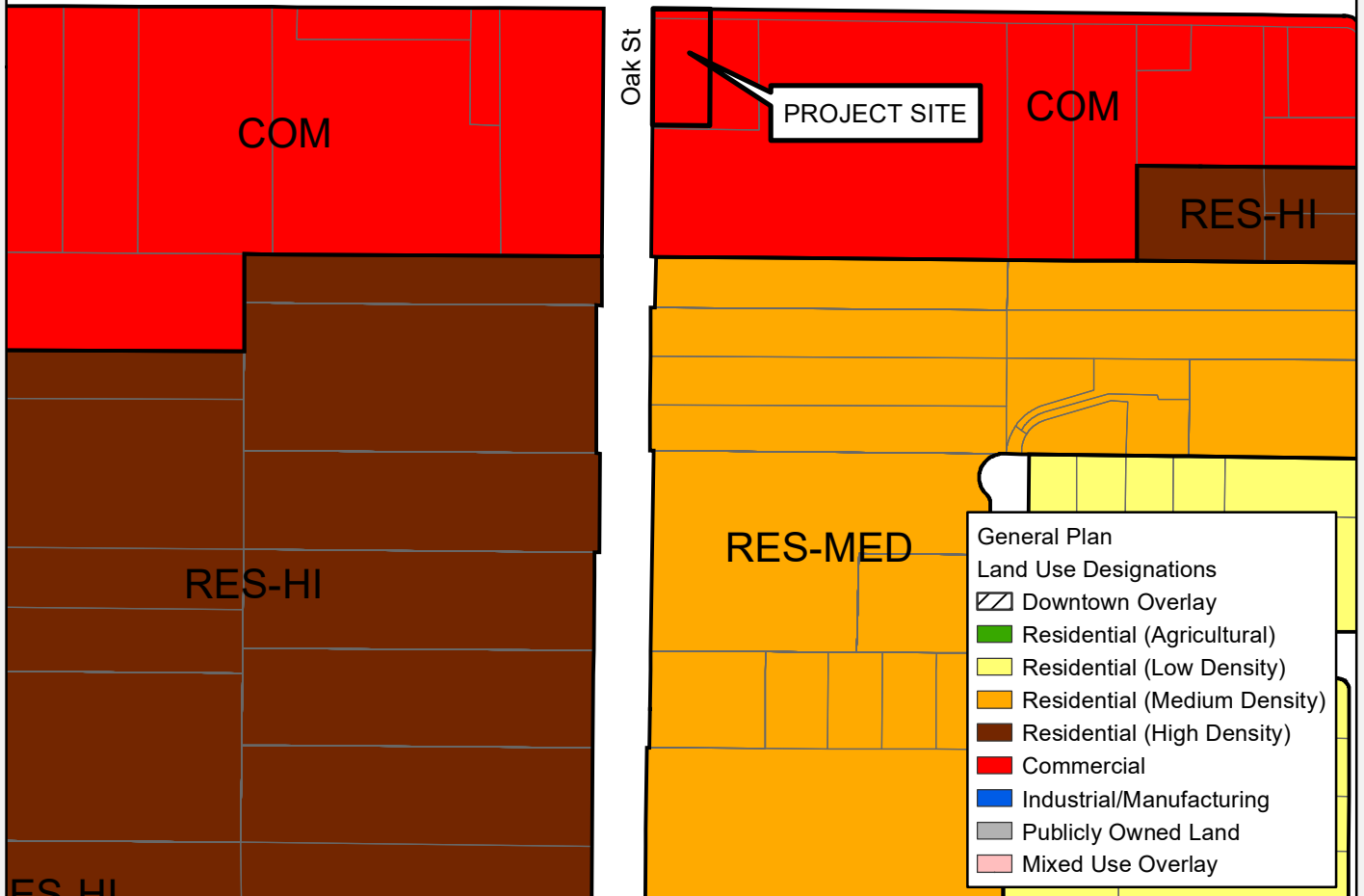
Community Development  
February 2020

Source: Lomita GIS Data Layers  
GIS/Apps/2074PCH\_zon.mxd





Pacific Coast Hwy



General Plan  
Land Use Designations

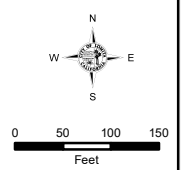
- Downtown Overlay
- Residential (Agricultural)
- Residential (Low Density)
- Residential (Medium Density)
- Residential (High Density)
- Commercial
- Industrial/Manufacturing
- Publicly Owned Land
- Mixed Use Overlay



**Conditional Use Permit No. 313**  
**2074 Pacific Coast Highway**  
**Exhibit D**

Community Development  
February 2020

Source: Lomita GIS Data Layers  
GIS/Apps/2074PCH\_gp.mxd









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

## NOTICE OF EXEMPTION

### *Project Description:*

**CONDITIONAL USE PERMIT NO. 313** – A request for a conditional use permit to allow the sale of motorized scooters, motorcycles, and quadricycles located at 2074 Pacific Coast Highway in the C-R, Commercial Retail Zone. Filed by Yousuf Osmani, 127 E. 3rd Street, Los Angeles, CA 90013 (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, Existing Facilities)
- Statutory Exemption
- Emergency Project
- Quick Disapproval [CEQA Guidelines, Section 15270]
- No Possibility of Significant Effect [CEQA Guidelines, Section 15061(b)(3)]

***Supporting Reasons:*** In accordance with Section 15301 of the California Environmental Quality Act (CEQA) guidelines, projects involving the operation, permitting, licensing or minor alteration of existing public or private structures facilities, involving negligible or no expansion of use beyond that existing at the time of lead agency’s determination may be found to be exempt from the requirements of CEQA. The proposed conditional use permit is to permit the sales of motorized scooters, motorcycles, and quadricycles sales and there will be no expansion to existing structure. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.

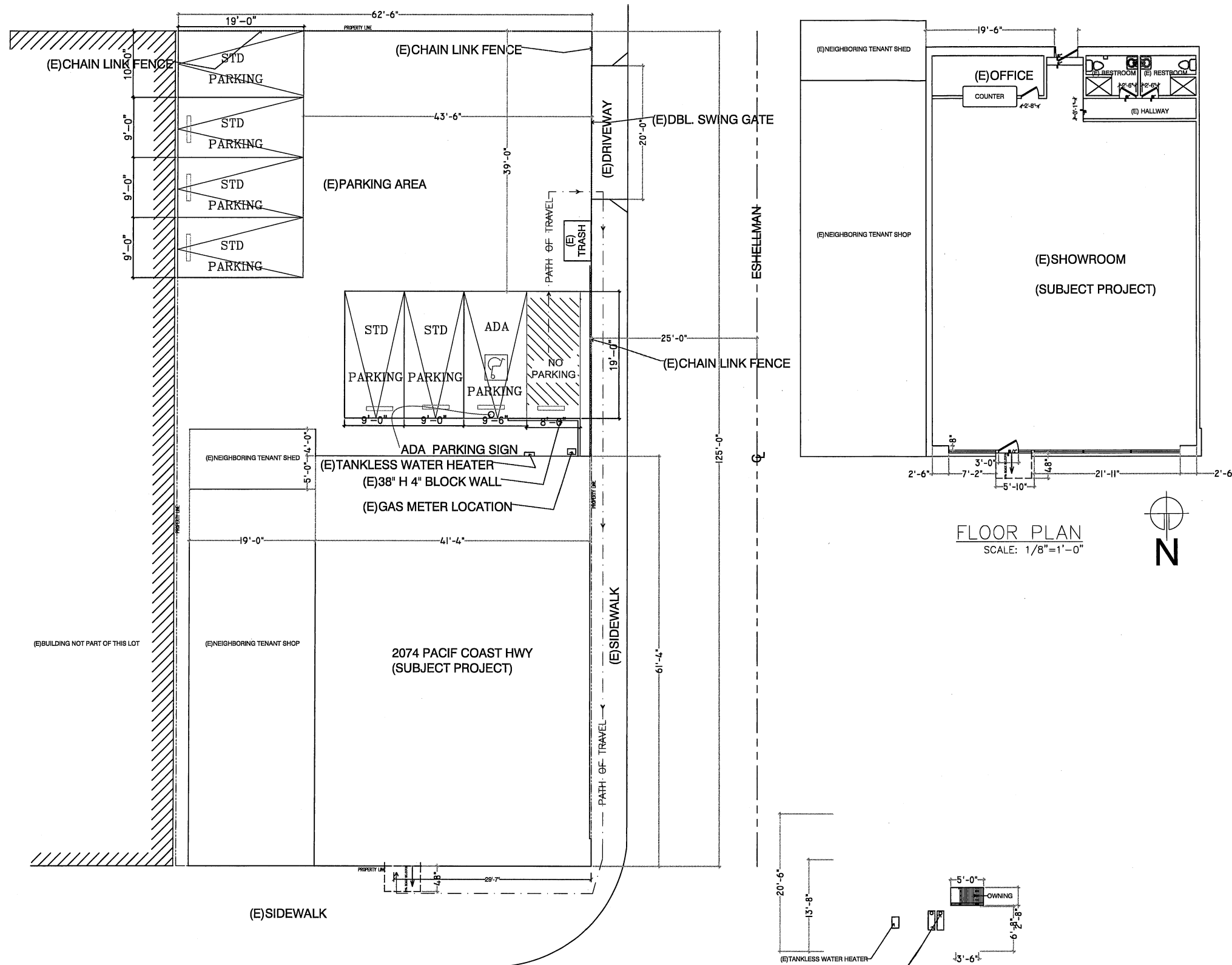
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(Date)

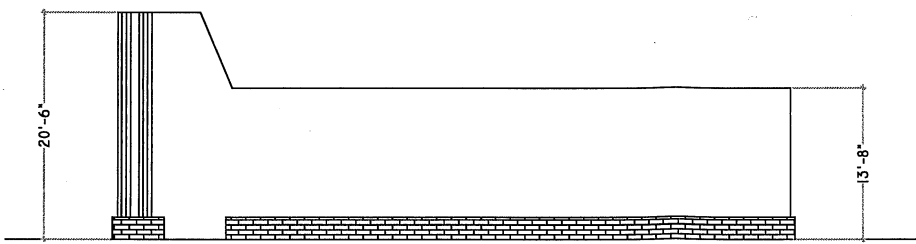
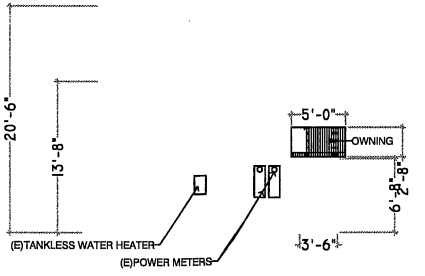
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Alicia Velasco  
 Community and Economic Development  
 Director





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



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

**LA DBS** P/B/C 2017-084  
DEPARTMENT OF BUILDING AND SAFETY

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

### ACCESSIBLE PARKING SIGN INSTALLED AT EACH SPACE

WHERE APPLIES

**LA DBS** P/B/C 2017-084  
DEPARTMENT OF BUILDING AND SAFETY

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

### ANGLED PARKING IDENTIFICATION

Location: A parking space identification sign shall be visible from each parking space. Signs shall be permanently posted either immediately adjacent to the parking space within the proposed parking space width at the head end of the parking space. Signs may also be permanently posted on a wall at the interior end of the parking space.

Marking: Each accessible car and van space shall have surface identification complying with either Sections 11B-502.8.4.1 or 11B-502.8.4.2.

The parking space shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 in white on a blue background a minimum 36 inches wide by 36 inches high. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space. Its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space length.

The parking space shall be outlined or painted blue and shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 a minimum 36 inches wide by 36 inches high in white on a suitable contrasting color. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space.

Relationship to accessible routes: Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

11B-502.7.1 Arrangement: Parking spaces and access aisles shall be designed so that persons using them are not required to travel behind parking spaces other than to pass behind the parking space in which they parked.

11B-502.7.2 Wheel slope: A curb or wheel stop shall be provided if required to prevent encroachment of vehicles over the required clear width of adjacent accessible routes.

11B-502.8 Additional signage: An additional sign shall be posted either:

- 1) In a conspicuous place at each entrance to an off-street parking facility or
- 2) Immediately adjacent to on-site accessible parking and visible from each parking space.

11B-502.8.1 Size: The additional sign shall not be less than 17 inches wide by 22 inches high.

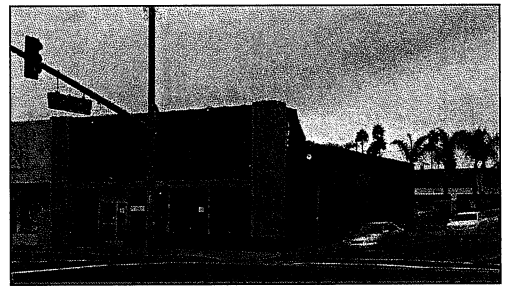
11B-502.8.2 Lettering: The additional sign shall clearly state in letters with a minimum height of 1 inch the following:  
 "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed:  
 or by telephoning:  
 Blank spaces shall be filled with appropriate information as a permanent part of the sign. (NOTE: Towing Co.'s Name and Telephone Number must be noted on the actual sheets on the plans.)

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

Page 4 of 7

Exhibit G

/TENANT  
1825 PARK ST.  
ALAMEDA, CA 94501



CORNER VIEW

FLOOR PLAN  
ELEVATIONS