

**Steve Cammarata, Chair**  
**Michael Graf, Vice-Chair**  
**Monica Dever, Commissioner**  
**Joaquin Santos, Commissioner**  
**Bob Steinbach, 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 2020-12**

**AGENDA**  
**REGULAR MEETING**  
**LOMITA PLANNING COMMISSION**  
**MONDAY, OCTOBER 12, 2020**  
**6:00 PM**  
**VARIOUS TELECONFERENCING LOCATIONS**

**SPECIAL NOTICE:**

*Pursuant to the Governor's Executive Order N-29-20, this meeting will be held via teleconference only and no physical location from which members of the public may observe the meeting and offer public comment will be provided.*

*Access to the meeting will be available via URL: <https://us02web.zoom.us/j/85353871126> or by phone at 669-900-6833. Zoom Meeting ID: 853 5387 1126.*

*In order to effectively accommodate public participation, participants are asked to provide their comments via e-mail before 5:00 p.m. on Monday, October 12, 2020, to [l.abbott@lomitacity.com](mailto:l.abbott@lomitacity.com). Please include the agenda item in the subject line. All comments submitted will be read into the record until the time limit of five minutes has been reached.*

*All votes taken during this teleconference meeting will be by roll call vote, and the vote will be publicly reported.*

**1. OPENING CEREMONIES**

- a. Call Meeting to Order
- b. 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:** August 10, 2020

**RECOMMENDED ACTION:** Approve minutes.

b) **SITE PLAN REVIEW NO. 1188 – One Year Extension of Time**, a request for an additional 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.

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

**RECOMMENDED ACTION:** Adopt Resolution of Approval subject to findings.

### PUBLIC HEARINGS

4. **ZONE TEXT AMENDMENT NO. 2020-02**, consideration of an ordinance amending Lomita Municipal Code Section 11-1.66.03(A), Residential Parking Requirements, to Reduce the Required Number of Parking Spaces for Residential Units with Five or More Bedrooms and/or Dens from Three (3) Spaces in a Garage to Two (2) Spaces in a Garage and a Determination that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA).

**APPLICANT:** Kevin McMinn, 30299 Kingsridge Drive, Rancho Palos Verdes, CA 90275 and Sajy and Jessy George, 25300 Cypress Street, Lomita, CA 90717 (Co-Applicants).

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

**RECOMMENDED ACTION:** Adopt resolution recommending City Council approval.

### SCHEDULED MATTERS

#### 5. PRESENTATION ON VISUALIZING DENSITY

**PRESENTED BY:** Diego Velasco, AICP  
Principal, Citythinkers

**RECOMMENDED ACTION:** That the Planning Commission participate in a discussion on how to shift the conversation away from density by the numbers towards the envisioned future build-out for a community.

#### 6. DISCUSSION OF REGIONAL HOUSING NEEDS ASSESSMENT AND HOUSING ELEMENT UPDATE

**RECOMMENDED ACTION:** That the Planning Commission review and discuss.

**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, November 3, 2020, and Tuesday, November 17, 2020

**11. ADJOURNMENT**

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

Dated Posted: October 9, 2020



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Linda E. Abbott, Deputy City Clerk

**MINUTES  
REGULAR MEETING  
LOMITA PLANNING COMMISSION  
MONDAY, AUGUST 10, 2020  
6:00 P.M.**

**1. OPENING CEREMONIES**

a. Chair Cammarata called the meeting to order at 6:10 p.m. via teleconference pursuant to Governor Newsom's Executive Order N-29-20 issued on March 17, 2020.

b. Roll Call

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

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

**ABSENT:** COMMISSIONERS: None

**2. ORAL COMMUNICATIONS**

None.

**3. STAFF ITEMS – ANNOUNCEMENTS**

Community and Economic Development Director Velasco announced that she has taken a position with another city. She then introduced Interim Director Sheri Repp Loadsman.

Interim Director Repp Loadsman stated that she is looking forward to helping out and added that she is a South Bay native who still lives in the area.

Chair Cammarata welcomed Interim Director Repp Loadsman. He stated that he was sad to see Director Velasco leave the City and that her leadership would be missed.

**4. CONSENT AGENDA**

a) **APPROVAL OF MINUTES:** June 8, 2020

**RECOMMENDED ACTION:** Approve minutes.

Commissioner Waite made a motion, seconded by Vice-Chair Graf, to approve the minutes of the June 8, 2020, Planning Commission meeting, noting a correction to be made to item 4 to indicate Chair Cammarata as recused.

**MOTION CARRIED** by the following vote:

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

**PUBLIC HEARINGS**

5. **SITE PLAN REVIEW NO. 1206**, a request for a modification from Section 11-1.30.02 of the Lomita Municipal Code (LMC) to permit a six foot rear yard setback instead of the Code required 20 feet, located at 2045 262<sup>nd</sup> Street in the Single-Family Residential (R-1) Zone.

Planning Intern Dotson presented the staff report as per the agenda material.

In response to a question from Commissioner Waite, Planning Intern Dotson stated that no comments were received in opposition to the project.

Chair Cammarata opened the public hearing at 6:26 p.m.

Jure Sestich, the applicant, thanked Planning staff for their assistance and stated that it was a pleasure working with them.

Chair Cammarata closed the public hearing at 6:27 p.m.

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

**MOTION CARRIED** by the following vote:

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

6. **SITE PLAN REVIEW NO. 1207**, a request for a modification from Section 11-1.68.02 of the Lomita Municipal Code (LMC) to permit a six-foot high wrought-iron fence within the front yard instead of the 42 inches height maximum located at 1962 Lomita Blvd in the M-C, Light Manufacturing and Commercial Zone.

Chair Cammarata and Commissioner Santos recused themselves and left the teleconference.

Planning Intern Dotson presented the staff report as per the agenda material.

Commissioner Thompson disclosed that he had viewed the project site.

Vice-Chair Graf opened the public hearing at 6:37 p.m. As there were no requests from the public to speak on this item, Vice-Chair Graf closed the public hearing at 6:37 p.m.

Andrew Aparicio, the applicant, stated that he wanted the building to both look and function better.

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

**MOTION CARRIED** by the following vote:

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

Chair Cammarata and Commissioner Santos returned to the teleconference.

7. **ZONE VARIANCE NO. 244**, a request for a variance from Section 11-1.30.04 of the Lomita Municipal Code (LMC) to permit a 14-foot-by-20-foot patio cover to be attached to the single-family dwelling with a six-foot rear yard setback instead of the Code required 10 feet located at 2321 Robin Lane in the Single-Family Residential (R-1) Zone.

Commissioner Waite recused himself and left the teleconference.

Assistant Planner MacMorran presented the staff report as per the agenda material. The applicant's name was corrected as Daniel "Burris" rather than "Burns."

Chair Cammarata opened the public hearing at 6:46 p.m. As there were no requests from the public to speak on this item, Chair Cammarata closed the public hearing at 6:46 p.m.

Daniel Burris, the applicant, thanked the Planning Commission for their consideration. He stated that he removed the previous structure due to termite damage but would like to again have a shaded area and an enclosed space for his children.

Vice-Chair Graf made a motion, seconded by Commissioner Dever, to adopt a resolution of approval (noting the applicant's correct last name as "Burris") subject to findings and conditions and confirm that the project is exempt from CEQA requirements.

**MOTION CARRIED** by the following vote:

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

Commissioner Waite returned to the teleconference.

## **WRITTEN COMMUNICATIONS**

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

Director Velasco stated that Council approved a mixed-use project at 24516 Narbonne Avenue at their meeting on August 4, 2020. In addition, staff was directed to prepare a sidewalk vending ordinance pursuant to State law to bring back at a future meeting.

## **OTHER MATTERS**

### **9. STAFF ITEMS – ANNOUNCEMENTS**

Chair Cammarata stated that Director Velasco would be missed and he wished her good luck.

Commissioner Waite stated that it has been nice to see Director Velasco develop professionally and become a community leader. He added that Interim Director Repp Loadsman had been his boss over 20 years ago, and that she possesses encyclopedic knowledge.

Vice-Chair Graf stated that Director Velasco has grown so much in her position with the City and has done a tremendous job. He wished her luck and welcomed Interim Director Repp Loadsman to the City.

Commissioner Dever congratulated Director Velasco on her new position and thanked her for putting up with the Planning Commission for 13 years.

Chair Cammarata offered his congratulations to Director Velasco and wished her good luck.

Commissioner Thompson thanked Director Velasco for helping to keep Lomita a friendly city, and stated that residents certainly appreciate her efforts. He also thanked her for all her hard work and professionalism.

Commissioner Santos wished Director Velasco good luck.

Director Velasco stated that it had been a great 13 years with the City of Lomita, and thanked the Commissioners for their well wishes.

### **10. PLANNING COMMISSIONER ITEMS**

Commissioner Santos urged everyone to stay safe.

In response to a comment from Commissioner Waite, Director Velasco stated that future Planning Commission meetings would be held virtually via Zoom.

Chair Cammarata thanked City staff for having multiple potholes filled along Pacific Coast Highway and Narbonne Avenue. He also remarked on a pop-up taco stand in an auto parts store parking lot in the City; Director Velasco stated that such vendors would be addressed in the upcoming street vendors ordinance.

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

Commissioner Waite will attend the Council meeting on Tuesday, September 1, 2020. Commissioner Waite will also attend the Tuesday, September 15, 2020, meeting.

## 12. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned by Chair Cammarata at 7:07 p.m.

Attest:

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Linda E. Abbott, Deputy City Clerk

DRAFT





**CITY OF LOMITA  
PLANNING COMMISSION REPORT**

**TO:** Planning Commission

October 12, 2020

**FROM:** Laura MacMorran, Assistant Planner

**SUBJECT:** Site Plan No. 1188  
One-Year Extension of Time

**RECOMMENDATION**

Staff recommends that the Planning Commission approve the request for a one-year extension of time for Site Plan No. 1188 establishing a new expiration date of October 11, 2021.

**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 Joe Finazzo, 19 Stirrup Rd, Rancho Palos Verdes, CA 90275.

Technically, SPR No. 1188 has received extensions with a cumulative total of two years, and this project also received Planning Commission approval in 2015, but that approval expired. Commercial projects are typically more complex than small residential projects and the project's plan review is complete. The Planning Commission staff report and resolution dated September 11, 2017 have been attached for your reference. The Planning Commission minutes for September 11, 2017 have also been attached.

Though this project has slowly traveled through the development process, neither the City's development standards nor the plans have changed since the initial approval. The plans have received Building and Safety's approval and the applicant has paid Building and Safety a fee to extend the building plan approval's expiration.

Recommended by:

*Sheri Repp Loadsman*

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Sheri Repp Loadsman  
Interim Community and Economic Development  
Director

Prepared by:

*Laura MacMorran*

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Laura MacMorran  
Assistant Planner

Exhibits:

- A. Resolution
- B. PC Staff Reports November 12, 2019 and September 11, 2017, and Resolution dated September 11, 2017
- C. PC Minutes dated September 11, 2017
- D. Letter from the Applicant dated September 9, 2020

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING 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 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 JOE FINAZZO OF 19 STIRRUP RD, RANCHO PALOS VERDES, CA 90275.

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 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 Joe 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 one-year 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 October 11, 2021.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 12<sup>th</sup> day of October by the following vote:

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

\_\_\_\_\_  
Steve Cammarata, Chair

ATTEST: \_\_\_\_\_  
Sheri Repp Loadsman  
Interim 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

November 12, 2019

**FROM:** Laura MacMorran, Assistant Planner

**SUBJECT:** Site Plan No. 1188  
One-Year Extension of Time

**RECOMMENDATION**

Staff recommends that the Planning Commission approve the request for a one-year extension of time for Site Plan No. 1188 establishing a new expiration date of September 11, 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.

The project encountered delays due to plan corrections. The mechanical, electrical, grading and drainage, and industrial waste plans have received approval. In addition, the Fire Department has approved the project. According to Los Angeles County's Building and Safety Division, the plans have been reviewed and another round of building and structural corrections is expected. The City has received an updated landscaping plan.

Technically, this is the first extension for this project (SPR No. 1188); the project received Planning Commission approval in 2015, but that approval expired. Commercial projects are typically more complex than small residential projects and the project's plan review is substantially complete. The Planning Commission staff report and resolution dated September 11, 2017 have been attached for your reference. The Planning Commission minutes for September 11, 2017 have also been attached.



## 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:



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Gary Y. Sugano  
Assistant City Manager

Prepared by:



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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.

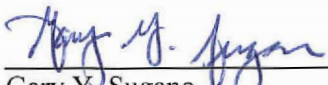
PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 11<sup>th</sup> day of September, 2017 by the following vote:

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 252<sup>nd</sup> 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 256<sup>th</sup> 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 256<sup>th</sup> 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 256<sup>th</sup> 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 250<sup>th</sup> Street.

## **OTHER MATTERS**

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

Commissioner Popelka stated that there is a lot of trash on 250<sup>th</sup> 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

# Lomita Self Storage

19 Stirrup Road

Rancho Palos Verdes, Ca 90275

Phone- (310)534-9174 Fax-(310)519-1148

September 15, 2020

Laura,

Our date to pay for our permits with the City of Lomita Building and Safety expires on January 23, 2021. We are requesting an extension on our conditional use permit to the same date. Due to the Covid pandemic the bank was forced to put our loan on hold so they can process the overwhelming requests of PPG and business loans. We our back in contact with them and our loan is moving forward. We are requesting this extension because we want to bundle all our fees in the loan rather than paying out of pocket for them. We appreciate your cooperation. We plan on completing this project as quickly as we get funded and having a brand new facility for the city of Lomita .

Thank You

Joe Finazzo and Giovanni Funicello



**CITY OF LOMITA  
PLANNING COMMISSION REPORT**

**TO:** Planning Commission October 12, 2020  
**FROM:** Laura MacMorran, Assistant Planner  
**SUBJECT:** Zone Text Amendment 2020-02 (Parking Requirements)

**PROJECT DESCRIPTION**

A zone text amendment to amend the Lomita Municipal Code Section 1-11.66.03(A) Residential Parking Requirements to reduce the required number of parking spaces for residential units with five or more bedrooms and/or dens from three (3) spaces in a garage to two (2) spaces in a garage and a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA). Initiated by the Kevin McMinn, 30229 Kingsridge Drive, Rancho Palos Verdes, CA 90275, and Sajy and Jessy George, 25300 Cypress Street, Lomita, CA 90717

**RECOMMENDATION**

Staff recommends that the Planning Commission adopts a resolution recommending City Council approval of Zone Text Amendment No. 2020-02.

**BACKGROUND**

In 1991, the City Council passed Ordinance No. 475, which increased the number of parking spaces for a residential dwelling unit based on the number of bedrooms and or like-rooms, such as dens with more than 60 square feet. Prior to that, the City required single-family and multi-family properties to provide two enclosed parking spaces per dwelling unit.

An application was duly filed pursuant to Lomita Municipal Code Section 11-1-70.05 by two separate parties seeking to build or expand residential units. One party would like to build an addition to an existing residence. The other party proposes to build three new single-family homes. Both proposed project designs meet zoning standards with the exception of the three enclosed parking spaces. The applicants indicate there are practical difficulties in providing the larger garage space and seek a zone text amendment allowing for two spaces in a garage.



## RESEARCH

Staff reviewed the residential parking requirements of 11 South Bay cities and the County of Los Angeles. Exhibit B contains details about each jurisdiction’s enclosed parking requirements for single-family and multi-family dwellings and the results have been tabulated below.

Summary of Residential Parking Requirements		
	SF Standards	MF Standards
# of jurisdictions requiring 2 enclosed parking spaces/ d. u.	8	8
# of jurisdictions requiring an add’l enclosed parking space based on sq. ft.	2	0
# of jurisdictions requiring an add’l enclosed parking space based on the quantities of certain room types	2	4

For single-family homes, 66% (8 of the 12 cities surveyed) of the jurisdictions require only two enclosed parking spaces regardless of the number of rooms and/or size of the home. Two jurisdictions increase the enclosed parking requirement based on a dwelling unit’s size, and the remaining two jurisdictions require an additional parking space, when a dwelling unit exceeds a certain number of bedrooms and/or den-like rooms.

Looking beyond municipal codes, staff researched housing trends. Staff reviewed a report entitled “How American Homes Vary by Year They Were Built” by the US Census (2011) which found that the average percentage of homes with four and more bedrooms nearly doubled from 17.2% in the 1980s to an average of 33.6% for the years from 2005-2009. In addition, there were significant increases in the percentage of homes built with dens, family rooms, recreation rooms and a second living room; plus, the number of homes built with a single living room has stayed constant. Interestingly, the paper noted that the number of rooms in multi-family homes has held steady since 1970s.

## ANALYSIS OF PROPOSED REVISION

The effect of Lomita’s three enclosed parking spaces requirement dampens or even thwarts building homes with five or more bedrooms and/or dens. Most of Lomita’s housing stock does not offer 5 or more bedrooms and/or a variety of room types, such as dens, offices, family rooms and the like. The number of home-based businesses and employees working remotely from home has been increasing and the COVID-19 pandemic has resulted in a significant surge. There is a greater acceptance and demand for home offices and generally there is no change in parking demand. Reducing the enclosed parking requirement from three to two spaces would remove a physical and financial constraint to creating a housing product suited for today’s preferences.

Lomita’s existing requirement presumes that a home with five or more bedrooms and/or dens will create more vehicles and that by creating an additional enclosed parking space those presumed vehicles will park onsite. However, staff’s observation of existing large residences has found that, in practice, this is not the case since the extra garage space is often used for storage or workshop area.

According to the Lomita Housing Element, the household size has remained fairly constant with an average of 2.49 persons per household based upon the 2010 Census. Reducing the parking requirement will facilitate the development of larger homes and result in a minor increase in the size of households.

Based upon a review of 12 South Bay jurisdictions, the majority do not require three enclosed parking spaces for single or multi-family dwellings. The number of rooms and the size of single-family homes has been trending upwards. Contemporary homes commonly contain home offices, guest bedrooms, family rooms, and dens.

Another consideration is that development projects triggering a three-car garage often must choose between three problematic options: 1) redesign existing floor plans or reconfigure layouts, 2) eliminate bedrooms and/or like rooms, or 3) request a variance because of conflicts with other development standards.

Whether the project is an addition to an existing or a new single-family home, there are significant constraints in designing a three-car garage. Most of City's lots are neither orientated nor possess the size and shape to accommodate a three-car garage without conflicting with other development standards or wasting a significant amount area.

Specifically, for homes with attached garages, Sec. 11-1.68.03(4) requires residential yards to have at least fifty percent of the front yard landscaped and Sec. 11-1.30.03 (D) precludes garages fronting more than 50% of the right-of-way. Any lot with 50 feet of frontage and a street-facing garage would not be able to satisfy these requirements.

For homes with a detached garage with access from the street, Sec. 11-1.66.07(B)(3) requires a 25-foot separation between a house and detached garage when there is an overlap. By adding a third enclosed parking space this occupies a sizeable portion of a yard and takes away from other rear yard uses. See Exhibit C.

For lots that are 50 feet wide and have a detached garage with access from either an alley or a street, a three-car garage could conflict with Sec. 11-1.30.05(B)(4) which requires at least 50% of the required rear yard area to contain open space.

Though a side-loading garage may be an option in some instances, that layout consumes a large amount of space and requires hardscape across a large area. More hardscape does not meet more recent permeability goals that reduce stormwater runoff and can increase greenspace.

Regarding multi-family units, reducing the parking standard would have no foreseeable impact on the number of enclosed parking spaces built. As a practical matter, none of the multi-family homes approved in the last 5 years contained 5 or more bedrooms and/or dens, and project's with higher densities typically do not have the space to accommodate units with 5 or more bedrooms and/or dens.

In conjunction with modifying the "One-family" and "Duplex, apartment house, condominiums" requirements, the stipulation that requires a home that is adding 50% of its size to add a third parking space will be eliminated for consistency. All dwelling units are still required to provide two (2) parking spaces in a garage. Any existing dwelling unit not meeting this requirement will

be required to provide two (2) parking spaces in a garage if the dwelling unit is enlarged in size by fifty (50) percent or more of its current size in any five-year period.

A final consideration is that since Lomita adopted the three-car parking requirement in 1991, changes to state law have eliminated enclosed parking if a garage is converted to an accessory dwelling unit (ADU). The ADU laws recognize that the value of enclosed parking spaces may not be for off-street parking given the strong demand for housing. The larger size of a three-car garage may result in a future conversion to an ADU. As such, there is no guarantee that the garage will be used for parking moving forward. Given the market demand for housing and the changes to housing laws, it is appropriate to reconsider this standard to see whether the policy is still needed or should be revised.

Zone Text Amendment

With the proposed changes, the section titled “Parking Standards” will read as follows:

**Sec. 11-1.66.03. - Parking requirements.**

For the purpose of this Article, unless otherwise stated, all requirements shall be calculated based on gross floor area.

<i>(A) Residential Parking Requirements:</i>	
One-family	Two (2) parking spaces in a garage <del>for units of up to four (4) bedrooms and/or dens; three (3) spaces in a garage for five (5) or more bedrooms and/or dens, except as noted below.</del>
Duplex, apartment house, condominiums,	Two (2) parking [spaces] in a garage <del>for each unit of up to four (4) bedrooms and/or dens; three (3) spaces in a garage for five (5) or more bedrooms and/or dens, except as noted below.</del> In addition, one (1) guest parking space shall be required for each two (2) units. Said spaces shall not be located in the required front setback areas.
<p><del>For the purpose of this section only, a bedroom or a den is defined as any room containing sixty (60) square feet or more that is not a living room, dining room, family room, kitchen or laundry area. Further, any unit, either single-family or multifamily, which existed prior to February 4, 1991, shall be provided with two (2) parking spaces in a garage. However, Should such <u>any</u> unit <u>and/or units</u> be enlarged in size by fifty (50) percent or more of its current size in any five-year period, the above requirements <del>for five (5) or more bedrooms/dens</del> shall apply.</del></p>	

The proposed ordinance is attached to the Resolution (Exhibit A).

General Plan

In accordance with Section 11-1.70.05(C)(2), the Commission must make a written recommendation to the Council whether to approve, approve in modified form, or deny the proposed zone amendment, and include reasons for the recommendation and the relationship between of the proposed amendment to the General Plan.

The proposed amendment to reduce the required number of parking spaces for residential units with five or more bedrooms and/or dens from three (3) spaces in a garage to two (2) spaces in a garage is consistent with the General Plan because it implements the following policies:

- Policy 1.1: The City will strive to promote the development and maintenance of an inventory of housing stock that provides a healthy and safe environment for all citizens of Lomita.
- Policy 2.1: The City will strive to meet the needs of a socially and economically diverse population.
- Policy 2.2: The City will encourage diversity of housing types, sizes, location, and costs in accordance with the City's land use policies and ordinances.

The additional enclosed parking space requirement is a physical and financial constraint on developing houses with five or more bedrooms and/or dens. Lifestyle changes indicate the market demand for larger homes providing for a home office, guest room and more leisure/family space. The additional garage space does not provide substantive assurance that vehicles will be parked on-site. Changes to housing laws may lead to more garages converting to ADUs. The amendment will not affect the Land Use Element's residential density designations and will not significantly contribute to household size and parking demand within residential neighborhoods.

#### Environmental Determination

In accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, adoption of the Zone Text Amendment is exempt from CEQA in that it can be seen with certainty that there is no possibility that the amendment may have a significant effect on the environment. The adoption of the proposed ordinance is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. The proposed amendment is limited to a reduction in residential dwelling units minimum enclosed parking space requirement and there is no foreseeable effect on the environment.

#### Public Notice

Notices of this hearing dated October 2, 2020 were published in the Daily Breeze Newspaper, and posted at City Hall, the Lomita Library, and at Lomita Park. As of the date this staff report was prepared, staff has not received any correspondence either for or against the proposed project.

Recommended by:



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Sheri Repp Loadsman  
Interim Community and Economic  
Development Director

Prepared by:



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Laura MacMorran  
Assistant Planner

Exhibits:

- A. Resolution
- B. South Bay Jurisdictions Parking Requirements Survey
- C. Sec. 11-1.66.07 Figure P4
- D. Notice of Exemption

## RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA RECOMMENDING CITY COUNCIL APPROVAL OF ZONE TEXT AMENDMENT 2020-02, AMENDING LOMITA MUNICIPAL CODE SECTION 11-1.66.03(A), RESIDENTIAL PARKING REQUIREMENTS, TO REDUCE THE REQUIRED NUMBER OF PARKING SPACES FOR RESIDENTIAL UNITS WITH FIVE OR MORE BEDROOMS AND/OR DENS FROM THREE (3) SPACES IN A GARAGE TO TWO (2) SPACES IN A GARAGE AND A DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). INITIATED BY KEVIN MCMINN, 30299 KINGSRIDGE DRIVE, RANCHO PALOS VERDES, CA 90275 AND SAJY & JESSY GEORGE, 25300 CYPRESS STREET, LOMITA, CA 90717 (CO-APPLICANTS).

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

Section 1. Recitals

- A. An application was duly filed pursuant to Lomita Municipal Code Section 11-1-70.05 by Kevin McMinn, 30229 Kingsridge Drive, Rancho Palos Verdes, CA 90275, and Sajy and Jessy George, 25300 Cypress Street, Lomita, CA 90717 seeking to amend Section 11-1.66.03 to reduce the parking requirements for one-family, duplex, apartment house or condominiums with five (5) or more bedrooms and/or dens from three (3) spaces in a garage to two (2) spaces in a garage.
- B. In accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, adoption of the Zone Text Amendment is exempt from CEQA in that it can be seen with certainty that there is no possibility that the amendment may have a significant effect on the environment. The adoption of the proposed ordinance is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. The proposed amendment is limited to a reduction in residential dwelling units' minimum enclosed parking space requirement and there is no foreseeable effect on the environment.
- C. On October 12, 2020, the Planning Commission held a duly noticed public hearing and accepted public testimony and evidence to consider the Zoning Text Amendment, in accordance with Municipal Code sections 11-1.70.04 and 11-1.70.05.
- D. After review and consideration of all evidence and testimony presented in connection with this hearing, the Planning Commission recommends that the City Council approve the Zoning Text Amendment to reduce the parking requirements for one-family, duplex, apartment house or condominiums with five (5) or more bedrooms and/or dens from three (3) spaces in a garage to two (2) spaces in a garage.

Section 2. In accordance with Municipal Code section 11-1.70.05, the Planning Commission finds that the proposed Zone Text Amendment, to reduce the required number of parking spaces for residential units with five or more bedrooms and/or dens from three (3) spaces in a garage to

two (2) spaces in a garage is consistent with the General Plan because it implements the following policies:

- Policy 1.1: The City will strive to promote the development and maintenance of an inventory of housing stock that provides a healthy and safe environment for all citizens of Lomita.
- Policy 2.1: The City will strive to meet the needs of a socially and economically diverse population.
- Policy 2.2: The City will encourage diversity of housing types, sizes, location, and costs in accordance with the City's land use policies and ordinances.

The additional enclosed parking space requirement is a physical and financial constraint on developing houses with five or more bedrooms and/or dens. Lifestyle changes indicate the market demand for larger homes providing for a home office, guest room and more leisure/family space. The additional garage space does not provide substantive assurance that vehicles will be parked on-site. Changes to housing laws may lead to more garages converting to ADUs. The amendment will not affect the Land Use Element's residential density designations and will not significantly contribute to household size and parking demand within residential neighborhoods.

Section 3. Based on the foregoing, the Planning Commission of the City of Lomita hereby recommends City Council approve and adopt the Ordinance attached hereto as Attachment "A" and incorporated herein by reference.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 12<sup>th</sup> day of October, 2020 by the following vote:

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

\_\_\_\_\_  
Steve Cammarata, Chair

ATTEST:

\_\_\_\_\_  
Sheri Repp Loadsman  
Interim Community and Economic Development Director

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.

## ORDINANCE NO.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMITA AMENDING LOMITA MUNICIPAL CODE SECTION 11-1.66.03(A), RESIDENTIAL PARKING REQUIREMENTS, TO REDUCE THE REQUIRED NUMBER OF PARKING SPACES FOR RESIDENTIAL UNITS WITH FIVE OR MORE BEDROOMS AND/OR DENS FROM THREE (3) SPACES IN A GARAGE TO TWO (2) SPACES IN A GARAGE AND A DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). INITIATED BY KEVIN MCGINN, 30299 KINGSRIDGE DRIVE, RANCHO PALOS VERDES, CA 90275 AND SAJY & JESSY GEORGE, 25300 CYPRESS STREET, LOMITA, CA 90717 (CO-APPLICANTS).**

**THE CITY COUNCIL OF THE CITY OF LOMITA HEREBY ORDAINS AS FOLLOWS:**

### Section 1. Recitals.

- A. On October 12, 2020, the Planning Commission held a duly noticed public hearing on Zone Text Amendment No. 2020-XX where public testimony was accepted on the item and recommended City Council approval.
- B. The City Council finds that the ordinance is consistent with the General Plan because it implements the Housing Element's 5<sup>th</sup> Policy, which "encourages a diversity of housing types, sizes, locations and costs in accordance with the City's land use policies and ordinances." The policy calls for housing with mixed characteristics, such as, owner-occupied and rental; single-family and multi-family; modest and upscale; small, medium, and large sizes; and homes with the traditional types of rooms and homes with a greater number rooms for a variety of purposes. The additional enclosed parking space requirement is a physical and/or financial constraint on developing houses with five or more bedrooms and/or den-like rooms. By establishing the same enclosed parking requirement as other dwelling units, conflicts between previously mentioned development requirements should be minimized. And by removing these constraints and conflicts, it will enable the development of contemporary homes which feature more rooms and types of rooms, and thereby increase housing stock diversity. The amendment will not affect the Land Use Element's residential density designations.
- C. In accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, adoption of the Zone Text Amendment is exempt from CEQA in that it can be seen with certainty that there is no possibility that the amendment may have a significant effect on the environment. The adoption of the proposed ordinance is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. The proposed amendment is limited to eliminating one enclosed parking space in residential dwelling units with 5 or more bedrooms and/ dens. This change will not increase the demand for housing or have significant effect on the demand for

parking. Therefore, it will not impact aesthetics, harm air quality, effect cultural resources, create stormwater pollution, generate noise, or create any other foreseeable effect on the environment.

Section 2. Based on the foregoing, the City Council of the City of Lomita hereby approves Zone Text Amendment 2020-XX:

Section 11-1.66.03(A) of Title XI of the Lomita Municipal Code is added to read as follows:

Sec. 11-1.66.03. - Parking requirements.

For the purpose of this Article, unless otherwise stated, all requirements shall be calculated based on gross floor area.

<i>(A) Residential Parking Requirements:</i>	
One-family	Two (2) parking spaces in a garage
Duplex, apartment house, condominiums,	Two (2) parking [spaces] in a garage for each unit. In addition, one (1) guest parking space shall be required for each two (2) units. Said spaces shall not be located in the required front setback areas.
Should any unit and/ or units be enlarged in size by fifty (50) percent or more of its current size in any five-year period, the above requirements shall apply	

Section 3. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance or any part hereof is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this ordinance or any part thereof. The City Council of the City of Lomita hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared invalid.

Section 4. Effective Date. This ordinance shall take effect thirty (30) days after the date of its passage; and prior to fifteen (15) days after its passage, the City Clerk shall cause a copy of this ordinance to be published in accordance with the provisions of the law. The City Clerk shall certify the adoption of this ordinance.

**PASSED, APPROVED AND ADOPTED**, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

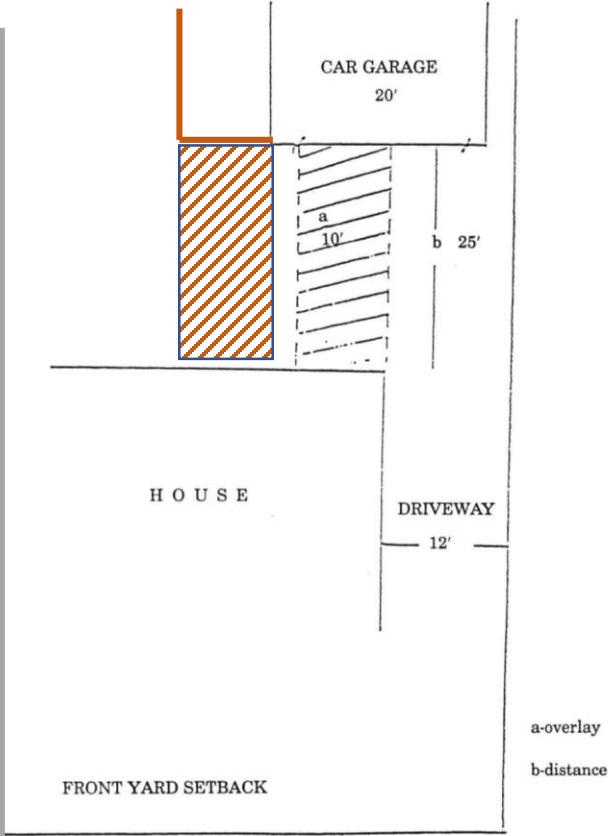
\_\_\_\_\_  
JAMES GAZELEY, Mayor

ATTEST:

\_\_\_\_\_  
KATHLEEN HORN GREGORY, CMC, City Clerk



<b>SURVEY OF RESIDENTIAL PARKING REQUIREMENTS</b>			
<b>Jurisdiction</b>	<b>SFH: ≤ 4bedrooms</b>	<b>SFH: &gt; 4bedrooms</b>	<b>MFH</b>
<b>Carson</b>	2 car garage	N/A	2 car garage or carport per dwelling unit +1 guest parking space per dwelling unit > 3 bedrooms +1 guest parking space per 2 dwelling units ≤ 2 bedrooms
<b>El Segundo</b>	2 parking spaces per dwelling unit	+1 parking space per dwelling unit > 3,500 sqft	2 parking spaces per unit +1 guest space per 3 units (3 - 5 units = 1 guest space, 6 - 8 units = 2 guest spaces, etc.)
<b>Gardena</b>	2 car garage	N/A	2 enclosed parking spaces per dwelling unit
<b>Hawthorne</b>	2 car garage and 2 spaces in a driveway	+1 parking space per bedroom > 4	2 parking spaces ≤ 1 bedroom 3 parking spaces ≥ 2 bedrooms 3.5 parking spaces ≥ 4 bedrooms
<b>Hermosa Beach</b>	2 parking spaces AND 1 guest	N/A	2 parking spaces and one guest space for each 2 du.
<b>Lakewood</b>	2 car garage or carport	N/A	2 parking spaces for <3 bedrooms 2.5 parking spaces >3 bedrooms.
<b>Lawndale</b>	2 car garage	+1 parking space per unit > 4 bedrooms	2 parking spaces per dwelling unit +1 parking space if ≥ 4 bedrooms
<b>Los Angeles County</b>	2 covered space per dwelling unit	N/A	≥ 2 bedrooms: 1.5 covered parking spaces AND 0.5 covered or uncovered parking spaces per dwelling unit
<b>Manhattan Beach</b>	< 550 sqft: 1 parking space < 3,600 sqft: 2 enclosed spaces	> 3,600 sqft: 3 enclosed spaces	2 parking spaces, + 1 enclosed per unit (2 enclosed per condominium unit) < 4 units (< 550 sqft), only 1 enclosed space is required per unit
<b>Rancho Palos Verdes</b>	< 5,000 sqft: 2 enclosed spaces AND 2 unenclosed spaces	≥ 5,000 sqft: 3 enclosed spaces AND 3 unenclosed spaces	≤ 1 bedroom: + 1 garage space ≥ 2 bedrooms: + 2 garage spaces
<b>Redondo Beach</b>	2 car garage	N/A	2 parking spaces per dwelling unit (at least one enclosed space per dwelling unit)
<b>Torrance</b>	2 car garage	N/A	≤ 2 bedrooms: 2 parking spaces ≥ 3 bedrooms: 3 parking spaces (2 spaces may be tandem) (1.5 enclosed garage spaces per dwelling unit) +1 guest space per 5 dwelling units



Parking Illustration

Figure P4. Distance Between House and Detached Rear Garage

The proposed revision reduces obstacles to building certain types of additions and homes with . would require two enclosed parking spaces per unit regardless of the number of bedrooms

Coupled with increases in dens, and family room categories, a larger number of rooms in a home is the norm, but this does not necessarily correlate to more vehicles.

The requirement for an additional enclosed parking space does not guarantee the use of the space for parking. Or produce the intended effect to park vehicles on site.

Achieving more onsite parking would be best address through direct methods, not indirect methods. Lomita's three car garage requirement is more stringent than the vast majority of residential parking requirements in the region.



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

## NOTICE OF EXEMPTION

### ***Project Description:***

Zone Text Amendment 2020-02 a zoning amendment to 11-1.66.03(A) Residential Parking Requirements to reduce the required number of parking spaces for residential units with five or more bedrooms and/or dens from three (3) spaces in a garage to two (2) spaces in a garage and a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA). Initiated by the Kevin McMinn, 30229 Kingsridge Drive, Rancho Palos Verdes, CA 90275, and Sajj and Jessy George, 25300 Cypress Street, Lomita, CA 90717

### ***Finding:***

The City Council 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
- 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 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, adoption of the Zone Text Amendment is exempt from CEQA in that it can be seen with certainty that there is no possibility that the amendment may have a significant effect on the environment. The adoption of the proposed ordinance is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. The proposed amendment is limited to eliminating one enclosed parking space in residential dwelling units with 5 or more bedrooms and/ dens. This change will not increase the demand for housing or have significant effect on the demand for parking. Therefore, it will not impact aesthetics, harm air quality, effect cultural resources, create stormwater pollution, generate noise, or create any other foreseeable effect on the environment.

Therefore, City Council has determined that there is no substantial evidence that the project may have a significant effect on the environment.

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

\_\_\_\_\_  
 Sheri Repp Loadsman  
 Interim Community and Economic  
 Development Director

## RESEARCH

Staff reviewed the residential parking requirements of 11 South Bay cities and the County of Los Angeles. Exhibit B contains details about each jurisdiction’s enclosed parking requirements for single-family and multi-family dwellings and the results have been tabulated below.

Summary of Residential Parking Requirements		
	SF Standards	MF Standards
# of jurisdictions requiring 2 enclosed parking spaces/ d. u.	8	8
# of jurisdictions requiring an add’l enclosed parking space based on sq. ft.	2	0
# of jurisdictions requiring an add’l enclosed parking space based on the quantities of certain room types	2	4

For single-family homes, 66% (8 of the 12 cities surveyed) of the jurisdictions require only two enclosed parking spaces regardless of the number of rooms and/or size of the home. Two jurisdictions increase the enclosed parking requirement based on a dwelling unit’s size, and the remaining two jurisdictions require an additional parking space, when a dwelling unit exceeds a certain number of bedrooms and/or den-like rooms.

Looking beyond municipal codes, staff researched housing trends. Staff reviewed a report entitled “How American Homes Vary by Year They Were Built” by the US Census (2011) which found that the average percentage of homes with four and more bedrooms nearly doubled from 17.2% in the 1980s to an average of 33.6% for the years from 2005-2009. In addition, there were significant increases in the percentage of homes built with dens, family rooms, recreation rooms and a second living room; plus, the number of homes built with a single living room has stayed constant. Interestingly, the paper noted that the number of rooms in multi-family homes has held steady since 1970s.

## ANALYSIS OF PROPOSED REVISION

The effect of Lomita’s three enclosed parking spaces requirement dampens or even thwarts building homes with five or more bedrooms and/or dens. Most of Lomita’s housing stock does not offer 5 or more bedrooms and/or a variety of room types, such as dens, offices, family rooms and the like. The number of home-based businesses and employees working remotely from home has been increasing and the COVID-19 pandemic has resulted in a significant surge. There is a greater acceptance and demand for home offices and generally there is no change in parking demand. Reducing the enclosed parking requirement from three to two spaces would remove a physical and financial constraint to creating a housing product suited for today’s preferences.

Lomita’s existing requirement presumes that a home with five or more bedrooms and/or dens will create more vehicles and that by creating an additional enclosed parking space those presumed vehicles will park onsite. However, staff’s observation of existing large residences has found that, in practice, this is not the case since the extra garage space is often used for storage or workshop area.

According to the Lomita Housing Element, the household size has remained fairly constant with an average of 2.49 persons per household based upon the 2010 Census. Reducing the parking requirement will facilitate the development of larger homes and result in a minor increase in the size of households.

Based upon a review of 12 South Bay jurisdictions, the majority do not require three enclosed parking spaces for single or multi-family dwellings. The number of rooms and the size of single-family homes has been trending upwards. Contemporary homes commonly contain home offices, guest bedrooms, family rooms, and dens.

Another consideration is that development projects triggering a three-car garage often must choose between three problematic options: 1) redesign existing floor plans or reconfigure layouts, 2) eliminate bedrooms and/or like rooms, or 3) request a variance because of conflicts with other development standards.

Whether the project is an addition to an existing or a new single-family home, there are significant constraints in designing a three-car garage. Most of City's lots are neither orientated nor possess the size and shape to accommodate a three-car garage without conflicting with other development standards or wasting a significant amount area.

Specifically, for homes with attached garages, Sec. 11-1.68.03(4) requires residential yards to have at least fifty percent of the front yard landscaped and Sec. 11-1.30.03 (D) precludes garages fronting more than 50% of the right-of-way. Any lot with 50 feet of frontage and a street-facing garage would not be able to satisfy these requirements.

For homes with a detached garage with access from the street, Sec. 11-1.66.07(B)(3) requires a 25-foot separation between a house and detached garage when there is an overlap. By adding a third enclosed parking space this occupies a sizeable portion of a yard and takes away from other rear yard uses. See Exhibit C.

For lots that are 50 feet wide and have a detached garage with access from either an alley or a street, a three-car garage could conflict with Sec. 11-1.30.05(B)(4) which requires at least 50% of the required rear yard area to contain open space.

Though a side-loading garage may be an option in some instances, that layout consumes a large amount of space and requires hardscape across a large area. More hardscape does not meet more recent permeability goals that reduce stormwater runoff and can increase greenspace.

Regarding multi-family units, reducing the parking standard would have no foreseeable impact on the number of enclosed parking spaces built. As a practical matter, none of the multi-family homes approved in the last 5 years contained 5 or more bedrooms and/or dens, and project's with higher densities typically do not have the space to accommodate units with 5 or more bedrooms and/or dens.

In conjunction with modifying the "One-family" and "Duplex, apartment house, condominiums" requirements, the stipulation that requires a home that is adding 50% of its size to add a third parking space will be eliminated for consistency. All dwelling units are still required to provide two (2) parking spaces in a garage. Any existing dwelling unit not meeting this requirement will

be required to provide two (2) parking spaces in a garage if the dwelling unit is enlarged in size by fifty (50) percent or more of its current size in any five-year period.

A final consideration is that since Lomita adopted the three-car parking requirement in 1991, changes to state law have eliminated enclosed parking if a garage is converted to an accessory dwelling unit (ADU). The ADU laws recognize that the value of enclosed parking spaces may not be for off-street parking given the strong demand for housing. The larger size of a three-car garage may result in a future conversion to an ADU. As such, there is no guarantee that the garage will be used for parking moving forward. Given the market demand for housing and the changes to housing laws, it is appropriate to reconsider this standard to see whether the policy is still needed or should be revised.

Zone Text Amendment

With the proposed changes, the section titled “Parking Standards” will read as follows:

**Sec. 11-1.66.03. - Parking requirements.**

For the purpose of this Article, unless otherwise stated, all requirements shall be calculated based on gross floor area.

<i>(A) Residential Parking Requirements:</i>	
One-family	Two (2) parking spaces in a garage <del>for units of up to four (4) bedrooms and/or dens; three (3) spaces in a garage for five (5) or more bedrooms and/or dens, except as noted below.</del>
Duplex, apartment house, condominiums,	Two (2) parking [spaces] in a garage <del>for each unit of up to four (4) bedrooms and/or dens; three (3) spaces in a garage for five (5) or more bedrooms and/or dens, except as noted below.</del> In addition, one (1) guest parking space shall be required for each two (2) units. Said spaces shall not be located in the required front setback areas.
<p><del>For the purpose of this section only, a bedroom or a den is defined as any room containing sixty (60) square feet or more that is not a living room, dining room, family room, kitchen or laundry area. Further, any unit, either single-family or multifamily, which existed prior to February 4, 1991, shall be provided with two (2) parking spaces in a garage. However, Should such <u>any</u> unit <u>and/or units</u> be enlarged in size by fifty (50) percent or more of its current size in any five-year period, the above requirements <del>for five (5) or more bedrooms/dens</del> shall apply.</del></p>	

The proposed ordinance is attached to the Resolution (Exhibit A).

General Plan

In accordance with Section 11-1.70.05(C)(2), the Commission must make a written recommendation to the Council whether to approve, approve in modified form, or deny the proposed zone amendment, and include reasons for the recommendation and the relationship between of the proposed amendment to the General Plan.

The proposed amendment to reduce the required number of parking spaces for residential units with five or more bedrooms and/or dens from three (3) spaces in a garage to two (2) spaces in a garage is consistent with the General Plan because it implements the following policies:

- Policy 1.1: The City will strive to promote the development and maintenance of an inventory of housing stock that provides a healthy and safe environment for all citizens of Lomita.
- Policy 2.1: The City will strive to meet the needs of a socially and economically diverse population.
- Policy 2.2: The City will encourage diversity of housing types, sizes, location, and costs in accordance with the City's land use policies and ordinances.

The additional enclosed parking space requirement is a physical and financial constraint on developing houses with five or more bedrooms and/or dens. Lifestyle changes indicate the market demand for larger homes providing for a home office, guest room and more leisure/family space. The additional garage space does not provide substantive assurance that vehicles will be parked on-site. Changes to housing laws may lead to more garages converting to ADUs. The amendment will not affect the Land Use Element's residential density designations and will not significantly contribute to household size and parking demand within residential neighborhoods.

#### Environmental Determination

In accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, adoption of the Zone Text Amendment is exempt from CEQA in that it can be seen with certainty that there is no possibility that the amendment may have a significant effect on the environment. The adoption of the proposed ordinance is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. The proposed amendment is limited to a reduction in residential dwelling units minimum enclosed parking space requirement and there is no foreseeable effect on the environment.

#### Public Notice

Notices of this hearing dated October 2, 2020 were published in the Daily Breeze Newspaper, and posted at City Hall, the Lomita Library, and at Lomita Park. As of the date this staff report was prepared, staff has not received any correspondence either for or against the proposed project.

Recommended by:



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Sheri Repp Loadsman  
Interim Community and Economic  
Development Director

Prepared by:



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Laura MacMorran  
Assistant Planner

Exhibits:

- A. Resolution
- B. South Bay Jurisdictions Parking Requirements Survey
- C. Sec. 11-1.66.07 Figure P4
- D. Notice of Exemption





## CITY OF LOMITA PLANNING COMMISSION REPORT

**TO:** Planning Commission October 12, 2020

**FROM:** Sheri Repp Loadsman  
Interim Community and Economic Development Director

**SUBJECT:** Discussion of Regional Housing Needs Assessment and Housing Element Update

### RECOMMENDATION

Staff recommends that the Planning Commission review and discuss the Regional Housing Needs Assessment (RHNA).

### BACKGROUND/ANALYSIS

The Housing Element is one required chapter within the General Plan and is Lomita's "housing plan". Along with all California cities and counties, the City is required to adequately plan to meet the housing needs of everyone in the community, and to update our Housing Element every eight years.

The upcoming 2021-2029 Housing Element is the sixth update to the Housing Element and is also referred to as the 6th Cycle Housing Element. In the Housing Element, the City must identify enough potentially developable land that is zoned for residential use (i.e., site inventory) to meet the City's new RHNA allocation and must provide goals, policies, quantified objectives, and implementation programs to meet the housing needs. Additionally, the Housing Element must address recent housing legislation adopted in response to the state's housing crisis.

For additional information and resources about the Housing Element, visit California Department of Housing and Community Development's (HCD) website at [www.hcd.ca.gov](http://www.hcd.ca.gov).

The driving force for the Housing Element Update is the RHNA allocation, in which the State estimates each region's housing need for all income groups for the upcoming eight years. HCD has determined the housing need for the region to be 1,341,827 units. In turn, the Southern California Association of Governments (SCAG) has taken this number and, using their developed methodology, allocated each city and county in the region with its portion. Lomita is represented by SCAG, which is the Metropolitan Planning Organization serving Imperial County, Los Angeles County, Orange County, Riverside County, San Bernardino County, and Ventura County.

SCAG officially released the draft RHNA allocation to each jurisdiction. The City's portion of the SCAG's RHNA for the 2021-2029 Housing Element is 827 units total. This draft allocation is further broken down by income group as follows:

<b>Income Category (% of County Area Median Income)</b>	<b>Units</b>
Very Low/Extremely Low (31% - 50%/0%-30%)	238
Low (51% - 80%)	124
Moderate (81% - 120%)	127
Above Moderate (120% or more a.k.a. “market rate”)	338
<b>TOTAL</b>	<b>827</b>

SCAG plans to adopt the final allocation in February 2021. For additional information and resources about RHNA, including methodology and its development timeline, visit SCAG’s website at [www.scag.ca.gov](http://www.scag.ca.gov). For an introduction to RHNA, please view the video [here](#). For an overview of the RHNA process, please view the SCAG RHNA 101 webinar [here](#).

### Process and Deadlines

#### *RHNA Appeal Process*

On September 4, 2020, SCAG sent a letter to the City of Lomita confirming the Regional Housing Needs Assessment (RHNA) allocation for the City. The next step in the process to confirm the RHNA allocation is the appeals period, which is currently underway and ends October 26, 2020. On October 6, 2020, the City Council discussed the appeal process and directed staff to return on October 20, 2020 with information and a draft letter setting forth potential reasons to support an appeal. Should the Council direct staff to file an appeal, staff will submit to SCAG prior to the October 26, 2020 deadline. The City Council staff report is available [here](#).

#### *Housing Element Update*

A Request for Proposals has been issued to retain a housing element consultant. To comply with State housing element law, the City Council must adopt the 6<sup>th</sup> Cycle Housing Element Update and then submit to the HCD for certification of compliance with State law by October 2021.

### What is included in a Housing Element?

The components of the Housing Element are largely dictated by the State. The following chapters must be included:

- A detailed analysis of the City’s demographic, economic and housing characteristics.
- A comprehensive analysis of constraints to producing and preserving housing.
- A review of the City’s progress in implementing current housing policies and programs.
- An identification of goals, objectives, and policies, in addition to a full list of programs that will implement the vision of the plan.
- A list of sites that could accommodate new housing, demonstrating the City’s ability to meet our RHNA.

Because the Housing Element is updated frequently, the previous element provides a foundation for this update. This update gives us the opportunity to evaluate the previous element and determine which parts have been effective and which should be improved. The current 5th cycle Housing Element is available [here](#) for more information on existing policies and programs.

The City must show regulatory and land use policies to accommodate housing needs, but the actual development of housing is largely conducted by the private market. The Housing Element is required to demonstrate potential sites where housing can be accommodated. Identification of a site's capacity does not guarantee that construction will occur on that site. If there are insufficient sites and capacity to meet the RHNA allocation, then the Housing Element is required to identify a rezoning program to create the required capacity. It is important to note that if we fall significantly behind on our RHNA targets, the City could be deemed out of compliance and risk losing important sources of funding currently provided by the State.

#### Housing Element Benefits:

Note that jurisdictions that do not maintain a compliant Housing Element (complete by statutory deadline and its contents substantially comply with requirements) are at risk of significant repercussions, including:

- Ineligibility to receive critical state and federal funding;
- May be subject to a 4-year RHNA and housing element update cycle (instead of the customary 8-year cycle);
- May result in the State disallowing the issuance of building permits and potential loss of local land use control; and
- May be open to litigation including the rest of the General Plan.

#### Next Steps

The success of the update process will require extensive community input and engagement. Because the 6<sup>th</sup> Cycle RHNA allocation is much larger than in past cycles (827 vs 47 from 5<sup>th</sup> Cycle RHNA), the City will need to think strategically and to create a vision for the future. The RHNA requires the City to plan for a minimum of 827 housing units and establish programs for achieving the targeted affordability levels. The goal will be to identify underutilized properties and areas that will support a growing population. Our success will be measured by a diverse range of housing that allows residents to live, work and play in a vibrant and economically balanced community.

Prepared and Recommended by:



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Sheri Repp Loadsman  
Interim Community and Economic Development Director