

**Steve Cammarata, Chair**  
**Michael Graf, Vice-Chair**  
**Monica Dever, Commissioner**  
**Joaquin Santos, Commissioner**  
**Bob Steinbach, Commissioner**  
**Jim Thompson, 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 2021-01**

**AGENDA**  
**REGULAR MEETING**  
**LOMITA PLANNING COMMISSION**  
**MONDAY, FEBRUARY 8, 2021**  
**6:00 P.M.**  
**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://zoom.us/j/97272915540> or by phone by calling 1 (669) 900 6833. Meeting ID: 972 7291 5540.*

*In order to effectively accommodate public participation, participants are asked to provide their comments via e-mail before 5:00 p.m. on Monday, February 8, 2021, 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 provide your name and address for the record. In order to conduct a timely meeting, a 5-minute time limit per person has been established. Government Code Section 54954.2 prohibits the Planning Commission from discussing or taking action on a specific item unless it appears on a posted agenda.*

### 3. CONSENT AGENDA

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

a) **APPROVAL OF MINUTES:** November 9, 2020

**RECOMMENDED ACTION:** Approve minutes.

### PUBLIC HEARINGS

4. **AMENDMENT TO CONDITIONAL USE PERMIT NO. 299**, a request to modify a mixed-use project consisting of 20 residential condominiums and 5 office condominiums to reduce the required percentage of nonresidential uses by converting Unit 3 and Unit 4 from an office condominium to residential condominiums allowing for live/work space, and to confirm the categorical exemption, located at 2154 250<sup>th</sup> Street, in the C-G, Commercial General Zone, Mixed-Use Overlay District.

**APPLICANT:** Cherine Medawar, 3453 Newridge Drive, Rancho Palos Verdes, CA 90275

**PRESENTED BY:** Sheri Repp Loadsman, Interim Community and Economic Development Director

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

5. **AMENDMENT TO CONDITIONAL USE PERMIT NO. 309**, a request to modify a conditional use permit for a 3,500 square foot brewery with tasting room to add a 1,100 square foot pizza kitchen and to designate the associated use as a "Brew Pub," and to confirm the categorical exemption, located at 2308 Pacific Coast Highway, in the C-R, Commercial Retail Zone.

**APPLICANT:** Joe Smith and Brenton Reger, 2308 Pacific Coast Highway, Lomita, CA 90717

**PRESENTED BY:** Sheri Repp Loadsman, Interim Community and Economic Development Director

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

6. **SITE PLAN REVIEW No. 1208**, a request to permit the construction of eight townhomes amongst four, three-story buildings, with 19 parking spaces, and a modification from Section 11-1.30.07 of the Lomita Municipal Code (LMC) to permit an eight foot wall along the northern property line to exceed the allowed six foot maximum, located at 26109 Narbonne Avenue in the RVD-1500 (Residential Variable Density) Zone and to confirm the categorical exemption.

**APPLICANT:** Peter Frederiksen, 616 Via Del Monte, Palos Verdes Estates, CA 90274

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

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

### WRITTEN COMMUNICATIONS

#### 7. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

**OTHER MATTERS****8. STAFF ITEMS – ANNOUNCEMENTS**

- a. Invitation to the South Bay Cities Council of Governments' 21<sup>st</sup> Annual General Assembly Virtual Conference, March 18, 2021, 9 a.m. to 4 p.m. Please register online by Thursday, February 18, 2021, at <https://sbccog.swoogo.com/home>.

At this free event, the South Bay COG will “examine how understanding the interrelationships of the issues we mutually face is critical to our success. Panelists representing state/local government and private/public sectors will explore new ideas, solutions and perspectives, and discuss how other regions have responded to similar circumstances.”

**b. Other Announcements****9. PLANNING COMMISSIONER ITEMS****10. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS**

Tuesday, March 2, 2021, and Tuesday, March 16, 2021

**11. ADJOURNMENT**

The next regular meeting of the Planning Commission is scheduled for Monday, March 8, 2021, 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: February 5, 2021



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Linda E. Abbott  
Deputy City Clerk/Planning Secretary

**MINUTES  
REGULAR MEETING  
LOMITA PLANNING COMMISSION  
MONDAY, NOVEMBER 9, 2020**

**1. OPENING CEREMONIES**

a. Chair Cammarata called the meeting to order at 6:03 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, Waite, Vice-Chair Graf, and Chair Cammarata. Also present were Assistant City Attorney Lauren Langer, Assistant Planner Laura MacMorran, Planning Intern James Dotson, and Interim Community and Economic Development Director Sheri Repp Loadsman.

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

**ABSENT:** COMMISSIONERS: Santos, Steinbach, and Thompson

**2. ORAL COMMUNICATIONS**

None.

**3. CONSENT AGENDA**

a) **APPROVAL OF MINUTES:** October 12, 2020

**RECOMMENDED ACTION:** Approve minutes.

Vice-Chair Graf made a motion, seconded by Commissioner Waite, to approve the minutes of the October 12, 2020, Planning Commission meeting.

**MOTION CARRIED** by the following vote:

**AYES:** COMMISSIONERS: Dever, Waite, Vice-Chair Graf, and Chair Cammarata

**NOES:** COMMISSIONERS: None

**ABSENT:** COMMISSIONERS: Santos, Steinbach, and Thompson

b) **ZONE TEXT AMENDMENT NO. 2020-02**, a recommendation of an ordinance amending Section 11-1.66.03(A), Residential Parking Requirements, to Reduce the Required Number of Parking Spaces for Residential Units with Five (5) 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).

Commissioner Waite made a motion, seconded by Vice-Chair Graf, to adopt the resolution recommending City Council approval.

**MOTION CARRIED** by the following vote:

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

## **PUBLIC HEARINGS**

4. **CONDITIONAL USE PERMIT NO. 316**, a request for a conditional use permit to allow the sale of beer and wine at a bona-fide restaurant, located at 1929B & 1931 Pacific Coast Highway in the C-R (Commercial Retail) Zone.

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

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

Matthew Jeng, project design coordinator, requested revised business hours allowing 8 a.m. to 11 p.m. on Sundays, and allowing alcohol sales on Sundays.

Marie Anne Legaspi, applicant, requested the business name be changed to Caviteña Bistro & Bake Shop.

Chair Cammarata closed the public hearing at 6:32 a.m.

Discussion was held relative to allowing Sunday operating hours.

Vice-Chair Graf made a motion, seconded by Commissioner Waite, to adopt the resolution of approval, with a revision to Condition 15, allowing Sunday business hours from 8 a.m. to 11 p.m., subject to findings and conditions, and to confirm that the project is exempt from CEQA requirements.

**MOTION CARRIED** by the following vote:

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

## **WRITTEN COMMUNICATIONS**

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

Interim Community and Economic Development Director Repp Loadsman stated that City Council approved construction of the Narbonne Parking Lot (and small park-type area) across from City Hall. Construction is to begin in January 2020 and should be completed by April.

## **OTHER MATTERS**

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

None.

### **7. PLANNING COMMISSIONER ITEMS**

Vice-Chair Graf congratulated Commissioner Waite on his expected election to City Council.

Commissioner Dever congratulated Commissioner Waite as well. She also requested that Commissioners receive hard copies of agenda packets again in the future.

Commissioner Waite stated that he had enjoyed working with the Planning Commission and said it does the heavy lifting for the City Council, while keeping discussions calm and professional. He also complimented Planning staff, and thanked his fellow Commissioners for the well wishes.

Chair Cammarata also congratulated Commissioner Waite. He added that it appears that Measure L will be passed by Lomita voters.

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

Commissioner Waite will attend the City Council meeting on Tuesday, December 1, 2020. Vice-Chair Graf will attend the Tuesday, December 15, 2020, City Council meeting.

### **9. ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned by Chair Cammarata at 6:49 p.m.

Attest:

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Linda E. Abbott, Deputy City Clerk



## **CITY OF LOMITA PLANNING COMMISSION REPORT**

**TO:** Planning Commission February 8, 2021

**FROM:** Sheri Repp Loadsman, Interim Community & Economic Development Director

**SUBJECT:** Amendment to Conditional Use Permit No. 299

### **PROJECT DESCRIPTION**

The applicant is requesting an amendment to Conditional Use Permit No. 299 to modify a mixed-use project consisting of 20 residential condominiums and 5 office condominiums to convert Unit 3 and Unit 4 from an office condominium to residential condominiums allowing for a live/work designation for property located at 2154 250th street, in the C-G, Commercial General zone, Mixed-Use Overlay District. Filed by Cherine Medawar.

### **RECOMMENDATION**

Staff recommends that the Planning Commission open the public hearing, provide direction related to the requested amendment to Conditional Use Permit No. 299 and continue the public hearing to March 8, 2021.

### **BACKGROUND**

On June 13, 2016, the Planning Commission recommended that the City Council adopt a resolution approving Conditional Use Permit No. 299 and Tentative Tract Map (VTTM) No. 073720 subject to conditions.

On the July 5, 2016, the City Council approved Conditional Use Permit No. 299 and Tentative Tract Map (VTTM) No. 073720 for 8,325 sq. ft. of commercial space and 20 townhouse units. At the hearing the Council approved the project with the condition that the elevations be revised to reflect more traditional “craftsman” architecture as opposed to the Mediterranean design which was proposed, to the satisfaction of the Community Development Director. On June 12, 2017, the Community Development Director approved architectural revisions with no revisions to the site plan.

On October 30, 2017, the Community Development Department approved a minor modification application to reduce the commercial square footage from 8,325 to 8,108 to comply with the Los Angeles County Fire Department’s requirement of a five-foot setback from the south property line, as shown on the plans received on October 26, 2017.

### **Existing Condition**

The subject property consists of two parcels: 25024-6 Narbonne Ave., and 2154 250th St. The smaller parcel of 4,952 square feet fronts onto Narbonne Avenue. The frontage along Narbonne Ave. is only 50 feet making this a very narrow commercial lot. The parcel fronting on 250th St. is 40,116 square feet. The total site area is 45,068 square feet.

The project consists of a three-story, commercial building with 5 units and 20 three-story townhome units. The commercial building is 8,108 square foot in size, inclusive of the garage area, elevator, public hallway and commercial units. Excluding the garage space of 1,322 square feet, the commercial use is 6,786 square feet. The Community Development Department approved plans to locate gates at the entrance from Narbonne Avenue and 250<sup>th</sup> Street. As a result, both the residential, commercial and guest/customer parking spaces are accessible only by a security code or permission to enter.

The 20 residential condominiums have been completed and are currently being leased as apartments. The commercial building has obtained an interim authorization to occupy the tenant spaces pending completion of work remaining in order to obtain a final certificate of occupancy. Units 1, 3 & 5 have been rented.

**Description:**

Use	Size of Existing Units or Buildings	Parking Provided per Unit	Total Parking
<b><i>Residential Townhomes</i></b>			40 enclosed parking spaces
20 units (3 bedroom/2 bath)	1,910 SF each	Two-car, enclosed garage	
Total Building Area	38,200 SF		
<b><i>Commercial</i></b>			7 enclosed parking spaces
Unit 1	385 SF	None	
Unit 2	1,112 SF	One-car, enclosed garage	
Unit 3	1,240 SF	Two-car, enclosed garage	
Unit 4	1,240 SF	Two-car, enclosed garage	
Unit 5	1,106 SF	Two-car, enclosed garage	
Total Building Area inclusive of Garages, Circulation, Second Floor and Mezzanine	8,108 SF		
<b><i>Guest/Customer</i></b>			19 unenclosed parking spaces
<b>Total</b>	46,308 SF		66 parking spaces (including 3 handicap spaces)



## Analysis

In 2007 the City Council passed the Mixed-Use Ordinance permitting residential uses in conjunction with commercial uses along certain areas of Narbonne Avenue and Lomita Blvd. The ordinance contains development standards specific to mixed-use projects including requiring the project to have a 30% commercial to residential ratio. Lomita Municipal Code Sec. 11-1.58.06. – (Standards of development) allows deviations from mixed-use development standards to be considered through the conditional use permit process.

The most traditional live work units place the living quarters above the business space, but that is not always the case. The living space may also be alongside the commercial space or behind it. An artist's loft might simply be a bedroom over a studio. Generally, a live-work unit offers similar advantages to a home office. However, it is often easier to prove eligible tax deductions to the Internal Revenue Service for a live-work unit than a home office, because live/work zoning makes it apparent that your residential unit is partly comprised of commercial space.

Four mixed-use development have been approved in the Lomita Mixed-Use District and each has requested and received a reduction to the required commercial to residential ratio. The development that includes Burnin' Daylight Brewery has 5 apartments within the mixed-use building. One apartment is designated as live/work with commercial space located on the first floor and living area on the second and third floors. Similarly, the Brownstone Development, currently under construction, incorporates 4 live/work units with commercial on the first floor and living area above. In both cases, the commercial area of the live/work units appear as functional commercial space with opportunity for direct public access and business signage.

The 250th Street/Narbonne Multi-Use Project is not a typical mixed-use development in that the commercial units are restricted in terms of access and lack visibility to Narbonne Avenue. Unit 1 is the only commercial unit that provides storefront orientation from Narbonne Avenue. However, the size of the unit is only 385 square feet, there is no designated parking for the unit and on-site commercial parking is shared with the guest parking for the residential units. The remaining four units are located behind Unit 1 with access from a pedestrian door from Narbonne Avenue and an elevator providing access to the second floor. The expectation was for small contractors and service type uses to seek occupancy of the four units.

To date, Unit 1 has been leased by an event rental business, Unit 3 by a dance studio and Unit 5 for office use. Units 2 & 4 are vacant. A site inspection was conducted of all 5 units. Unit 1 appears to be used only for storage at this time. The applicant states the business will be open to the public by appointment once operations become more normalized. Unit 3 is actively used as a dance studio and includes full length mirrors, changing room, office and lounge area. Unit 4 is vacant. Unit 3 and Unit 4 were identified to have unauthorized construction associated with the installation of full kitchens that have since been removed. Unit 5 was vacant at the time of inspection, but a tenant recently obtained a business license for office use of the unit. Unit 5 was the focus of a code enforcement activity in 2020 when the applicant attempted to rent the space as a residential use.

Request to Convert to a Live Work Designation

The applicant requests to convert Units 3 & 4 to allow for a live/work designation. The justification relates to poor market conditions and difficulties in attracting suitable commercial tenants. The applicant submitted plans, dated June 11, 2020, showing the division of residential and live/work space as summarized below:

<b>Commercial Units</b>	<b>Existing Commercial SF</b>	<b>Proposed Commercial SF</b>	<b>Proposed Residential SF</b>
Unit 1	385 SF	No change	None
Unit 2	1112 SF	No change	None
Unit 3	1240 SF	194 SF	1046 SF
Unit 4	1240 SF	194 SF	1046 SF
Unit 5	1106 SF	No change	None

If approved, an amendment to Conditional Use Permit No. 299 would specifically authorize the conversion of Units 3 & 4 as live/work space. This amendment would necessitate a finding to justify the further reduction in the minimum percentage of non-residential uses. Based upon the Applicant’s calculations, which count the garages as part of the commercial building area<sup>1</sup>, the percentage of non-residential uses would decrease from 21.2% to 12% as follows:

<b>Development Standard</b>	<b>Approved Project</b>	<b>Allowed/Required</b>	<b>Requested</b>	<b>Compliance</b>
Density	20 units	22 units per acre	22 units	Yes
Minimum Lot Size	45,068	10,000		Yes
Minimum % of Non-Residential Uses	21.2%*	30%	12%**	Subject to review and approval by Planning Commission

*\*20 units @ 1910 SF/Unit = 38,200 SF X 21.2% = 8,108 SF commercial use*

*\*\* 46,308 SF combined residential use X 12% = 5,566 SF commercial use (per applicant’s plan of 6/11/20). Actual commercial ratio is smaller if garage space excluded from calculation.*

Discussion

There are a number of considerations that should be discussed relating to applicant’s request to convert Units 3 & 4 to a live/work designation. In reviewing the applicant’s request the Commission may consider the compatibility of the project with the intended zoning of the City, the conformance with the general plan, unique characteristics of the site and benefits to the City from the proposal.

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<sup>1</sup> Garage space is not typically included in this calculation. Without the garage, the commercial use would constitute approximately 17.8 % of the square footage based upon the current approved uses and would further reduce if any commercial unit is authorized to convert to a residential use.

- During consideration of the project, there was recognition that the design and location of the commercial units was not typical. The likely tenants were identified as small contractors and service-related businesses. While 3 of the 5 commercial spaces have been leased, the applicant seeks a live/work designation to enhance the marketability and value of each unit.
- The design of the commercial units limits the types of tenants due to the lack of visibility, limited number of parking spaces and poor access to employee or customer parking.
- By comparison with other live/work units approved in Lomita, the proposed changes to Units 3 & 4 do not meet the same live/work standard as proposed. Inclusion of residential uses in Units 3 & 4 may be more accurately described as a residential use with a home occupation since the work area is identified as a small portion of the living area on the second floor and an office on the mezzanine level. The office on the mezzanine level appears intended to be utilized as a bedroom since the room is provided with a closet and a door for privacy.
- Contrary to the approved plans, Units 3 & 4 have been improved with full kitchens. An amendment or modification to Conditional Use Permit No. 299 could be approved to allow for the retention of the kitchens subject to obtaining the necessary building permits. A kitchen may be utilized within an office or commercial use. However, if bathing facilities, such as a shower or bath are added, the use is completely effectively converted to residential.
- Market conditions have been significantly impacted due to the COVID-19 pandemic. The Planning Commission should consider if a change from commercial to a live/work or residential designation would be justified based upon current or anticipated future conditions.
- The Planning Commission should consider the precedent that may be set if the percentage of non-residential uses is decreased to the level proposed.
- The Planning Commission should consider if there are other community benefits that could be identified to justify the conversion of commercial space to a live/work or residential designation.
- The Planning Commission must discuss and identify findings necessary to support an intended action to approve, deny or modify the requested amendment to Conditional Use Permit No. 299.

Prepared by:



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Sheri Repp Loadsman  
Interim Community and Economic  
Development Director

Exhibits

1. City Council Staff Report dated July 5, 2016, Signed Resolution & Minutes
2. Vicinity Map
3. Zoning Maps
4. General Plan Map
5. Aerial Photograph
6. Live/Work Plans dated June 11, 2020
7. Live/Work Justification from Applicant



**CITY OF LOMITA  
CITY COUNCIL REPORT**

Item No. 9

**TO:** City Council

**FROM:** Ryan Smoot, City Manager

**REVIEWED BY:** Gary Y. Sugano, Assistant City Manager

**PREPARED BY:** Alicia Velasco, Principal Planner

**MEETING DATE:** July 5, 2016

**SUBJECT:** Consideration of Conditional Use Permit No. 299 and Tentative Tract Map No. 073720, for a mixed-use project consisting of 8,325 square feet of commercial area and 20 townhouse units.

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**RECOMMENDATION**

Adopt resolutions approving Conditional Use Permit No. 299 and Tentative Tract Map No. 073720, to permit a mixed-use project consisting of 8,325 square feet of commercial area, 20 townhouse units, and 61 parking spaces located at 25024 Narbonne Ave. and 2154 250<sup>th</sup> St., in the C-G, Commercial General Zone.

**BACKGROUND**

On June 13, 2016, the Planning Commission by a 4-1-1-1 vote (Roehm No, Cammarata Recused, Hoy Absent) recommended that the City Council adopt a resolution approving Conditional Use Permit No. 299 and Tentative Tract Map (VTTM) No. 073720 subject to the attached conditions. Staff has initiated a coordinated review of both the Conditional Use Permit and the Tentative Tract Map request in order for the City Council to review the project in its entirety.

The City utilized the new engineering consultant for review of the tentative map as opposed to Los Angeles County. After a few rounds of corrections the consultant notified City staff of their review and approval of the map subject to provided conditions.

**Existing Conditions**

The subject property consists of two parcels: 25024-6 Narbonne Ave., and 2154 250<sup>th</sup> St. The smaller parcel fronts onto Narbonne Ave., consists of 4,952 square feet and contains two residential units built in 1920 and 1924. The frontage along Narbonne Ave. is only 50 feet making this a very narrow commercial lot. The parcel fronting on 250<sup>th</sup> St. is 40,116 square feet and contains one single family residential unit and a

nonconforming storage yard to the rear. There are no permits for this use. The total lot area is 45,068 square feet.

### Project Description

The applicant is proposing to construct a new three-story, 8,325 square foot commercial building and 20 three-story townhome units. All townhome units will have fully enclosed individual two-car garages. The commercial building fronts Narbonne Avenue and provides 21 unenclosed parking spaces which meets the requirement for both uses individually although there will be shared parking.

The project went before the Commission in November of 2015 for a preliminary review. At that time the Commission wanted to see modifications to the site plan; including the reduction of one unit and enhance provided parking. The applicant returned to the Commission in December with the changes and the Commission provided the applicant with direction to proceed with filing for tentative map approval. Lastly the conditional use permit and map went before the Commission last month for a formal public hearing in which the Commission recommended Council approval. Staff has attached the Planning Commission reports and minutes dated November 9, 2015; December 14, 2015; and June 13, 2016 which provides detailed descriptions of the project.

The proposed project provides 8,325 square feet of commercial space which equates to a commercial ratio of 20.03%. The mixed-use ordinance recommends a 30% commercial ratio; however this can be reduced through the conditional use permit process. Therefore the applicant is proposing a 9.97% reduction in the amount of required commercial area. Staff can support this reduction since there is limited frontage on Narbonne Ave. The project site is deep and narrow and there is little demand for commercial uses which do not front onto a main thoroughfare. Another concern with this location is the lack of a vehicular signal by the project. Most vehicles will quickly drive past the project whereby reducing its visibility from a commercial stand point even more. Staff would not recommend requiring additional commercial space for the sake of meeting the commercial/residential ratio. This would create additional un-rentable commercial space.

### Environmental Determination

In accordance with Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development meeting the conditions described in that section may be found to be exempt from the requirements of CEQA. The proposed mixed-use project consists of 8,325 square feet of commercial space and 20 residential units for a total building area of 48,179 square feet. The development is fully located within the City limits, is on less than five acres, is consistent with the applicable General Plan and Zoning designations, is fully served by all required utilities, and the site has no value for sensitive or endangered habitat. Staff has determined that there is no substantial evidence that the project may have a significant effect on the environment and is requesting Council confirm the Categorical Exemption.

### Public Notice

Notices of this hearing dated June 21, 2016 were mailed to property owners within 300 feet of the subject property. This notice was also posted on the subject site, Lomita City Hall, and Lomita Park.

**OPTIONS:**

1. Approve staff's recommendation.
2. Do not approve the resolution.
3. Give staff alternative direction.

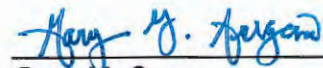
**FISCAL IMPACT**

If approved, the City would receive permit-related fees from the proposed building permits and development and water infrastructure impact fees. The estimated amount would be based on the project valuation, generally between one and two percent of the valuation of the project. Additionally, once occupied the commercial component of the project would generate revenue from business license fees.

**ATTACHMENTS**

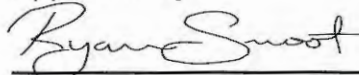
- 1) Resolutions
- 2) Planning Commission Resolution 2016-09
- 3) Vicinity Map
- 4) General Plan Map
- 5) Zoning Map
- 6) Aerial Photograph
- 7) Notice of Exemption
- 8) Tentative Tract Map
- 9) Project Plans
- 10) Planning Commission Staff Reports and Minutes dated November 9, 2015; December 14, 2015; and staff report only for June 13, 2016

Reviewed by:



\_\_\_\_\_  
Gary Y. Sugano  
Assistant City Manager

Approved by:



\_\_\_\_\_  
Ryan Smoot  
City Manager

Prepared by:



\_\_\_\_\_  
Alicia Velasco  
Principal Planner

## RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA APPROVING CONDITIONAL USE PERMIT NO. 299 FOR THE DEVELOPMENT OF A PROPOSED MIXED-USE PROJECT CONSISTING OF 8,325 SQUARE FEET OF COMMERCIAL AREA, 20 TOWNHOUSE UNITS, AND 61 PARKING SPACES LOCATED AT 25114-25118 NARBONNE AVE IN THE C-G, COMMERCIAL GENERAL ZONE. FILED BY CHERINE MEDAWAR, 3453 NEWRIDGE DRIVE, RANCHO PALOS VERDES, CA 90275.**

### Section 1. Recitals

- A. The City Council of the City of Lomita has considered an application for Conditional Use Permit No. 299 and a Tentative Tract Map No. 073720 for the development of a proposed mixed-use project consisting of 8,325 square feet of commercial space, 20 townhouse units, and 61 parking spaces located at 25024 Narbonne Ave. and 2154 250<sup>th</sup> St., in the C-G, Commercial General Zone. Filed by Cherine Medawar, 3453 Newridge Drive, Rancho Palos Verdes, CA 90275., ("Developer"), in accordance with Articles 3 and 8, Chapter 2 of Title XI of the Lomita Municipal Code.
- B. On July 5, 2016, the City Council held a duly noticed public hearing and accepted testimony for and against the proposed project.
- C. The subject site is zoned C-G (Commercial General) and designated "mixed-use" by the City's General Plan. Pursuant to Section 11-1.58.04 of the Lomita Municipal Code, a conditional use permit is required for all new mixed-use projects.
- D. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan.
- E. In accordance with Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development meeting the conditions described in that section may be found to be exempt from the requirements of CEQA. The proposed mixed-use project consists of 8,325 square feet of commercial space and 20 residential units for a total building area of 48,179 square feet. The development is fully located within the City limits, is on less than five acres, is consistent with the applicable General Plan and Zoning designations, is fully served by all required utilities, and the site has no value for sensitive or endangered habitat. The City Council has determined that there is no substantial evidence that the project may have a significant effect on the environment, and confirms the categorical exemption.
- F. The Planning Commission held a duly noticed public hearing on June 13, 2016, and accepted testimony for and against the proposed project.



- G. The City Council finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

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

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

The proposed mixed-use project consists of 20 townhomes and 8,325 square feet of commercial space. Mixed-use development of this nature is permitted within the C-G/Mixed-Use Overlay zone with approval of a CUP. The project complies with all the development standards required by Code.

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

The General Plan designates this site as Mixed-Use. The proposed project, a mixed-use development with commercial and residential townhomes is consistent with the mixed-use general plan land use designation and meets density and floor area ratio requirements.

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

The proposed project is mixed-use, consisting of commercial and residential components. It is compatible with the existing commercial/residential uses which currently exist within the Commercial General Zone. The commercial portion of the project is proposed to front along Narbonne Ave. with the townhomes located on the rear portion of the lot. This will create the walkable environment envisioned by the mixed use overlay and bring new housing to support existing businesses in the Commercial General Zone. The project meets all applicable development standards and is consistent with the general plan. The project provides more than the required ten-foot setback from the residential neighbors to the rear of the property to aid as a buffer. Further, the proposed residential uses will be more compatible with the adjacent residential uses than some of the permitted commercial uses allowed within this zone. For these reasons the project will not be detrimental to other property or persons in the vicinity.

- 4) *The site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features*

*prescribed in this chapter, or as required as a condition in order to integrate the use with the uses in the neighborhood.*

The project site is adequate to accommodate the project as demonstrated by its compliance with applicable City codes.

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

The project site will be accessed from Narbonne Avenue which is a designated secondary highway within the City. A traffic study was prepared for the project and found that the primary intersection of impact (Narbonne Ave. and 250<sup>th</sup> St) would continue to operate at LOS "A" after project build-out and no mitigation measures were required.

Section 3. The City Council of the City of Lomita hereby approves Conditional Use Permit No. 299 subject to the following conditions:

**GENERAL PROJECT CONDITIONS**

1. The conditions of approval within Planning Commission Resolution No. 2016-09

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lomita hereby approves Conditional Use Permit No. 299. The decision of the City Council is final and conclusive as to all things involved.

PASSED, APPROVED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by the following vote:

AYES: Council Members:

NOES:

ABSENT:

\_\_\_\_\_  
Jim Gazeley  
Mayor

ATTEST:

\_\_\_\_\_  
Sandra M. Medina,  
City Clerk

## RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA APPROVING TENTATIVE TRACT MAP NO. 073720 FOR THE DEVELOPMENT OF A PROPOSED MIXED-USE PROJECT CONSISTING OF 8,325 SQUARE FEET OF COMMERCIAL AREA, 20 TOWNHOUSE UNITS, AND 61 PARKING SPACES LOCATED AT 25114-25118 NARBONNE AVE IN THE C-G, COMMERCIAL GENERAL ZONE. FILED BY CHERINE MEDAWAR, 3453 NEWRIDGE DRIVE, RANCHO PALOS VERDES, CA 90275.**

### Section 1. Recitals

- A. The City Council of the City of Lomita has considered an application for Conditional Use Permit No. 299 and a Tentative Tract Map No. 073720 for the development of a proposed mixed-use project consisting of 8,325 square feet of commercial space, 20 townhouse units, and 61 parking spaces located at 25024 Narbonne Ave. and 2154 250<sup>th</sup> St., in the C-G, Commercial General Zone. Filed by Cherine Medawar, 3453 Newridge Drive, Rancho Palos Verdes, CA 90275, ("Developer"), in accordance with Articles 3 and 8, Chapter 2 of Title XI of the Lomita Municipal Code.
- B. On July 5, 2016, the City Council held a duly noticed public hearing and accepted testimony for and against the proposed project.
- C. Said tentative map has been reviewed by the City's Engineer with recommended conditions of approval.
- D. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan.
- E. In accordance with Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development meeting the conditions described in that section may be found to be exempt from the requirements of CEQA. The proposed mixed-use project consists of 8,325 square feet of commercial space and 20 residential units for a total building area of 48,179 square feet. The development is fully located within the City limits, is on less than five acres, is consistent with the applicable General Plan and Zoning designations, is fully served by all required utilities, and the site has no value for sensitive or endangered habitat. The City Council has determined that there is no substantial evidence that the project may have a significant effect on the environment, and confirms the categorical exemption.
- F. The Planning Commission held a duly noticed public hearing on June 13, 2016, and accepted testimony for and against the proposed project.

- G. The City Council finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

Section 2. The City Council of the City of Lomita hereby approves Tentative Tract Map No. 073720 subject to the following conditions:

**GENERAL PROJECT CONDITIONS**

1. The conditions of approval within Planning Commission Resolution No. 2016-09

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lomita hereby approves Vesting Tentative Tract Map No. 073720. The decision of the City Council is final and conclusive as to all things involved.

PASSED, APPROVED, AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2016 by the following vote:

AYES: Council Members:

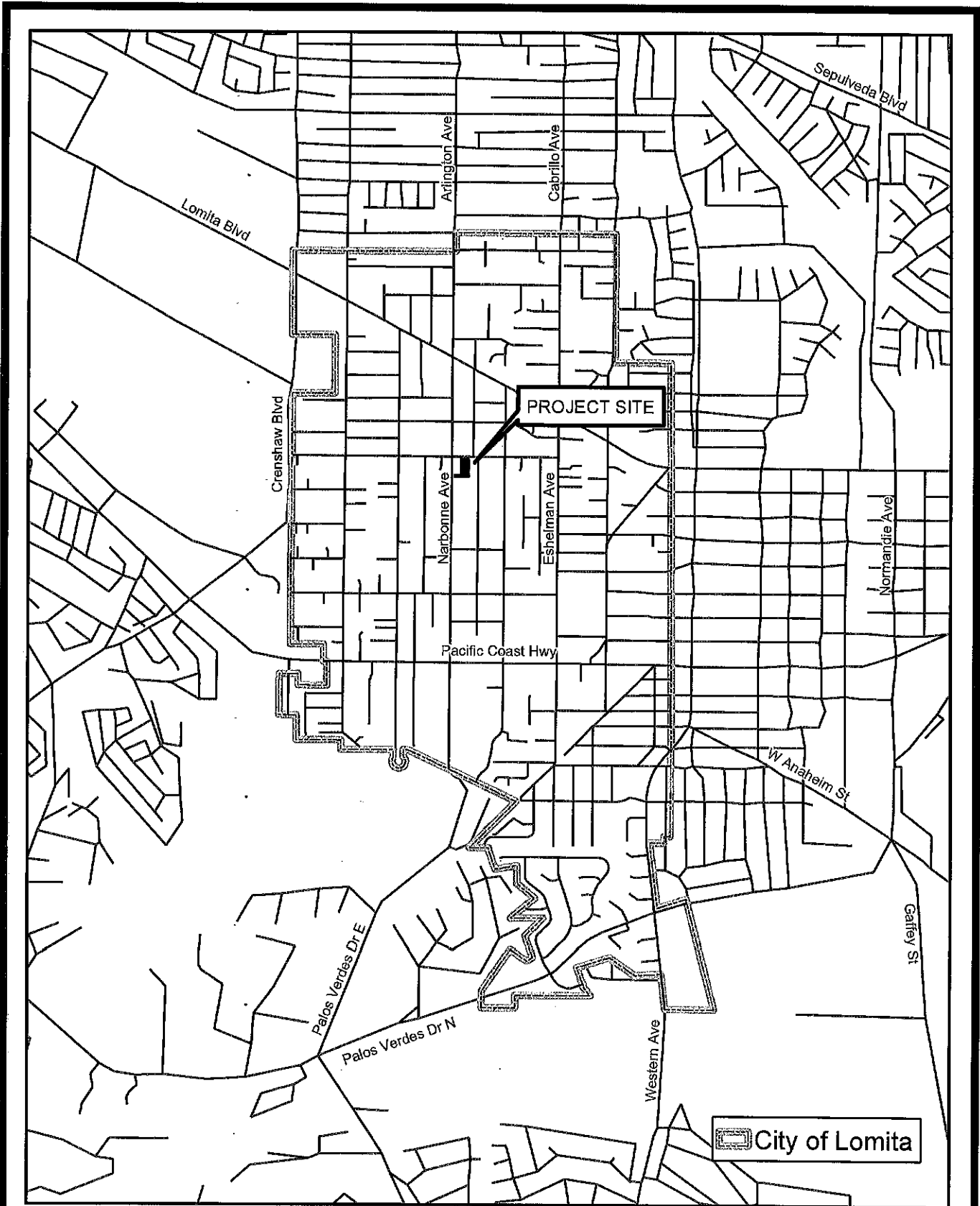
NOES:

ABSENT:

\_\_\_\_\_  
Jim Gazeley,  
Mayor

ATTEST:

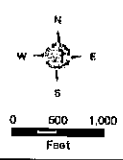
\_\_\_\_\_  
Sandra M. Medina,  
City Clerk

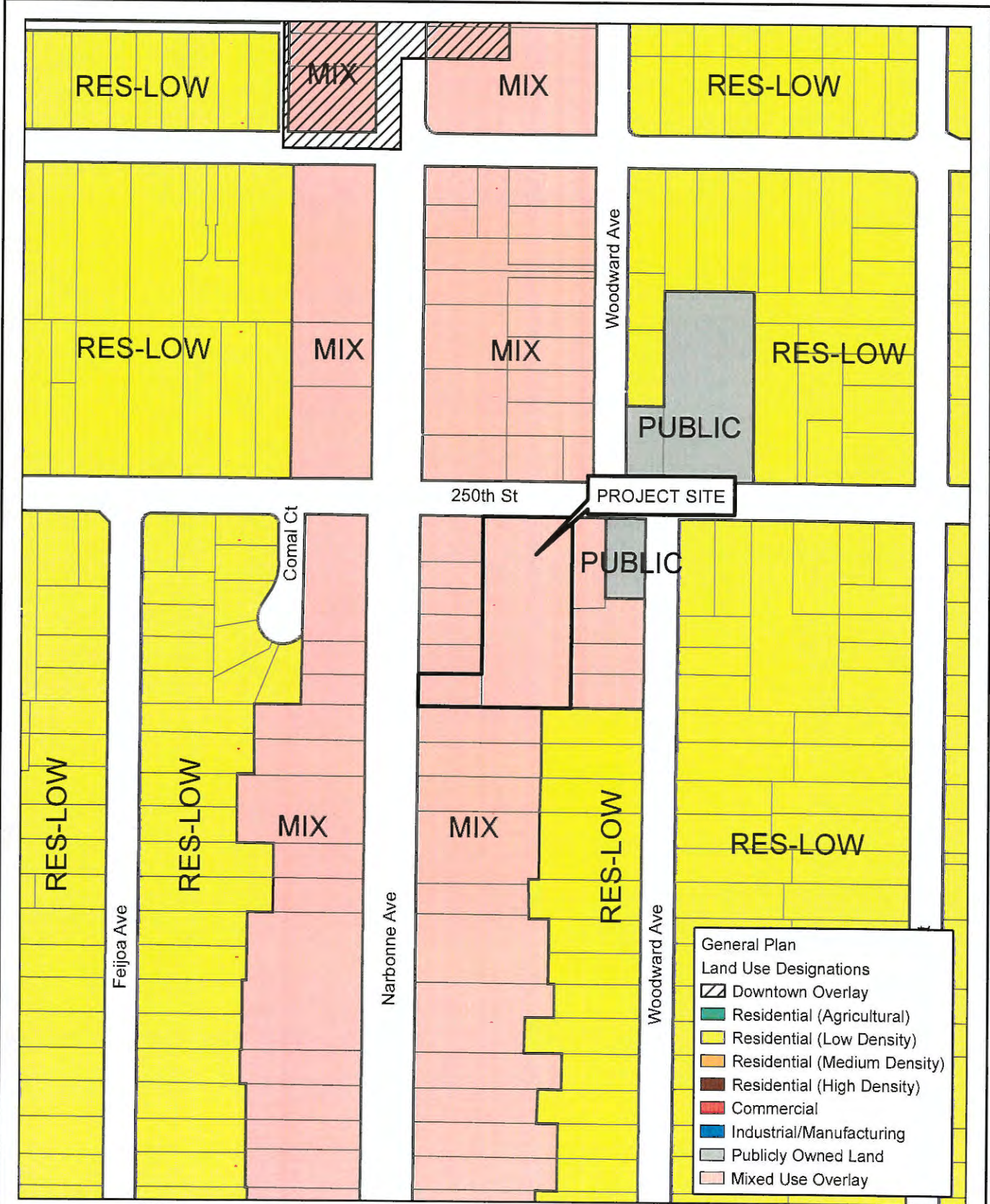


**Conditional Use Permit No. 229**  
**Vesting Tentative Tract Map No. 73720**  
**2154 250th Street & 25024 Narbonne Avenue**

Community Development  
 Gary Sugano, Asst. City Manager  
 June 2016

Source: Lomita GIS Data Layers, TIGER Files  
 GIS/Apps/2104\_250th\_2.vty.mxd





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

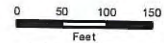


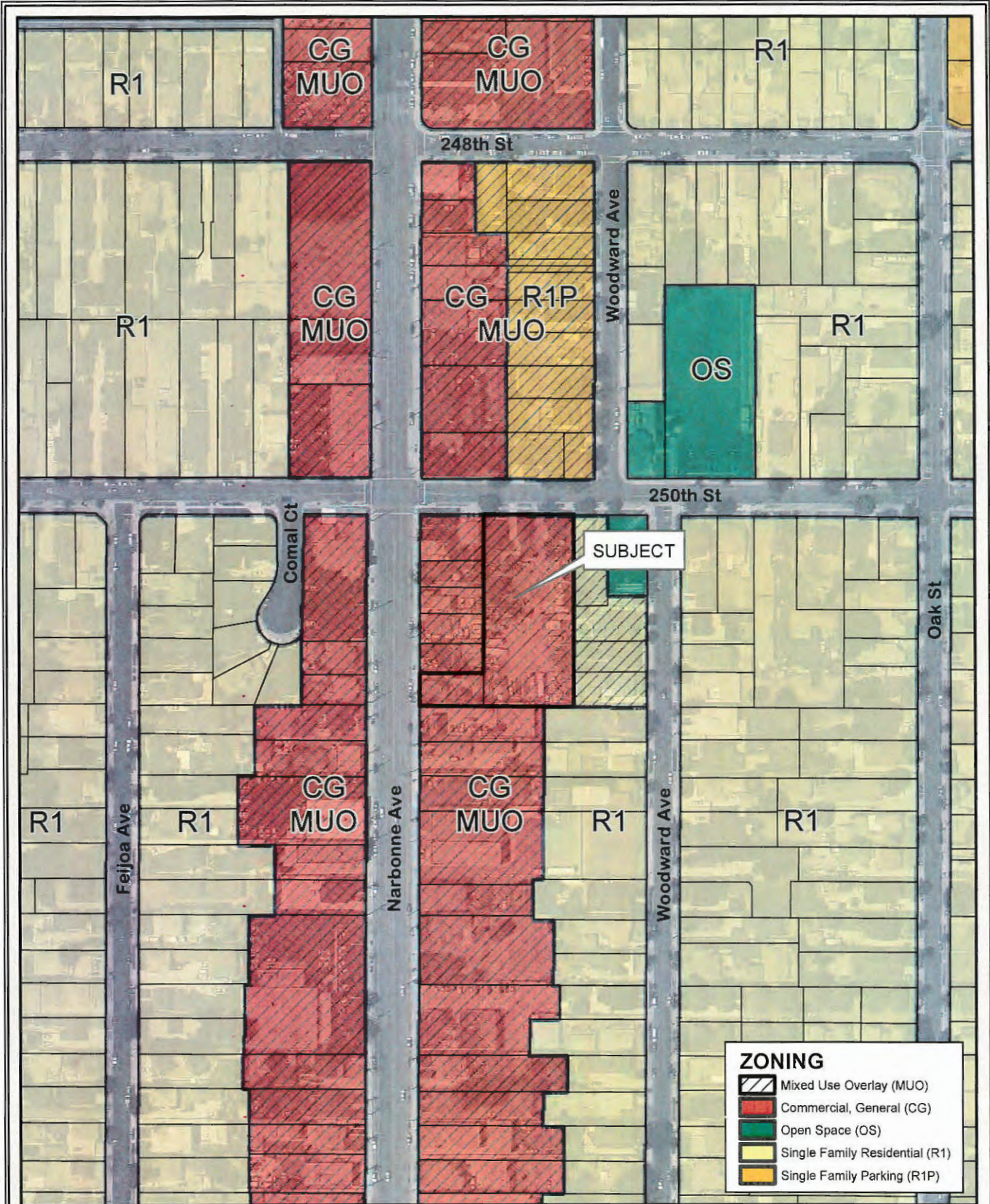
**Conditional Use Permit No. 229**  
**Vesting Tentative Tract Map No. 73720**  
**2154 250th Street & 25024 Narbonne Avenue**

Community Development  
 Gary Sugano, Asst. City Manager  
 June 2016



Source: Lomita GIS Data Layers, TIGER Files  
 GIS/Apps/2154\_250th\_2\_gp.mxd





**ZONING**

- Mixed Use Overlay (MUO)
- Commercial, General (CG)
- Open Space (OS)
- Single Family Residential (R1)
- Single Family Parking (R1P)



**Conditional Use Permit No. 229**  
**Vesting Tentative Tract Map No. 73720**  
**2154 250th Street & 25024 Narbonne Avenue**

Community Development  
 Gary Sugano, Asst. City Manager  
 June 2016



Source: Lomita GIS Data Layers  
 GIS/Apps/2154\_250th\_2zon.mxd

0 50 100 150  
 Feet



**Conditional Use Permit No. 229**  
**Vesting Tentative Tract Map No. 73720**  
**2154 250th Street & 25024 Narbonne Avenue**

Community Development  
 Gary Sugano, Asst. City Manager  
 June 2016



Source: Lomita GIS Data Layers  
 GIS/Apps/2154\_250th\_2.apr.mxd





7

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

## NOTICE OF EXEMPTION

### *Project Description:*

**Conditional Use Permit No. 299 & Vesting Tentative Tract Map No. 73720**— a request for a Conditional Use Permit and a Tentative Tract Map for the development of a proposed mixed-use project consisting of 8,325 square feet of commercial area and 20 townhouse units, located at 25024 Narbonne Ave., and 2154 250th St in the C-G, Commercial General Zone. Filed by Cherine Medewar, 3453 Newridge Drive, Rancho Palos Verdes, CA 90275.

### *Finding:*

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

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

***Supporting Reasons:*** In accordance with Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development meeting the conditions described in that section may be found to be exempt from the requirements of CEQA. The proposed mixed-use project consists of 8,325 square feet of commercial space and 20 residential units for a total building area of 48,179 square feet. The development is fully located within the City limits, is on less than five acres, is consistent with the applicable General Plan and Zoning designations, is fully served by all required utilities, and the site has no value for sensitive or endangered habitat. Staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.

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

\_\_\_\_\_  
Alicia Velasco  
Principal Planner

SCALE: 1" = 20'

VESTING TENTATIVE  
**TRACT NO. 73720**  
 IN THE CITY OF LOMITA  
 COUNTY OF LOS ANGELES  
 STATE OF CALIFORNIA

SHEET 1 OF 2 SHEET

FOR MIXED USE CONDOMINIUM PURPOSES



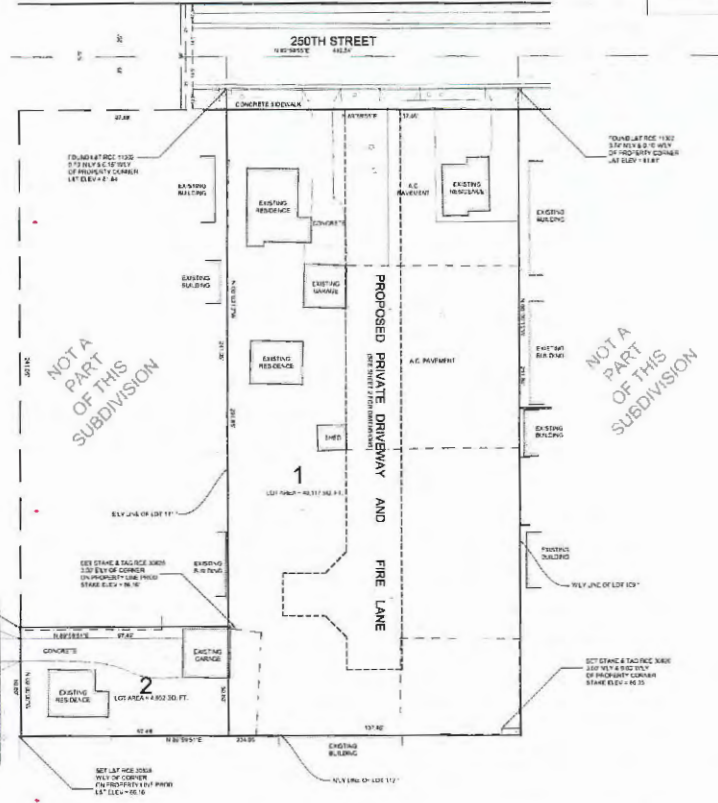
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 C.C.P. 44.030  
 C.C.P. 44.040  
 C.C.P. 44.050  
 C.C.P. 44.060  
 C.C.P. 44.070  
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 C.C.P. 44.980  
 C.C.P. 44.990  
 C.C.P. 44.1000

**LEGAL DESCRIPTION**  
 LOT 1, PART OF LOT 11,  
 TRACT NO. 73720,  
 MAP 1087-5-5,  
 SAN FRANCISCO COUNTY  
 RECORDS, PAGE 162

**STREET ADDRESS**  
 2146 NARBONNE AVENUE  
 LOMITA, CA 91704

- NOTES**
1. ALL EXISTING UTILITIES TO BE REMOVED AND RE-LOCATED AS SHOWN ON THESE PLANS.
  2. ALL UTILITIES AND SANITARY SEWER ARE LOCATED AS SHOWN ON THESE PLANS.
  3. THIS IS A MIXED USE CONDOMINIUM PROJECT. LOT 11 IS A RESIDENTIAL UNIT. LOT 12 IS A COMMERCIAL UNIT.
  4. THERE ARE NO HAZARDOUS MATERIALS ON SITE.

LEGEND	
---	PROPERTY LINE
---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	EXISTING DRIVEWAY
---	PROPOSED DRIVEWAY
---	EXISTING FIRE LANE
---	PROPOSED FIRE LANE
---	EXISTING GARAGE
---	PROPOSED GARAGE
---	EXISTING BUILDING
---	PROPOSED BUILDING
---	EXISTING ROOF
---	PROPOSED ROOF
---	EXISTING FLOOR
---	PROPOSED FLOOR
---	EXISTING WALL
---	PROPOSED WALL
---	EXISTING DOOR
---	PROPOSED DOOR
---	EXISTING WINDOW
---	PROPOSED WINDOW
---	EXISTING PORCH
---	PROPOSED PORCH
---	EXISTING PATIO
---	PROPOSED PATIO
---	EXISTING STAIR
---	PROPOSED STAIR
---	EXISTING ESCALATOR
---	PROPOSED ESCALATOR
---	EXISTING BALCONY
---	PROPOSED BALCONY
---	EXISTING TERRACE
---	PROPOSED TERRACE
---	EXISTING DRIVEWAY
---	PROPOSED DRIVEWAY
---	EXISTING GARAGE
---	PROPOSED GARAGE
---	EXISTING BUILDING
---	PROPOSED BUILDING
---	EXISTING ROOF
---	PROPOSED ROOF
---	EXISTING FLOOR
---	PROPOSED FLOOR
---	EXISTING WALL
---	PROPOSED WALL
---	EXISTING DOOR
---	PROPOSED DOOR
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---	PROPOSED WINDOW
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---	PROPOSED PORCH
---	EXISTING PATIO
---	PROPOSED PATIO
---	EXISTING STAIR
---	PROPOSED STAIR
---	EXISTING ESCALATOR
---	PROPOSED ESCALATOR
---	EXISTING BALCONY
---	PROPOSED BALCONY
---	EXISTING TERRACE
---	PROPOSED TERRACE



NOT A PART OF THIS SUBDIVISION

NOT A PART OF THIS SUBDIVISION



**DENN ENGINEERS**  
 1000 W. ANGLETON AVENUE  
 LOS ANGELES, CA 90020  
 (213) 434-1111

VESTING TENTATIVE  
**TRACT NO. 73720**



SCALE: 1" = 20'

# VESTING TENTATIVE TRACT NO. 73720

IN THE CITY OF LOMITA  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

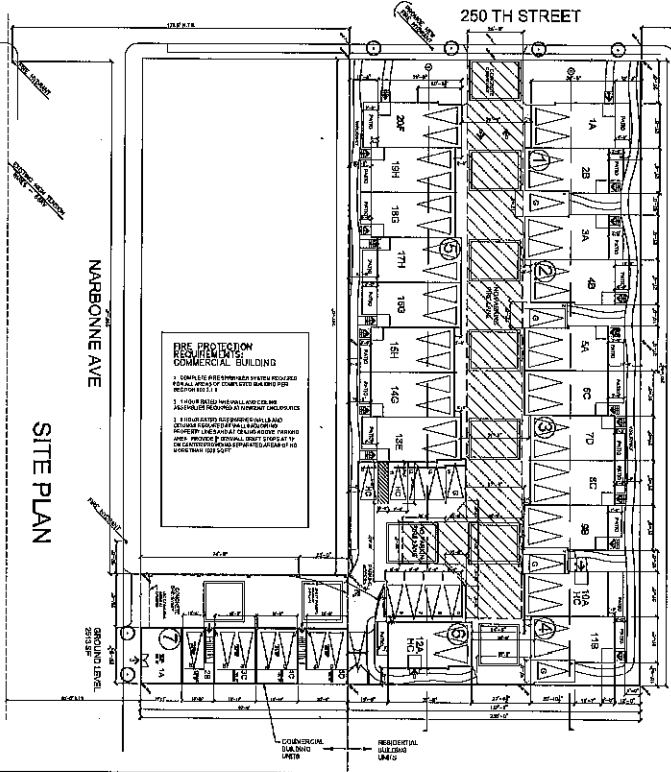
FOR MIXED USE CONDOMINIUM PURPOSES

SHEET 2 OF 2 SHEETS

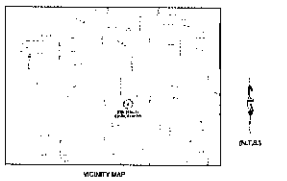
APPLICANT/PROJECT  
CHRYSTLE MCCOMBS  
3011 CRENSHAW BLVD  
RANCHO PARK WOODS, CA 90226  
(310) 441-1700

LOCAL DESIGNER  
LOTT & POTTS ARCHITECTS  
10011 WILSON BLVD  
LOS ANGELES, CA 90024  
310-202-0000

SITE ADDRESS  
7042 250TH STREET &  
NARBONNE AVENUE, LOMITA, CA 90240



FILE EXPANSION TABLE	File Name	File Description
01	01-01	01-01
02	02-01	02-01
03	03-01	03-01
04	04-01	04-01
05	05-01	05-01
06	06-01	06-01
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96	96-01	96-01
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98	98-01	98-01
99	99-01	99-01
100	100-01	100-01



DESIGNED BY  
**GARY J. DENN**  
**DENN ENGINEERS**  
 10000 CRENSHAW BLVD, SUITE 200  
 CRENSHAW, CALIFORNIA 90008  
 (310) 202-0000  
 DATE: 08/15/2011  
 TIME: 10:00 AM

VESTING TENTATIVE  
**TRACT NO. 73720**

**RESIDENTIAL CONDOMINIUMS - AREA TABULATION:**

20 UNITS @ 1910 SF / UNIT = 38,200 SF X 21.9% = 8,324 SF

UNITS A-F-C-D - 12 UNITS(2A-HC) 1 UNIT X 12			
GROUND FLOOR			
GARAGE	414 SF	4988 SF	
HABITABLE AREA	394 SF	4723 SF	
PATIO AREA	VARIES 70 SF MIN	540 SF	
SECOND FLOOR			
HABITABLE AREA	888 SF	8160 SF	
DECK AREA	141 SF	1652 SF	
THIRD FLOOR			
HABITABLE AREA	830 SF	9060 SF	
DECK AREA	9 SF	108 SF	
TOTAL HABITABLE	1910 SF	22820 SF	
TOTAL DECK/PATIO AREA	211 SF	2632 SF	
UNITS E-F-G-H - 8 UNITS 1 UNIT X 8			
GROUND FLOOR			
GARAGE	434 SF	3472 SF	
HABITABLE AREA	394 SF	3152 SF	
PATIO AREA	VARIES 70 SF MIN	560 SF	
SECOND FLOOR			
HABITABLE AREA	880 SF	6488 SF	
DECK AREA	141 SF	1128 SF	
THIRD FLOOR			
HABITABLE AREA	830 SF	6640 SF	
BALCONY AREA	9 SF	72 SF	
TOTAL HABITABLE	1910 SF	15280 SF	
TOTAL DECK/PATIO AREA	211 SF	1688 SF	

PARKING REQUIRED - 2 CAR GARAGE PER UNIT + 26 PER UNIT GUEST = 8 GUEST SPACES  
GUESTS PROVIDED - 14 SHARED SPACES

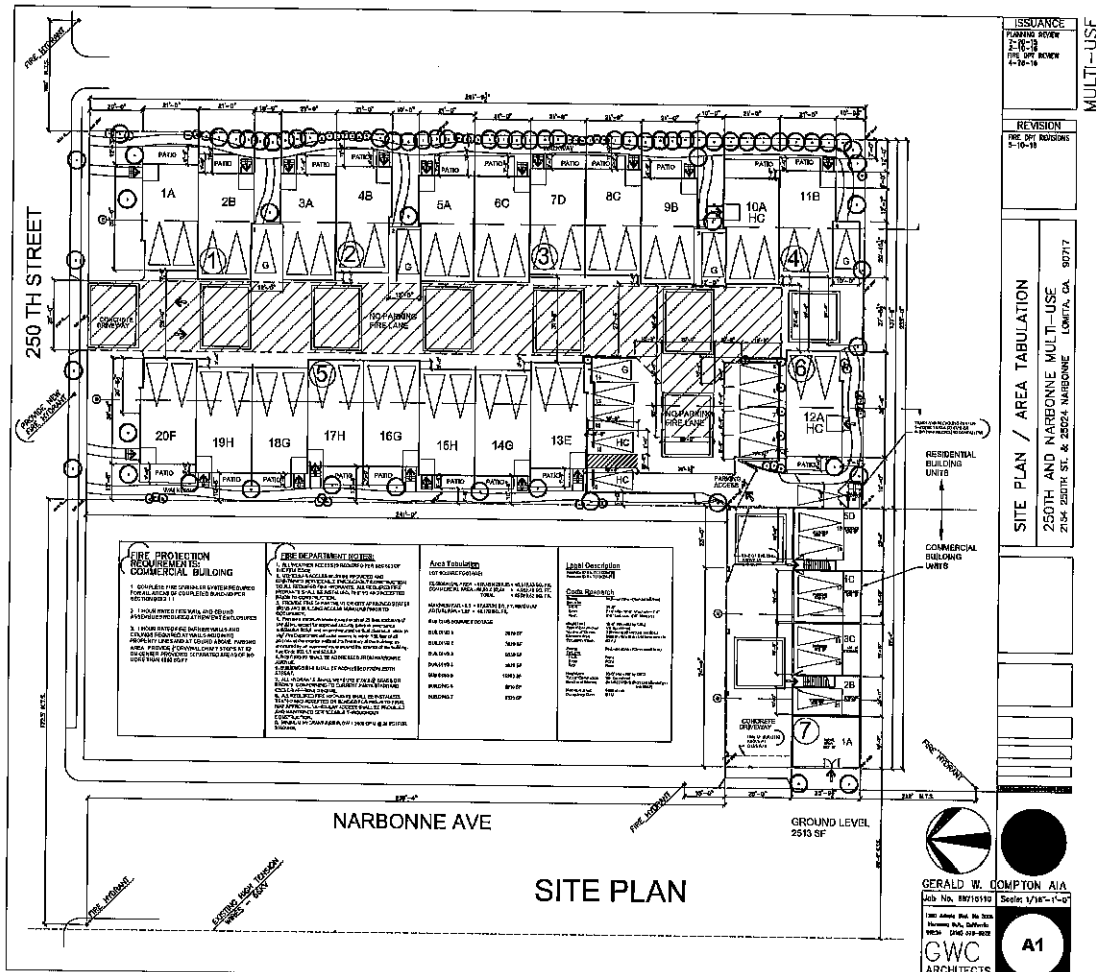
**COMMERCIAL LOFT CONDOMINIUM BUILDING INDUSTRIAL / STORAGE SPACE AREA TABULATION PER FLOOR:**

TOTAL LOWER FLOOR = 2515 SF  
PARKING AREA = 1447 SF  
7 COVERED PKG - 14 UNCOVERED  
GUEST SPACES - 14 SPACES PROVIDED (5 REQUIRED)

FRONT RETAIL SPACE = 507 SF 1 PER 300 (1.69 SPACES)  
STORAGE AREA 1ST FLR = 561 SF 1 PER 400 (1.40 SPACES)  
TOTAL 2ND FLR AREA = 4281 SF WAREHOUSE-1 PER 400 (10.70 SPACES)  
TOT MEZZ FLR AREA = 1628 SF OFFICE-1 PER 300 (5.09 SPACES)

TOTAL BUILDING AREA = 8324 SF  
PARKING- 16 SPACES REQD - 21 SPACES PROVIDED  
PERCENTAGE OF COMMERCIAL = 21.8 % OF HOUSING AREA

UNIT SUMMARY:	LOWER	2ND FLR	MEZZ	TOTALS
1A	507 SF	0 SF	0 SF	507 SF
2B	116 SF	1163 SF	382 SF	1661 SF
3C	136 SF	1021 SF	382 SF	1539 SF
4D	186 SF	1009 SF	382 SF	1577 SF
5E	174 SF	1041 SF	382 SF	1597 SF
HAB. BLDG SF	1088 SF	4291 SF	1628 SF	6997 SF
PARKING AREA	1447 SF	0 SF	0 SF	1447 SF
TOTAL / FLOOR	2515 SF	4281 SF	1628 SF	8324 SF
TOTAL BLDG AREA				8324 SF



ISSUANCE: PLANNING BOARD 2-16-10  
REVISED: 2-16-10  
DATE OF REVIEW: 2-16-10

REVISION: 1. REVISED PER PLANNING BOARD 2-16-10

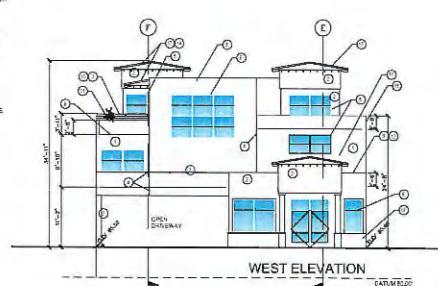
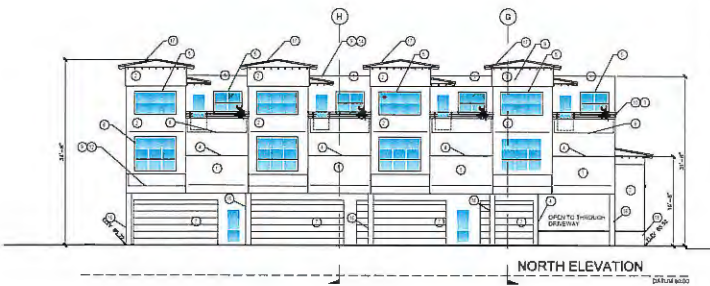
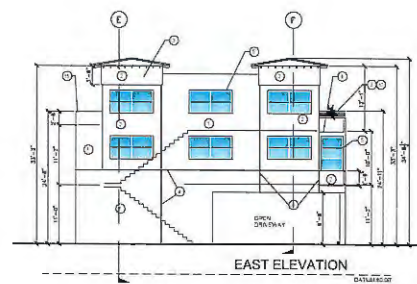
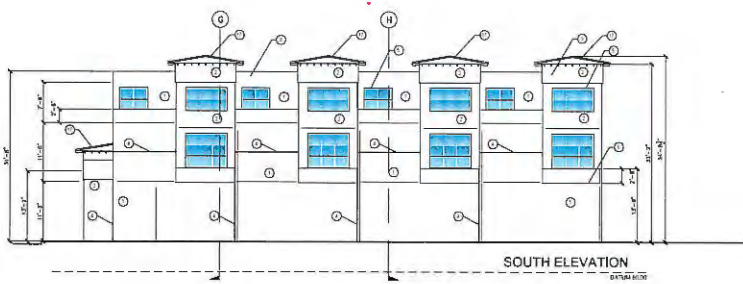
**SITE PLAN / AREA TABULATION**  
250TH AND NARBONNE MULTI-USE  
2104-250TH ST. & 25024 NARBONNE LONITA, CA 90717

GERALD W. COMPTON AIA  
JOB No. 89710192 Scale: 1/8"=1'-0"  
1800 AVENUE 24th, 3rd, 5th  
FLOOR, SAN DIEGO, CALIF. 92108  
PHONE: (619) 491-9922 FAX: (619) 491-9923

**GWC ARCHITECTS**

**A1**

MULTI-USE



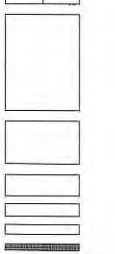
- EXTERIOR FINISH SCHEDULE**
1. WINDOW FRAME/LEAD/COOL - LIGHT GREEN
  2. SMOOTH FINISH/COOL - WALK OF BROWN
  3. DUAL TILES/QUADRANT - DARK GREEN/BLACK
  4. FINE MESH/ALUMINUM EXPANSION JOINT
  5. ACCESSIBLE ALUMINUM WINDOW/SLASH
  6. WALL - WHITE GLASS - TYPICAL
  7. STAIRCASE/STAIR WALL/SLASH
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COMMERCIAL BUILDING ELEVATIONS

ISSUANCE  
 PLANNING REVIEW  
 2-20-14  
 FIRE OPT REVIEW  
 4-13-14

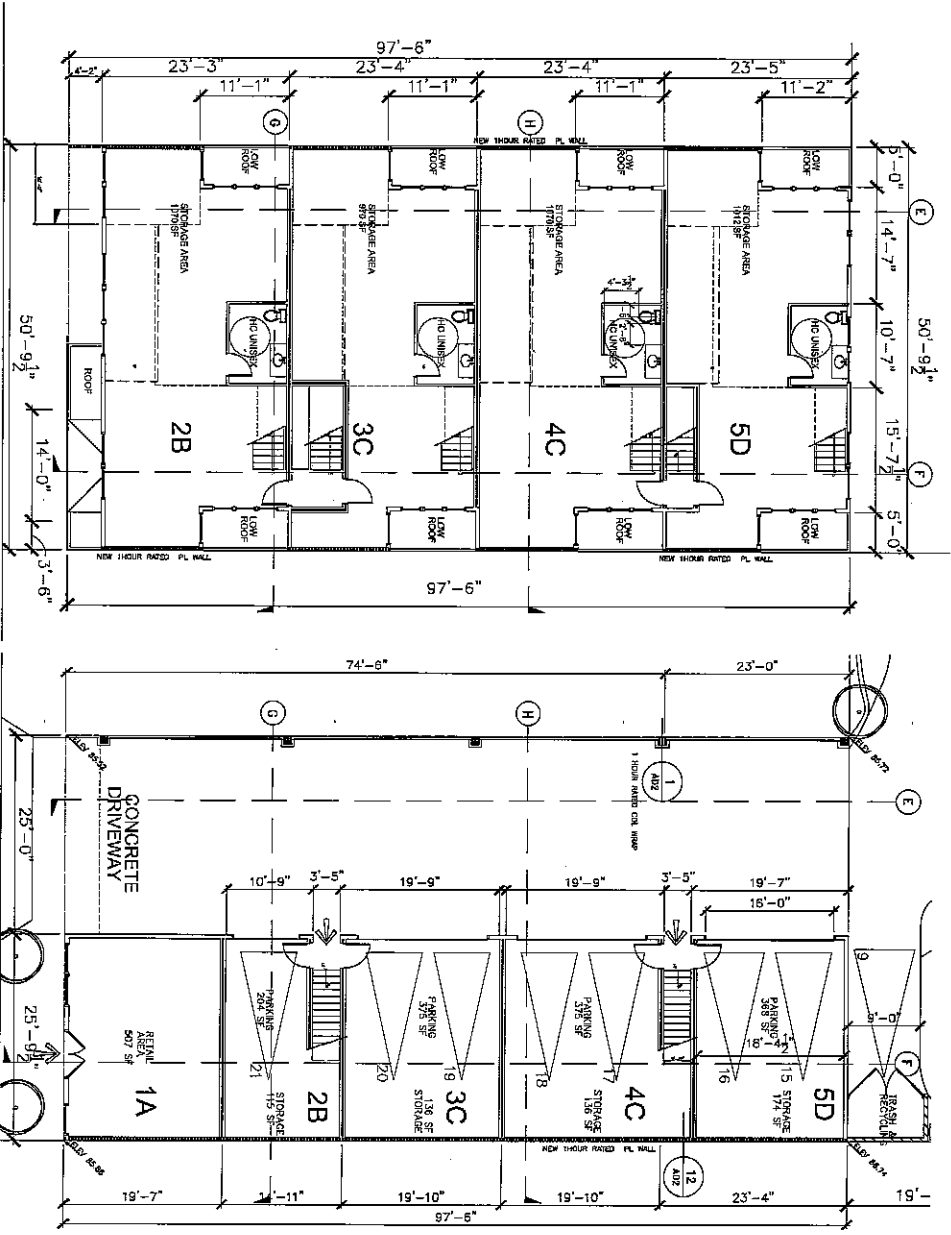
REVISION  
 FIRE OPT REVISIONS  
 5-10-14

COMMERCIAL BUILDING ELEVATIONS  
 250TH AND NARBONNE MULTI-USE  
 2154 250TH ST. & 25024 NARBONNE LOMITA, CA. 90717



GERALD W. COMPTON AIA  
 Job No. 88715112 Scale: 1/8"=1'-0"  
 1300 Wilshire Blvd, Ste 2000  
 Beverly Hills, California  
 90241 (310) 374-8822  
**GWC** ARCHITECTS **A5.1**

MULTI-USE



SECOND LEVEL 4281 SF

GROUND LEVEL 2513 SF

ISSUANCE	DATE	BY
1. PRELIMINARY		
2. PERMITS		
3. CONSTRUCTION		
4. AS-BUILT		

REVISIONS  
 1. 11-14-18

**FIRE PROTECTION REQUIREMENTS:**

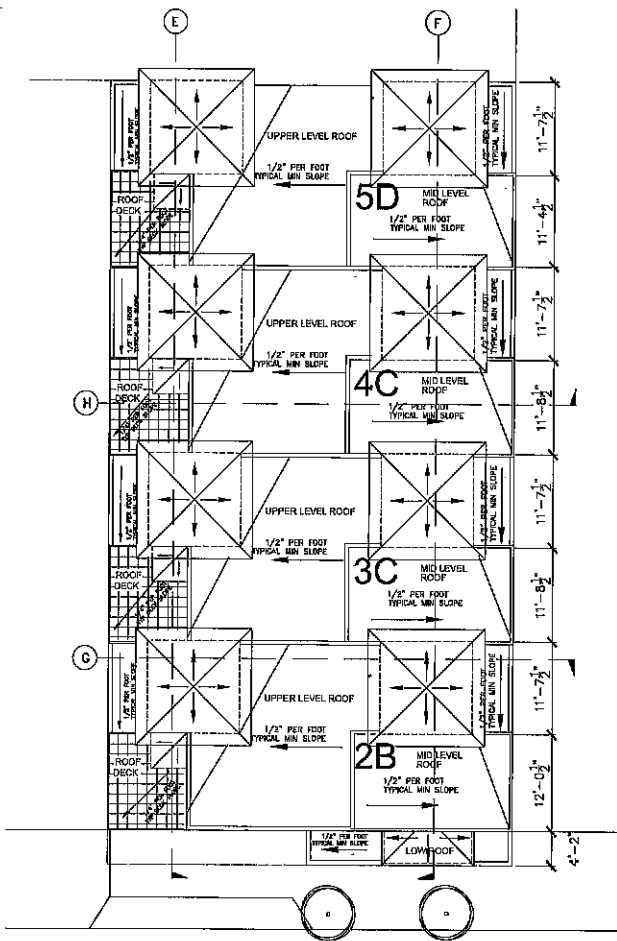
1. COMPLETE FIRE SIGNALING SYSTEM REQUIRED FOR ALL AREAS.
2. 1 HOUR RATED GYM WALL AND CEILING.
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COMMERCIAL BLDG FLOOR PLANS  
 250TH AND NARBONNE MULTI-USE  
 2154 250TH ST. & 25024 NARBONNE LOMITA, CA. 90717

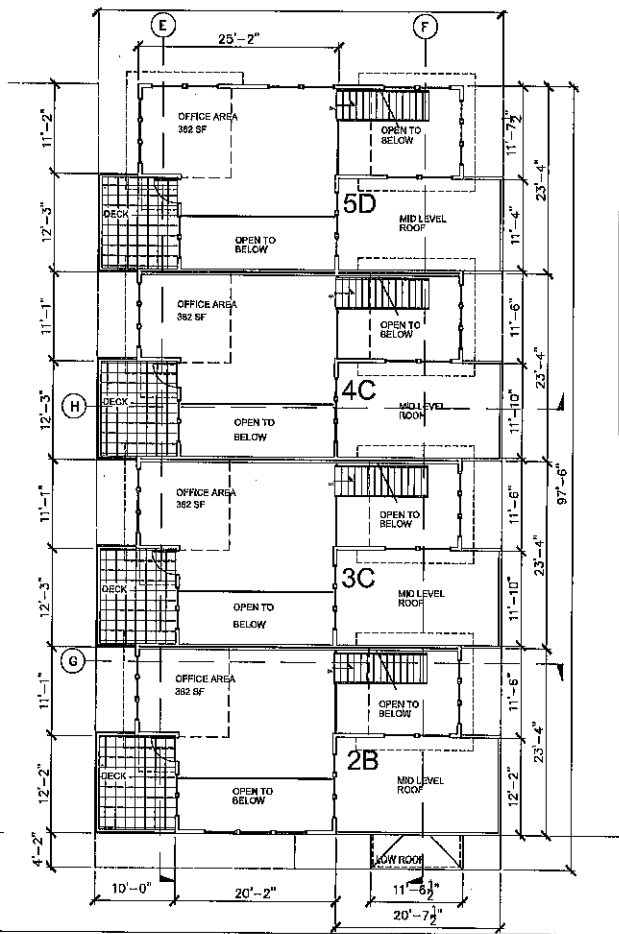
GERALD W. COMPTON AIA  
 ARCHITECTS  
 1501 N. BERRY AVE. SUITE 200  
 LOMITA, CA 90717  
 TEL: 310.336.4444  
 FAX: 310.336.4445  
 WWW.GWCARCHITECTS.COM

**GWC**  
 ARCHITECTS

**A4.1.1**



- ROOF PLAN



MEZZANINE LEVEL 1528 SF

ISSUANCE	DATE
ISSUANCE	1-15-11
REVISION	1-28-11
REVISION	4-28-11
REVISION	2-10-11

- FIRE PROTECTION REQUIREMENTS:**
1. COMPLETE FIRE SPRINKLER SYSTEM REQUIRED FOR ALL AREAS OF COMPLETED BUILDING FOR SECTION 5.1.1.1
  2. 1-HOUR RATED FIRE WALL AND CEILING ASSEMBLIES REQUIRED AT MEZ TO ENCLOSURES.
  3. 1-HOUR RATED FIRE BARRIER WALLS AND CEILING REQUIRED AT WALLS ADJOINING PROPERTY LINES AND AT CEILING ABOVE PARKING AREA. PROVIDE 7" EXTERNAL DRAFT STOPS AT 22" ON CENTER PROVIDED SEPARATED AREAS OF NO MORE THAN 1000 SQ. FT.
  4. ELEVATOR EQUIPMENT ROOM TO BE ENCLOSED WITH FIRE BARRIER WALLS FOR SECTION 7.10 - PROVIDE AN INDEPENDENT AIR HANDLING SYSTEM PER SECTION 906.2.


  
 GERALD W. COMPTON AIA  
 Job No. 00715110 Scale: 1/16"=1'-0"  
 GWC ARCHITECTS **A4.1.2**

COMMERCIAL BLDG FLOOR / ROOF PLANS  
 250TH AND NARBONNE MULTI-USE  
 2151 250TH ST. & 25024 NARBONNE LONITA, CA 90717

MULTI-USE





WEST ELEVATION  
BUILDING 1 - UNITS 1-2

WEST ELEVATION  
BUILDING 2 - UNITS 3-4

WEST ELEVATION  
BUILDING 3 - UNITS 5-9



EAST ELEVATION  
BUILDING 3 - UNITS 5-9

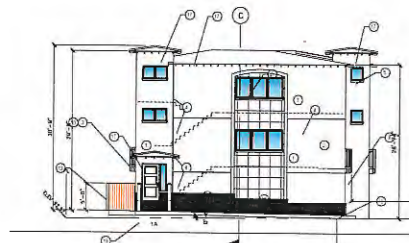
EAST ELEVATION  
BUILDING 2 - UNITS 3-4

EAST ELEVATION  
BUILDING 1 - UNITS 1-2

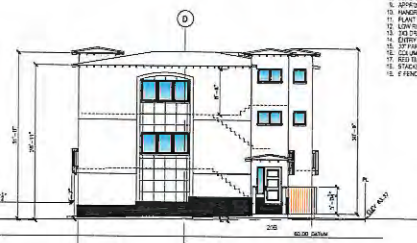
- EXTERIOR FINISH SCHEDULE**
1. BRICK-FRONT FACED - LIGHT BROWN
  2. BRICK-FRONT FACED - MEDIUM BROWN
  3. GLE POLY CONCRETE - SANDSTONE BROWN
  4. FINE GLE POLY CONCRETE - SANDSTONE BROWN
  5. GLE POLY CONCRETE - SANDSTONE BROWN
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  19. GLE POLY CONCRETE - SANDSTONE BROWN
  20. GLE POLY CONCRETE - SANDSTONE BROWN



EAST ELEVATION  
BUILDING 4 - UNITS 10-11



NORTH ELEVATION  
BUILDING 1 - UNIT 1



NORTH ELEVATION  
BUILDING 5 - UNIT 20

RESIDENTIAL BUILDING ELEVATIONS

ISSUANCE
PLANNING REVIEW
2-25-15
3-15-15
4-28-15

REVISION
5-18-15

CONDOMINIUM ELEVATIONS  
250TH AND NARBONNE MULTI-USE  
LONTA, CA. 90717  
2154 250TH ST. & 25024 NARBONNE

GERALD W. COMPTON AIA  
Job No. 88715110 Scale: 1/8"=1'-0"  
180 Alhambra Blvd., Ste. 200  
Alhambra, CA 91801  
Phone: (626) 374-4422  
GWC ARCHITECTS  
**A5.2.1**

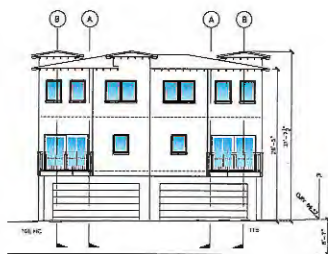
ISSUANCE  
PLANNING REVIEW  
2-22-15  
5-19-15  
FIRE OPT REVIEW  
4-28-15

REVISION  
FIRE OPT REVISIONS  
5-19-15

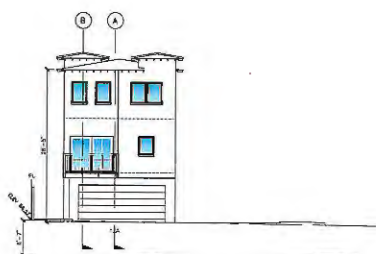
RESIDENTIAL BUILDING ELEVATIONS  
250TH AND NARBONNE MULTI-USE  
2154 250TH ST. & 23024 NARBONNE LOMITA, CA. 90717



EAST ELEVATION  
BUILDING 5 - UNITS 13-20



WEST ELEVATION  
BUILDING 4 - UNITS 10-11



EAST ELEVATION  
BUILDING 6 - UNIT 12



WEST ELEVATION  
BUILDING 6 - UNIT 12

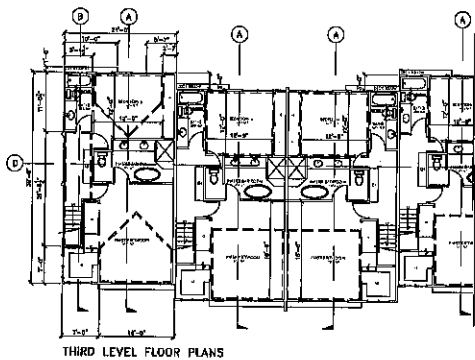


RESIDENTIAL BUILDING ELEVATIONS

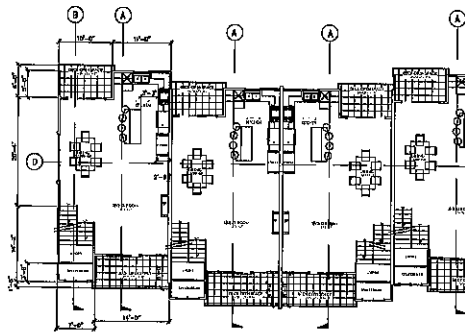
WEST ELEVATION  
BUILDING 5 - UNITS 13-20

GERALD W. COMPTON AIA  
 Job No. 8875110 Scale: 1/8"=1'-0"  
 188 Wilshire Blvd., Ste. 2000  
 Beverly Hills, California  
 90211 (310) 274-6222  
**GWC**  
 ARCHITECTS

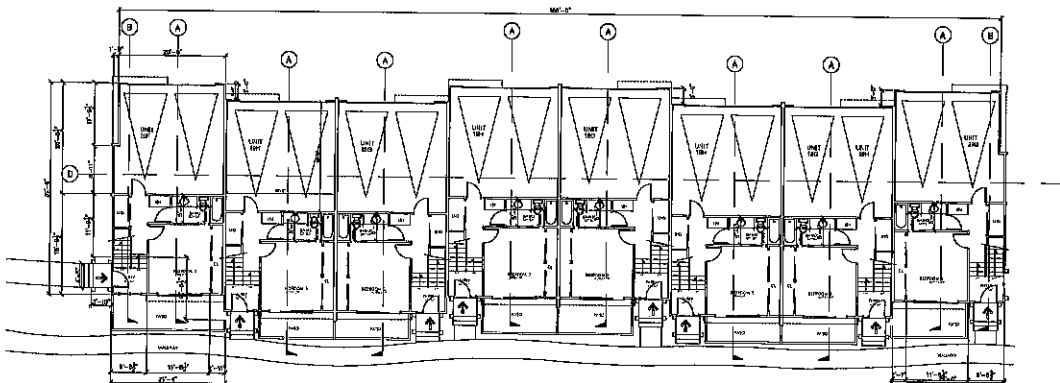
**A5.2.2**



THIRD LEVEL FLOOR PLANS



SECOND LEVEL FLOOR PLANS



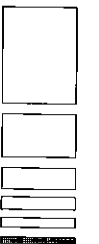
GROUND LEVEL FLOOR PLANS

BUILDING #5  
 TYPICAL UNIT FLOOR PLANS - F, H & PARTIAL G UNITS  
 (E & G UNITS MIRROR IMAGES)-NON ELEVATOR UNITS

ISSUANCE  
 FLOOR PLAN  
 2-28-18  
 REVISED  
 4-28-18

REVISION  
 THE CITY OF REDDING  
 8-10-18

CONDOMINIUM UNIT PLANS  
 250TH AND NARBONNE MULTI-USE  
 2134 250TH ST. & 25024 NARBONNE LINDA, CA 95717

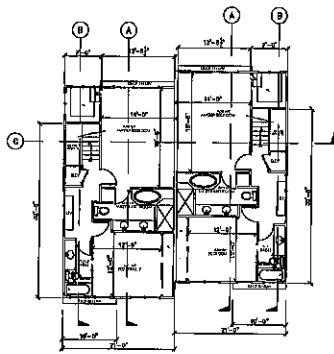


GERALD W. COMPTON AIA  
 Job No. 8912110 Scale: 1/8"=1'-0"  
 1000 Wilson Blvd., Ste. 200  
 Silver Spring, Md. 20910  
 Phone: (301) 591-8328  
 FAX: (301) 591-8328

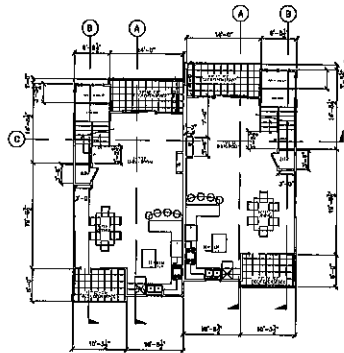
GWC ARCHITECTS

A4.2F

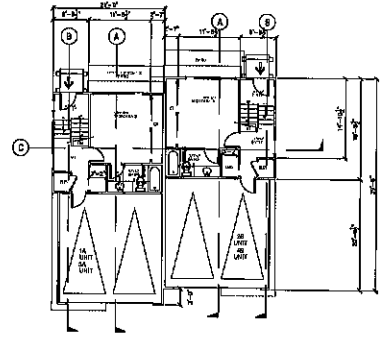
MULTI-USE



THIRD LEVEL FLOOR PLANS

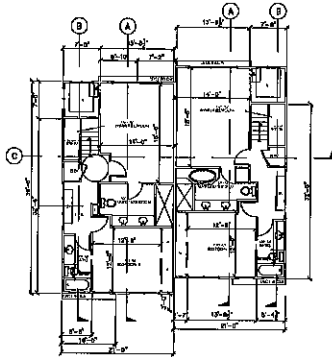


SECOND LEVEL FLOOR PLANS

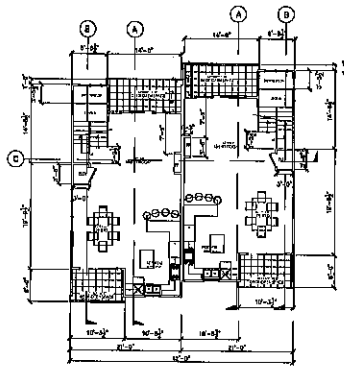


GROUND LEVEL FLOOR PLANS

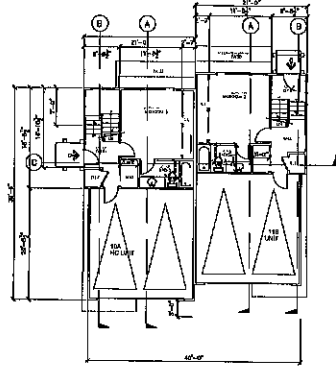
BUILDING #2 (#1 MIRROR IMAGE)  
UNITS A AND B FLOOR PLANS



THIRD LEVEL FLOOR PLANS



SECOND LEVEL FLOOR PLANS



GROUND LEVEL FLOOR PLANS

BUILDING #4  
UNIT 10E HANDICAPPED ACCESS FLOOR PLAN  
UNITS 11B ELEVATOR FLOOR PLAN

ISSUANCE
PLANNING REVIEW
EXCH
REV. BY: JG/MS
2-12-18

REVISION
REV. BY: JG/MS
2-12-18

CONDOMINIUM UNIT PLANS
250TH AND NARBONNE MULT-USE
2154 250TH ST. & 25024 NARBONNE LONITA, CA. 90717

MULT-USE

GERALD W. COMPTON AIA  
 Job No. 88715110    Scale: 1/8"=1'-0"  
 1300 Atlantic Ave., Ste. 200  
 Redwood City, California  
 94061    (415) 337-8800

**GWC**  
ARCHITECTS

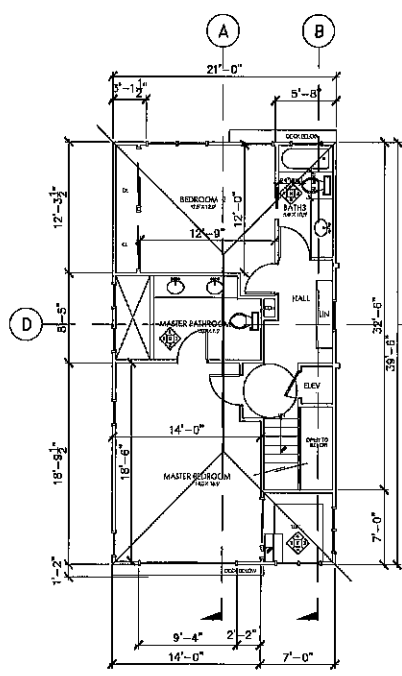
**A4.2B**

MULTI-USE

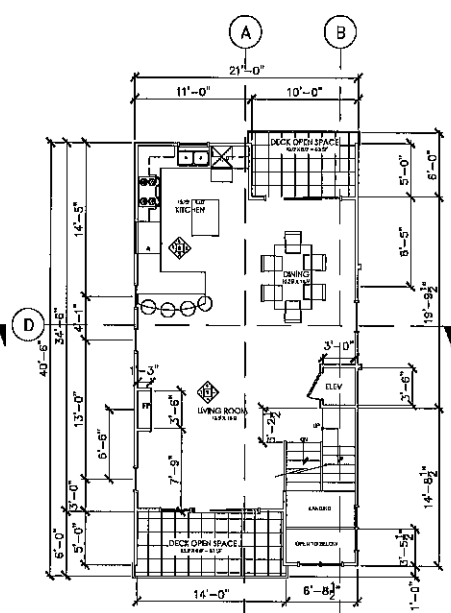
ISSUANCE  
PLANNING REVIEW  
3-20-18  
S.C. 101  
REV. 07/18/18  
4-28-18

REVISION  
ELEC. SVS. REVISIONS  
5-10-18

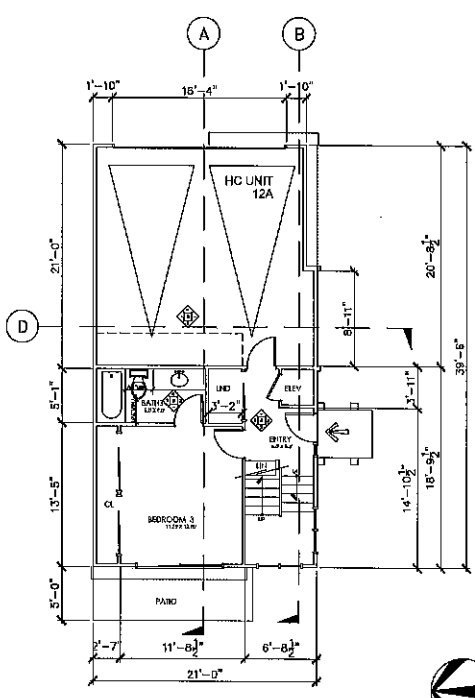
CONDOMINIUM UNIT PLANS  
250TH AND NARBONNE MULTI-USE  
2154 250TH ST. & 20224 NARBONNE LOMITA, CA. 90717



THIRD LEVEL FLOOR PLANS



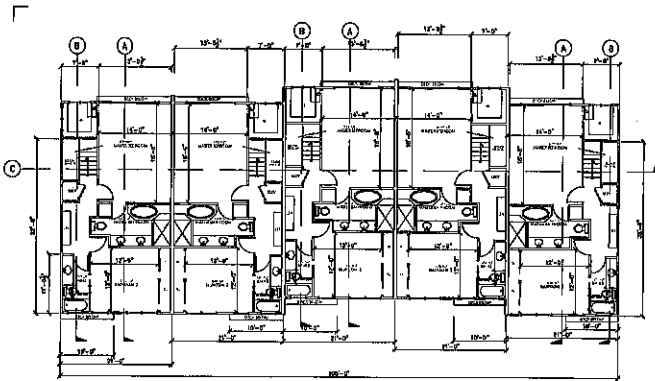
SECOND LEVEL FLOOR PLANS



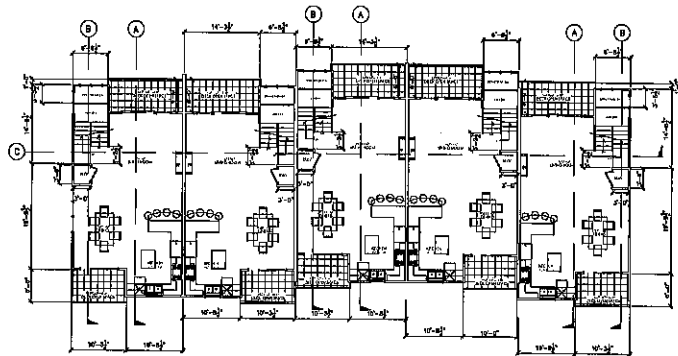
GROUND LEVEL FLOOR PLAN

BUILDING #6  
UNIT 12A - HC  
HANDICAPPED ACCESS FLOOR PLAN

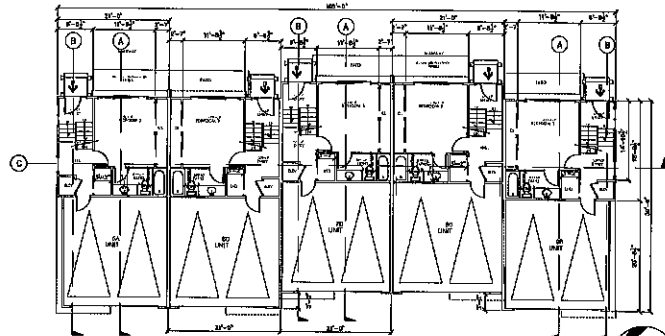
GERALD W. COMPTON AIA  
Job No. 08715110 Scale: 1/4"=1'-0"  
1100 Avenida del Sur, Suite 200  
Redondo Beach, California  
90740 (310) 378-0823  
GWC ARCHITECTS  
A4.2A  
HC



THIRD LEVEL FLOOR PLANS



SECOND LEVEL FLOOR PLANS



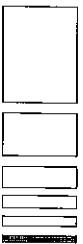
GROUND LEVEL FLOOR PLANS

BUILDING #3  
TYPICAL UNIT FLOOR PLANS - A,B,C&D  
ELEVATOR UNITS

ISSUANCE  
PLANNING REVIEW  
2-20-10  
REV. BY: GWT  
REV. DATE: 4-28-10

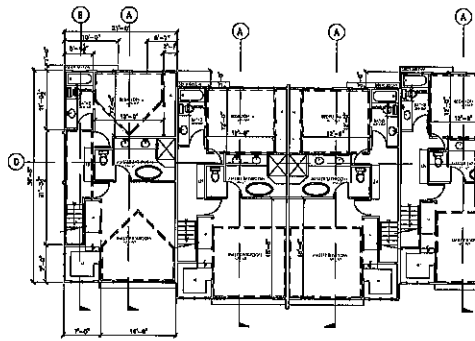
REVISION  
FIRE SMOKE STOPPING  
5-10-10

CONDOMINIUM UNIT PLANS  
250TH AND NARBONNE MULTI-USE  
2154, 2500TH ST. & 25024 NARBONNE  
LUNATA, CA. 90717

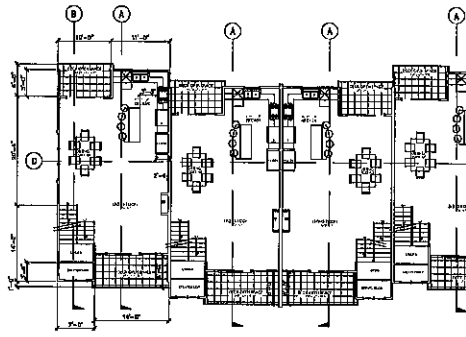


GERALD W. COMPTON AIA  
Job No. 00715110 Scale: 1/8"=1'-0"  
1500 Brook Hill Dr. #204  
Beverly Hills, California  
90212 374-0022  
GWC ARCHITECTS  
**A4.2D**

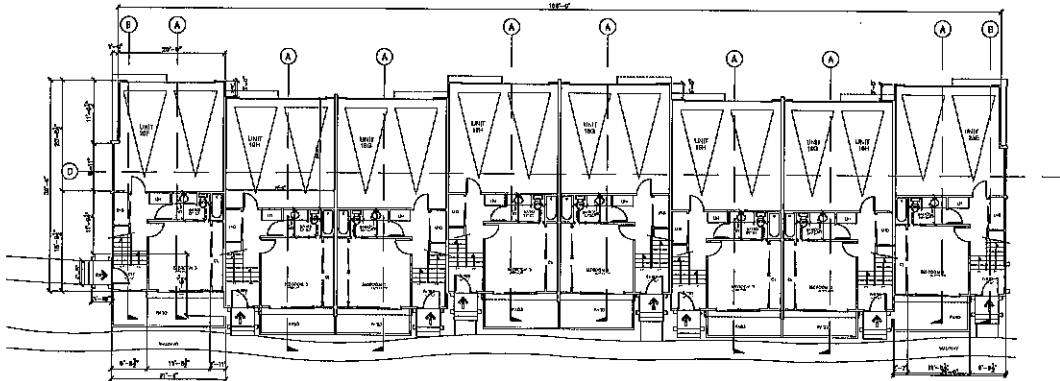
MULTI-USE



THIRD LEVEL FLOOR PLANS



SECOND LEVEL FLOOR PLANS



GROUND LEVEL FLOOR PLANS

BUILDING #5  
 TYPICAL UNIT FLOOR PLANS - F, H & PARTIAL G UNITS  
 (E & G UNITS MIRROR IMAGES)-NON ELEVATOR UNITS

ISSUANCE  
 PLANS FOR  
 THE CITY OF  
 LOS ANGELES

REVISION  
 SEE THE REVISIONS  
 5-10-18

CONDOMINIUM UNIT PLANS  
 250TH AND NARBONNE MULT-USE  
 2154 250TH ST. & 23024 NARBONNE  
 LOMITA, CA. 91717

MULTI-USE

GERALD W. COMPTON AIA  
 1015 Main Street, Suite 200  
 Torrance, CA, 90501  
 Phone: (310) 579-8222  
 GWC ARCHITECTS

Scale: 1/8"=1'-0"  
**A4.2F**



**CITY OF LOMITA  
PLANNING COMMISSION REPORT**

**TO:** Planning Commission November 9, 2015

**FROM:** Alicia Velasco, Principal Planner

**SUBJECT:** Pre-Review 2015-02  
25024 Narbonne Ave. and 2154 250<sup>th</sup> St., in the C-G, Commercial General Zone

**PROJECT DESCRIPTION**

The applicant is requesting a review of the site plan and architectural design for a proposed mixed-use project consisting of 8,209 square feet of commercial space, 21 townhouse units, and 59 parking spaces located at 25024 Narbonne Ave. and 2154 250<sup>th</sup> St., in the C-G, Commercial General Zone. This review is for informational purposes only. Filed by Cherine Medawar, 3001 Crownview Dr., Rancho Palos Verdes, CA 90275.

**RECOMMENDATION**

Staff recommends that the Planning Commission review the proposed project and provide the applicant with direction in regards to site development and architectural style should the Commission deem it necessary.

**BACKGROUND**

Existing Conditions

The subject property consists of two parcels: 25024-6 Narbonne Ave., and 2154 250<sup>th</sup> St. The smaller parcel fronts onto Narbonne Ave., consists of 4,952 square feet and contains two residential units built in 1920 and 1924. The frontage along Narbonne Ave. is only 50 feet making this a very narrow commercial lot. The parcel fronting on 250<sup>th</sup> St. is 40,116 square feet and contains one single family residential unit and a nonconforming storage yard to the rear. There are no permits for this use. The total lot area is 45,068 square feet.



Adjacent Zoning and Land Uses

North	C-G (Commercial General) Commercial – Auto Repair
South	C-G (Commercial General) Commercial – Office Building/Contractor’s Use
West	C-G (Commercial General) Non-Conforming Residential
East	R-1 (Low Density Residential) Single Family Residential

**ANALYSIS**

General Plan

The underlying general plan designation for the subject site is mixed-use. The mixed-use land use designation allows up to 22 units per acre and a floor area ratio of 2:1.

Zoning

The underlying zoning designation for the subject site is C-G (Commercial General). The property is also part of the mixed-use overlay zone that was adopted by the City Council in October of 2006. The overlay zoning is consistent with the proposal.

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

Development Standard	Project	Allowed/Required	Compliance
Density	21 units per acre	22 units per acre	Yes
Minimum Lot Size	0.49 acres (21,440 sq. ft.)	10,000 sq. ft.	Yes
Minimum Lot Width	192 feet	100 feet	Yes
Minimum Lot Frontage	192 feet	50 feet	Yes
Building Height	35 feet	35 feet	Yes
Minimum % of Non-Residential Uses	20.85%	30%	Yes*
Floor Area Ratio	84%	100%	Yes
Yards:			
Front -	0 feet	None	Yes
Side -	0 feet, 10 feet	None	Yes
Rear -	10 feet	10 feet	Yes
Open Space	281 sq. ft. per unit	Min 200 sq. ft. per unit	Yes
Walls	6 ft. perimeter wall	6 ft. perimeter wall required	Yes
Off-Street Parking	36 spaces	27 spaces	Yes**

\* Commercial requirement can be modified through the CUP process

\*\* Applicant is proposing to share one residential guest space

### Review of Site Plan

The site would be accessed from a 25-foot wide driveway from Narbonne Avenue. A two-story commercial building is proposed at a height of 34'6" feet along Narbonne Ave. The project is providing 12 parking spaces for the commercial component of the property. Directly east of the commercial parking area is the residential portion of the site, which consists of eleven three-story townhouse style units each with a two-car garage. There are two designated residential guest parking spaces and the entire residential portion of the project is separated from the commercial portion by an electronic gate. The project is required to provide three residential guest spaces and the applicant is requesting to permit one commercial space to be used as a guest space in the evening. This can be approved as part of the CUP process and staff would support this reduction.

The majority of the proposed townhomes range from 1,505 to 1,582 square feet, and consist of three bedrooms. One townhome is 1,282 square feet with two bedrooms. All are spread over three stories with the garage on the first floor, the living area on the second, and bedrooms on the third. Each unit has a balcony off the second floor living area and a small front yard at the entry.

The commercial component of the project consists of 3,500 square feet over two floors. The proposed plans are currently showing two tenant spaces with each having a portion on the first and second floor. The design on the tenant spaces could easily be modified in the future to accommodate future tenant needs. The applicant is proposing a 9.85% reduction in the amount of required commercial space. Staff can support this reduction since there is limited frontage on Narbonne Ave. The project site is deep and narrow and there is little demand for commercial uses which do not front onto a main thoroughfare. This project is proposing an increase in commercial square footage from the previously approved project by 600 square feet. This has been accomplished by reducing the size of the residential units by 200 square feet each and slightly narrowing the driveway. The applicant is proposing high quality materials and a very pleasing design for both the commercial and residential components of the site. Due to the design of the project, combined with the narrow Narbonne Ave. frontage, staff believes a 9.85% reduction in commercial space is a good compromise to see a successful project.

### Building Elevations

The proposed elevations are contemporary in style with stucco facades, metal trim and awnings, and fiber glass garage doors. Although the front façade of the commercial structure meets the City's design requirements; staff does believe that the applicant could propose more window glazing and/or more façade articulation. Further, the applicant could propose a larger patio area for Unit A and still have it counted towards the commercial square footage. This would permit a coffee shop type use with outdoor seating.

Public Notice

Although no action will be taken staff sent notices of this meeting to all of the owners of properties within 300 feet of the subject property. Staff also posted notices at Lomita City Hall, Lomita Library, and Lomita Park. As of the date this staff report was prepared, staff has not received any correspondence either for or against the proposed project

Recommended by:

Prepared by:



---

Gary Y. Sugano  
Assistant City Manager

---

Alicia Velasco  
Principal Planner

Exhibits:

- a. Vicinity Map
- b. Zoning Map
- c. General Plan Map
- d. Aerial Photograph
- e. Site Plans/Floor Plans/Elevations

\\lomchsrv2\shared\community development\planning\alicia\2014\mixed-use 25114 narbonne schiappa\pc staff report for pre review.doc

Commissioner Graf moved to re-order the meeting and move Item #6 after Item #7. Commissioner Roehm seconded the motion which carried by the following vote:

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

Commissioner Cammarata recused himself from Item #7.

7. **PRE-REVIEW 2015-02**, the applicant is requesting a review of the site plan and architectural design for a proposed mixed-use project consisting of 8,209 square feet of commercial condominium space, 21 townhouse units, and 59 parking spaces located at 2154 250<sup>th</sup> St. and 25024 Narbonne Ave. in the C-G (Commercial General) Zone. This is for informational purposes only. Filed by Cherine Medawar, 3001 Crownview Drive, Rancho Palos Verdes, CA 90275.

Principal Planner Velasco presented the report. This is a preliminary review of the site plan and architectural design for the proposed mixed use project proposing 8,200 sq. ft. of commercial space and 21 three-story condominium units. This project is before the Commission as an informational item to get feedback from the public and from the Commission. If the project moves forward, it would require a Conditional Use Permit and a Map approval which will be another public hearing at a later date. The subject lot is 45,068 sq. ft. and zoned Commercial General with a Mixed Use Overlay. Currently, the property has minimal frontage on Narbonne Avenue and "L" shaped up to 250<sup>th</sup> Street. The Narbonne Avenue location of the property has a non-conforming duplex and the 250<sup>th</sup> Street portion has a non-conforming triplex followed by the storage yard which has no permits at all. Staff reviewed the proposed project according to the development standards in the Code. The project does meet all the criteria except that the applicant is seeking a reduction in the commercial square footage from approximately 30% to 20%. The applicant is also requesting the opportunity for shared parking which will also be discussed tonight.

The proposed Site Plan Review (renderings and architectural designs were provided):

Commercial Portion – currently 5 tenant spaces. The first tenant space which fronts right onto Narbonne Avenue will be a typical office retail space with doors facing Narbonne Avenue. The spaces behind will have a 2-car secured parking garage area. The second and third floor will be flexible storage, office, and mezzanine space. This is something that has not previously been proposed in the City.

Residential Portion – 21 units with access from 250<sup>th</sup> Street and a Woodward Avenue orientation with an interior driveway. The two-car garages are at the bottom, bedroom and bathroom at ground level with a patio; the second floor has the kitchen and the living area and private open space; the third has two additional bedrooms and bathrooms.

Staff reviewed the Site Plan; there will be access from adequate driveways from both 250<sup>th</sup> Street and Narbonne Avenue. The commercial portion is proposing five tenant spaces which is 8,200 sq. ft. with private 2-car garages on the ground level. They would be requesting five shared spaces between the commercial and residential portion of this site. The project will require a traffic study proposal to move forward. The traffic engineer may also come up with ideas to mitigate any traffic impact such as restricting parking hours. Applicant is also seeking a little less than 10% reduction commercial space. Staff can see supporting that reduction due to the limited frontage on Narbonne Avenue. They only have 25 feet of width that may actually be useable and visible from the street. Without visibility, there can be an issue with viability for commercial space. For the residential portion of the site, they are proposing 21 three-story townhomes which is the maximum that can be proposed due to the size of the site. The townhomes are approximately 1,900 sq. ft. and proposing that two units be handicap accessible with elevators in the units.

As far as architectural review, staff does feel that the applicant was fairly creative with the commercial space to be able to get 8,200 sq. ft. of commercial space with only 25 feet of frontage on Narbonne Avenue. As far as the residential portion, we are looking at ways to mitigate the impact of the residential units along the Woodward Avenue properties. Something that has already been discussed with the applicant and architect is to possibly reverse the third floor floorplan to possibly reduce glass frontage and not have the balcony on that side.

Staff is recommending that the Planning Commission provide direction to the applicant regarding the proposed design of the project. This is a public hearing but there will be no action taken and then the project will come back after it goes through the Map review process.

Commissioner Popelka stated that he knows the applicant and does talk to him regarding business but has not discussed this project. Commissioner Popelka asked what type of business would rent the commercial space that is only 350 sq. ft. Ms. Velasco stated that they could be flexible but that there is a demand for small retail locations and that the units can also be combined. Brief discussion ensued regarding other properties in the City that may be converted to live/work units.

Commercial Graf asked staff whether the project was for 2 separate parcels. Ms. Velasco stated that it is one owner with two separate parcels. Discussion followed regarding the issue of two parcels, the uses for commercial spaces and the mixed use overlay.

Chair Hoy opened the public hearing.

Cherine Medawar, applicant, and Gerry Compton, architect, addressed some of the Commissioners questions. Mr. Medawar stated that the site is two parcels and will have two different associations; one for the townhouses and a separate one for the commercial portion. The commercial part will be for sale; but if it doesn't sell, then it would be rented. As far as the height limitation, Mr. Medawar stated that the code is 35 feet. He added that for 45,000 sq. ft. they are allowed to have 22 townhouses and the design leaves quite a bit of space between the townhouses to allow for light and breeze. Commissioner Popelka stated that he is not in favor of the shared parking spots since parking is such a problem in the City. He added that he prefers less density and lower height.

Ms. Velasco stated that for shared spaces to be allowed in the mixed use projects, a traffic study would be completed and then reviewed by the Commission, and the Commission would then make the determination. Mr. Compton stated that the five additional parking spaces could be used for condominium guests in the evening. Mr. Compton added that there may be more than two condominiums with elevators.

Commissioner Dever stated that the commercial portion of the mixed use is very small in comparison to the size and height of the residential portion. Mr. Medawar stated that they are limited to space for commercial frontage on Narbonne Avenue. Businesses on 250<sup>th</sup> Street would not have enough exposure and it is a very narrow street. Commissioner Graf stated that he feels that the applicant should meet the requirement of 30% commercial space and eliminate some of the condominiums behind the commercial portion. Further discussion ensued regarding the regulations and guidelines for mixed use projects.

Dennis Jeremica, Lomita resident on Woodward Avenue, stated that he has a background in traffic and feels that the size of this development will cause a major traffic and parking issue. He is opposed to the three story units due to the height and added traffic.

Jim Browning, owns units on 250<sup>th</sup> Street, stated that the traffic congestion will increase. As it is now, the intersection at Narbonne and 250<sup>th</sup> Street is very busy. He is opposed to the three story units.

George Kivett, Lomita resident, stated that the original General Plan Advisory Committee made the recommendations for the mixed use overlay. The goal was to create incentives to revitalize the commercial corridor on Narbonne in the downtown area. On an acre of land, 25 units are allowed for the residential component. With new development, the parking must be brought up to the current standard. Mr. Kivett stated that there is a high demand for small commercial spaces.

Barbara Paulson, resident on Woodward Avenue, stated that this project would be directly in her back yard and is concerned about the privacy issue. She added that she has a swimming pool and is concerned with construction debris falling in the pool. She stated that there is a lot of traffic on Woodward and speed is an issue. Bob Gramko, resident on Woodward Avenue, stated he is a fairly new Lomita resident and would not have purchased his home if he had known about this project. He is opposed to the project because of parking issues, air flow and loss of sunset view.

Mr. Medawar stated that there will be privacy between the properties and trees will be planted. Mr. Carpenter added that the setbacks are larger than the minimum requirement which allows space to grow trees for privacy.

Commissioner Dever added that, although all guidelines have been followed, she is opposed to the height and size of the project.

Ms. Velasco addressed the issue regarding adding more commercial to the east of Narbonne and less residential by stating that this would not be viable commercial because it is too far back. She added some options for consideration. Discussion ensued regarding size of residential portion, commercial spaces and parking.

Chair Hoy closed the public hearing.

6. **CONDITIONAL USE PERMIT NO. 293; VESTING TENTATIVE TRACT MAP 073112; NEGATIVE DECLARATION 2015-01**, the proposed project involves the construction of 11 new three-story townhouse units and 3,500 square feet of retail/office space. There will be 22 enclosed private garage spaces, two residential guest spaces, and 12 commercial parking spaces. The project is entirely on one half-acre parcel (21,785) located at 25114 Narbonne Ave., in the C-G (Commercial General) Zone. The Commission will be making a recommendation to the City Council on the proposed project and the negative declaration. Filed by Ennio Schiappa, Inc. 23775 Madison Street, Torrance, CA 90505.

Principal Planner Velasco recommended that Item #6 be continued off-calendar.

Commissioner Graf moved to approve staff's recommendation to continue item off-calendar. Commissioner Roehm seconded the motion which carried by the following vote:

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



**CITY OF LOMITA  
PLANNING COMMISSION REPORT**

**TO:** Planning Commission

December 14, 2015

**FROM:** Alicia Velasco, Principal Planner

**SUBJECT:** Pre-Review 2015-02  
25024 Narbonne Ave. and 2154 250<sup>th</sup> St., in the C-G, Commercial General Zone

**PROJECT DESCRIPTION**

The applicant is requesting a review of the site plan and architectural design for a proposed mixed-use project consisting of 8,324 square feet of commercial space, 20 townhouse units, and 61 parking spaces located at 25024 Narbonne Ave. and 2154 250<sup>th</sup> St., in the C-G, Commercial General Zone. This review is for informational purposes only. Filed by Cherine Medawar, 3001 Crownview Dr., Rancho Palos Verdes, CA 90275.

**RECOMMENDATION**

Staff recommends that the Planning Commission review the proposed project and provide the applicant with direction in regards to site development and architectural style should the Commission deem it necessary.

**BACKGROUND**

This project came before the Commission at its last hearing (report dated 11/9/15 is attached as Exhibit "E") where the Commission brought up concerns regarding density, the height in relation to the Woodward Ave. properties, loss of privacy, and commercial parking requirements. The applicant has addressed these concerns by the following:

- Eliminated one unit from the project (to 20 units)
- Increased the commercial parking by four spaces
- Increased the square footage of the retail unit to 507 square feet thereby increasing the overall commercial square footage from 8,209 to 8,324 square feet
- Shifted the building along the Woodward Ave. properties west two feet
- Eliminated the balconies on the third floor of the units

**ANALYSIS**

Height

At the previous public hearing there were many questions regarding the permitted height of a project within this zone. The permitted maximum height is 35 feet. The applicant is proposing a

height of 34' 11 inches for the commercial structure and 30' 6" for the residential structures. Both of these heights are permitted by code.

#### Parking

There are two different parking requirements which apply to the project: residential and commercial. The residential parking requirements are two garage spaces and ¼ of a guest space per unit. The project meets these requirements. The commercial requirement varies based on the use of the building but for the proposed design 19 spaces are required. The project now provides the required 19 spaces in addition to the residential guest parking spaces. There are a few spaces which staff does not believe are effective due to their location and would like to see them removed. After the project receives preliminary approval, a traffic engineer will prepare a traffic/parking study and analyze the actual spaces needed and traffic flow on-site.

#### Site Plan, Floor Plan and Elevations

The architect has shifted the east building (along the Woodward Ave. properties) westward two feet to increase the setback between the properties. With this shift the closest the units come to the east property line is 13 feet, with some up to 18 feet from the property line. Further, the applicant has provided a dense row of trees to help buffer the units from the residences to the east.

There have been only minor changes to the floor plan and elevations. At staff's request, the architect shifted the orientation of the two units fronting on 250<sup>th</sup> Street so their front door opens to the street. There has also been more architectural detail added to the front façade. The floor plans remain the same but the balconies on the third floor have been reduced to "*Juliet balconies*". These balconies have doors which open but no landings to walk out on. This will allow for the breeze and look of a balcony while decreasing the impact on privacy to the neighbors.

With the proposed changes, staff believes that the project strikes a good balance between the commercial/mixed-use zoning and the single family residential homes to the east. Further, any traffic related impacts will be assessed by a professional traffic engineer at a later date.

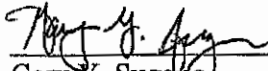


Public Notice

Although no action will be taken staff sent notices of this meeting to all of the owners of properties within 300 feet of the subject property. Staff also posted notices at Lomita City Hall, Lomita Library, and Lomita Park. As of the date this staff report was prepared, staff has not received any correspondence either for or against the proposed project

Recommended by:

Prepared by:



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Gary Y. Sugano  
Assistant City Manager



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Alicia Velasco  
Principal Planner

Exhibits:

- a. Vicinity Map
- b. Zoning Map
- c. General Plan Map
- d. Aerial Photograph
- e. Planning Commission Staff Report dated 11/09/15
- f. Site Plans/Floor Plans/Elevations

\\lomchsrv2\shared\community development\planning\alicia\2015\pre-review 2015-02 cherine\pc staff report for pre review dec.doc

Yen (last name not given), 25123 Woodward Avenue, would like to see impact in the environment reports.  
Chair Hoy closed public hearing.

Commissioner Graf asked Ms. Velasco when this item was first brought to the commission. She stated back in November of 2014.

Chair Hoy asked when the last GPAC met was the commercial/residential ratio discussed, Ms. Planner Velasco stated that it was discussed. She also stated that it was a ratio not a minimum square footage so the applicant can manipulate the ratio to increase the Commercial square footage and reduce the residential.

Commissioner Graf moved to recommend City Council approval of Conditional Use Permit No. 293; Vesting Tentative Tract Map 073112; Negative Declaration 2015-01. Commissioner Stokes seconded the motion which carried by the following vote:

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

*Commissioner Cammarata recused himself from Item #6*

6. **PRE-REVIEW 2015-02**, the applicant is requesting a review of the site plan and architectural design for a proposed mixed-use project consisting of 8,324 square feet of commercial condominium space, 20 townhouse units, and 61 parking spaces located at 2154 250<sup>th</sup> St. and 25024 Narbonne Ave. in the C-G (Commercial General) Zone. This review is for informational purposes only. Filed by Cherine Medawar, 3001 Crownview Drive, Rancho Palos Verdes, CA 90275.

Principal Planner Velasco presented the report. This is a preliminary review of the site plan and architectural design for the proposed mixed use project which will require a Condition Use Permit and a map approval at a later date. The property size is a little over one-acre and is off of 250<sup>th</sup> Street and fronts on Narbonne Avenue which consist of a non-conforming triplex on 250<sup>th</sup> and a non-conforming duplex on Narbonne. This item came before the commission at last month's meeting the commission had comments regarding parking, density, set-backs and height. The previous submittal was proposing 8,200 sq. ft. of commercial space and 21 three-story condominium units. The applicant has revised the proposal and now has 8,324 square feet of commercial space and has reduce the number of residential units by one is now 20 units. Four additional parking spaces where added and the 3<sup>rd</sup> floor balconies were eliminated due to privacy issues. The building was shifted by 2 feet that fronts onto Woodward Ave and reduced the Second floor balconies by 3 feet. Staff reviewed the project to proposed development standards which has a height limit of 35 feet and the project is proposing 34 feet 8 ½ inches. Plans show a heavy row of trees will be planted along the wall of Woodward Ave for privacy. The project meets all parking requirements and exceeds guest parking by 2 spaces. A traffic study will determine what the true parking demand is but at this time all requirements have been met.

Staff is recommending that the Planning Commission provide direction to the applicant regarding the proposed project. This is a public hearing but there will be no action taken and then the project will come back after it goes through the Map review process.

Commissioner Graf asked staff whether the commercial portion had a study done regarding Fire Department access. Ms. Velasco directed the question to the applicant, Cherine Medawar. Discussion followed regarding the issue of fire access.

Cherine Medawar, applicant, stated that last meeting he heard the concerns of the neighbors and has addressed some of the concerns. The building was pulled back 2 feet, which is the maximum allowed due to turn-around requirements. Some of the townhouses are going to be 13 feet to 18 feet from the Woodward Ave block wall. He stated that he was committed to planting mature trees to address privacy issues and has replaced the 3<sup>rd</sup> story balconies with Juliet doors and has reduced the second-story balcony from 10 feet to 7 feet. The façade was changed and he has eliminated one unit to allow for more parking so commercial and residential will not be sharing the parking area. Mr. Medawar stated that he was also a commercial developer which is really slow at this time he also feels like he addressed a lot of the issues and hopes that the neighbors are happy and the project will be approved.

Commissioner Graf thanked Mr. Medawar for addressing a lot of the concerns.

Chair Hoy opened the public hearing.

Bob Gramcko, Lomita resident on Woodward Avenue, stated that he would like to see less high density residential and more commercial use with the mixed-use projects that are being presented.

Tina Paige, Lomita resident on 250<sup>th</sup> Street, was concerned with air quality during construction and traffic congestion.

George Kivett, Lomita resident, stated that the subject area is actually zoned commercial with a mixed-use overlay and it could be a huge block building to the property line instead of what is being proposed. Also with new development, the parking must be brought up to the current standard. Mr. Kivett stated that he has seen the applicant's projects in the past and he feels that the property will be developed to the best possible use with a nice architectural design. He would like to see the project go forward.

Barbara Paulson, resident on Woodward Avenue, stated that this project would be directly in her back yard and is concerned about the privacy issue. She appreciates that the applicant has made some concessions; asked if a wall will run the length of her rear property. Ms. Velasco stated that it was a condition of the project that a six-foot wall would be put up.

Mr. Medawar stated that the dust will be controlled and that the height of the building has been dropped down by 4 feet. He also stated that everyone will be happy with the changes he has made and that he is very cooperative when it came to the block wall that will be built.

Commissioner Dever thanked the applicant for making changes.

Chair Hoy closed the public hearing.

Commissioner Dever stated that all the standards have been met.

Commissioner Graf commended the applicant all the changes that were made from last month pre-review. He verified the height of the residential part of project has been lowered to 30 feet 8 inches according to the applicant and Ms. Velsaco and the commercial is 34 feet.

Chair Hoy stated that he appreciated that the applicant mitigated some of the concerns that the residents had and that he empathizes with the residents as well.



## CITY OF LOMITA PLANNING COMMISSION REPORT

**TO:** Planning Commission June 13, 2016

**FROM:** Alicia Velasco, Principal Planner

**SUBJECT:** Conditional Use Permit No. 299 and Vesting Tentative Tract Map No. 73720  
25024 Narbonne Ave. and 2154 250<sup>th</sup> St., in the C-G, Commercial General Zone

### PROJECT DESCRIPTION

The applicant is requesting a Conditional Use Permit and a Tentative Tract Map for the development of a proposed mixed-use project consisting of 8,325 square feet of commercial space, 20 townhouse units, and 60 parking spaces located at 25024 Narbonne Ave. and 2154 250<sup>th</sup> St., in the C-G, Commercial General Zone. Filed by Cherine Medawar, 3453 Newridge Drive, Rancho Palos Verdes, CA 90275.

### RECOMMENDATION

Staff recommends that the Planning Commission recommend that the City Council adopt a resolution approving Conditional Use Permit 299, Vesting Tentative Tract Map No. 73720 subject to the attached conditions, and confirm the categorical exemption.

### BACKGROUND

#### Existing Conditions

The subject property consists of two parcels: 25024-6 Narbonne Ave., and 2154 250<sup>th</sup> St. The smaller parcel fronts onto Narbonne Ave., consists of 4,952 square feet and contains two residential units built in 1920 and 1924. The frontage along Narbonne Ave. is only 50 feet making this a very narrow commercial lot. The parcel fronting on 250<sup>th</sup> St. is 40,116 square feet and contains one single family residential unit and a nonconforming storage yard to the rear. There are no permits for this use. The total lot area is 45,068 square feet.

The project came before the Commission for its first conceptual review on November 9<sup>th</sup>, 2015. At that hearing the Commission brought up concerns regarding density, the height in relation to the Woodward Ave. properties, loss of privacy, and commercial parking requirements. The applicant returned to the Commission with modifications to the plans addressing these concerns on December 14, 2015. Specifically, the applicant:

- Eliminated one unit from the project (to 20 units)
- Increased the commercial parking by four spaces

- Increased the square footage of the retail unit to 507 square feet thereby increasing the overall commercial square footage from 8,209 to 8,324 square feet
- Shifted the building along the Woodward Ave. properties west two feet
- Eliminated the balconies on the third floor of the units

At that time the Commission members stated that they approved of the concept and the applicant proceeded to prepare plans and submit for tentative map review. The City has hired an outside consulting agency for map review. The firm (H.R. Green) reviewed the map for accuracy and provided conditions of approval (attached to the Resolution). Both the map and the conditional use permit are before the Commission with the map receiving final approval from the City Council. There have only been minimal changes to the project since the Commission reviewed it pertaining to circulation and access as required by the fire department. There have been no square footage or unit density changes.

Adjacent Zoning and Land Uses

North	C-G (Commercial General) Commercial – Auto Repair
South	C-G (Commercial General) Commercial – Office Building/Contractor’s Use
West	C-G (Commercial General) Non-Conforming Residential
East	R-1 (Low Density Residential) Single Family Residential

**ANALYSIS**

General Plan

The underlying general plan designation for the subject site is mixed-use. The mixed-use land use designation allows up to 22 units per acre and a floor area ratio of 2:1.

Zoning

The underlying zoning designation for the subject site is C-G (Commercial General). The property is also part of the mixed-use overlay zone that was adopted by the City Council in October of 2006. The overlay zoning is consistent with the proposal.

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

Development Standard	Project	Allowed/Required	Compliance
Density	20 units per acre	22 units per acre	Yes
Minimum Lot Size	45,068	10,000 sq. ft.	Yes
Minimum Lot Frontage	50’9” feet	50 feet	Yes
Building Height			
- Commercial	34’11 feet	35 feet	Yes
- Residential	30’9”	35 feet	Yes
Minimum % of Non-Residential Uses	20.03%	30%	Yes*

Development Standard	Project	Allowed/Required	Compliance
Floor Area Ratio	107%	200%	Yes
Yards:			
Front -	0 feet	None	Yes
Side -	0 feet, 10 feet	None	Yes
Rear -	10 feet	<12.3 feet	Yes
Open Space	Varies min 200 sq. ft.	Min 200 sq. ft. per unit	Yes
Walls	6 ft. perimeter wall	6 ft. perimeter wall required	Yes

\* Commercial requirement can be modified through the CUP process

### Review of Site Plan

The site would be accessed from a 25-foot wide driveway from Narbonne Avenue. The commercial component for the project consists of five commercial tenant spaces. The first will be located directly adjacent to Narbonne Ave., and is 507 square feet. The remaining four commercial spaces contain a two car parking garage on the first floor, a storage area on the second floor and an office mezzanine level on the third. Each of these four units has private secured parking attached to the commercial space. As previously mentioned, this will be a new concept in the City, however staff supports it and believes these types of spaces will attract small contractors, and other service type uses where a secure storage area is necessary. Staff has found that there is a lack of suitable locations for the City's many contractors and other construction related businesses to occupy. The project is providing 21 parking spaces for the commercial and residential component of the property. This meets the full required parking spaces for both types of uses. However, staff would like to see parking space number four and ten eliminated (as shown on the site plan) as they are not very functional spaces. There is ample on street parking on 250<sup>th</sup> St. and most mixed-use projects actually see a reduction in parking due to the ability to share the parking between the uses. Staff has added a condition of approval eliminating these spaces. Further a traffic study was prepared (further discussed below) and found the site to create minimal traffic impacts and had plenty of parking capacity.

The applicant is seeking a 10% reduction in the required commercial square footage. Staff can support this reduction due to the very narrow width of the lot fronting on Narbonne Ave. The entire width is only 50 feet, and 25 feet is allocated to the driveway, leaving only 25 feet of commercial frontage. Staff feels the applicant has been very creative in designing the commercial spaces as such to achieve 8,325 square feet of commercial space. The applicant is proposing high quality materials and a very pleasing design for both the commercial and residential components of the site. Due to the design of the project, combined with the narrow Narbonne Ave. frontage, staff believes a 10% reduction in commercial space is a good compromise to see a successful project.

Directly east of the commercial parking area is the residential portion of the site, which consists of 20 three-story townhouse style units each with a two-car garage. The townhomes are approximately 1,900 square feet, and consist of three bedrooms. Two of the units are fully handicap accessible with elevators inside the units. All the townhomes have one bedroom and bath at the ground level, the living areas/kitchen on the second level, and two bedroom/two

bathrooms on the third. The concept of having a bedroom and bathroom at the entrance level is in keeping with the changing family dynamics where several generations live in the same home. Each unit has a balcony off the second floor living area and a small patio at grade.

#### Landscaping

Landscape and hardscape amenities are proposed along the project perimeter and adjacent to the buildings. This includes new 24" box trees of various varieties and groundcover. Included as a condition of approval the applicant will need to submit a landscape plan for review and approval by the Director that must meet the City's landscape and water conservation requirements.

#### Traffic Review

A traffic study was prepared by the traffic engineering firm Lin Consulting for the proposed project. The traffic study concluded that the project would generate 202 daily weekday trips, of which 9 would occur during the a.m. peak hour and 12 during the p.m. peak hour. An intersection analysis was also conducted for the nearest intersection at Narbonne Ave. and 250<sup>th</sup> St., which found that the intersection is currently operating at a Level of Service (LOS) A and will continue to do so after project building out. The traffic study did also take into account the other projects which are currently being constructed/proposed in the vicinity. The traffic study does not see an impact on traffic due to the project and did not recommend any mitigation measures. The additional trips generated by this project would not have a significant impact on any intersection during either peak period. Further the General Plan EIR anticipated build out of the project site. The traffic study is found under separate cover at the City Hall offices and on the City website.

The project will be accessed via a private driveway from Narbonne Avenue and 250<sup>th</sup> St. Each residential unit has its own two-car garage plus there are four (staff is requesting three) guest spaces located to the rear within the residential area of the property. Both the residential and commercial areas meet the City's parking requirements and there is on-street parking in this location. Since the project meets parking requirements and will generate a negligible amount of traffic staff does not anticipate parking or traffic impacts on Narbonne Ave. or the surrounding area.

#### Conditional Use Permit

Staff reviewed the project in accordance with Section 11-1.70.09 (Conditional Use Permit) and determined that the project is consistent with the following findings:

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

The proposed mixed-use project consists of 20 townhomes and 8,325 square feet of commercial space. Mixed-use development of this nature is permitted within the C-G/Mixed-Use Overlay zone with approval of a CUP. The project complies with all the development standards required by Code.

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

The General Plan designates this site as Mixed-Use. The proposed project, a mixed-use development with commercial and residential townhomes is consistent with the mixed-use general plan land use designation and meets density and floor area ratio requirements.

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

The proposed project is mixed-use, consisting of commercial and residential components. It is compatible with the existing commercial/residential uses which currently exist within the Commercial General Zone. The commercial portion of the project is proposed to front along Narbonne Ave. with the townhomes located on the rear portion of the lot. This will create the walkable environment envisioned by the mixed use overlay and bring new housing to support existing businesses in the Commercial General Zone. The project meets all applicable development standards and is consistent with the general plan. The project provides more than the required ten-foot setback from the residential neighbors to the rear of the property to aid as a buffer. Further, the proposed residential uses will be more compatible with the adjacent residential uses than some of the permitted commercial uses allowed within this zone. For these reasons the project will not be detrimental to other property or persons in the vicinity.

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

The project site is adequate to accommodate the project as demonstrated by its compliance with applicable City codes.

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

The project site will be accessed from Narbonne Avenue which is a designated secondary highway within the City. A traffic study was prepared for the project and found that the primary intersection of impact (Narbonne Ave. and 250<sup>th</sup> St) would continue to operate at LOS "A" after project build-out and no mitigation measures were required.

#### Review of Vesting Tentative Tract Map

Staff has been working in conjunction with City's new engineering consultant for review of the proposed map. The consultant reviews the map in accordance with the Subdivision Map Act and Los Angeles County requirements. The consultant has reviewed and approved the map for accuracy and is recommending approval with the attached conditions which are attached to the resolution.



Environmental Determination

In accordance with Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development meeting the conditions described in that section may be found to be exempt from the requirements of CEQA. The proposed mixed-use project consists of 8,325 square feet of commercial space and 20 residential units for a total building area of 48,179 square feet. The development is fully located within the City limits, is on less than five acres, is consistent with the applicable General Plan and Zoning designations, is fully served by all required utilities, and the site has no value for sensitive or endangered habitat. Staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.

Public Notice

Notices of this hearing were mailed to all of the owners of properties within 300 feet of the subject property. Staff also posted notices at Lomita City Hall and 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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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. Notice of Exemption
- g. Site Plans/Floor Plans/Elevations/TTM

**RESOLUTION NO. 2016-35**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA APPROVING CONDITIONAL USE PERMIT NO. 299 FOR THE DEVELOPMENT OF A PROPOSED MIXED-USE PROJECT CONSISTING OF 8,325 SQUARE FEET OF COMMERCIAL AREA, 20 TOWNHOUSE UNITS, AND 61 PARKING SPACES LOCATED AT 25024 NARBONNE AVE AND 2154 250<sup>TH</sup> STREET IN THE C-G, COMMERCIAL GENERAL ZONE. FILED BY CHERINE MEDAWAR, 3453 NEWRIDGE DRIVE, RANCHO PALOS VERDES, CA 90275.**

Section 1. Recitals

- A. The City Council of the City of Lomita has considered an application for Conditional Use Permit No. 299 and a Tentative Tract Map No. 073720 for the development of a proposed mixed-use project consisting of 8,325 square feet of commercial space, 20 townhouse units, and 61 parking spaces located at 25024 Narbonne Ave. and 2154 250<sup>th</sup> St., in the C-G, Commercial General Zone. Filed by Cherine Medawar, 3453 Newridge Drive, Rancho Palos Verdes, CA 90275., ("Developer"), in accordance with Articles 3 and 8, Chapter 2 of Title XI of the Lomita Municipal Code.
- B. On July 5, 2016, the City Council held a duly noticed public hearing and accepted testimony for and against the proposed project.
- C. The subject site is zoned C-G (Commercial General) and designated "mixed-use" by the City's General Plan. Pursuant to Section 11-1.58.04 of the Lomita Municipal Code, a conditional use permit is required for all new mixed-use projects.
- D. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan.
- E. In accordance with Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development meeting the conditions described in that section may be found to be exempt from the requirements of CEQA. The proposed mixed-use project consists of 8,325 square feet of commercial space and 20 residential units for a total building area of 48,179 square feet. The development is fully located within the City limits, is on less than five acres, is consistent with the applicable General Plan and Zoning designations, is fully served by all required utilities, and the site has no value for sensitive or endangered habitat. The City Council has determined that there is no substantial evidence that the project may have a significant effect on the environment, and confirms the categorical exemption.
- F. The Planning Commission held a duly noticed public hearing on June 13, 2016, and accepted testimony for and against the proposed project.

- G. The City Council finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

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

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

The proposed mixed-use project consists of 20 townhomes and 8,325 square feet of commercial space. Mixed-use development of this nature is permitted within the C-G/Mixed-Use Overlay zone with approval of a CUP. The project complies with all the development standards required by Code.

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

The General Plan designates this site as Mixed-Use. The proposed project, a mixed-use development with commercial and residential townhomes is consistent with the mixed-use general plan land use designation and meets density and floor area ratio requirements.

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

The proposed project is mixed-use, consisting of commercial and residential components. It is compatible with the existing commercial/residential uses which currently exist within the Commercial General Zone. The commercial portion of the project is proposed to front along Narbonne Ave. with the townhomes located on the rear portion of the lot. This will create the walkable environment envisioned by the mixed use overlay and bring new housing to support existing businesses in the Commercial General Zone. The project meets all applicable development standards and is consistent with the general plan. The project provides more than the required ten-foot setback from the residential neighbors to the rear of the property to aid as a buffer. Further, the proposed residential uses will be more compatible with the adjacent residential uses than some of the permitted commercial uses allowed within this zone. For these reasons the project will not be detrimental to other property or persons in the vicinity.

- 4) *The site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features*

*prescribed in this chapter, or as required as a condition in order to integrate the use with the uses in the neighborhood.*

The project site is adequate to accommodate the project as demonstrated by its compliance with applicable City codes.

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

The project site will be accessed from Narbonne Avenue which is a designated secondary highway within the City. A traffic study was prepared for the project and found that the primary intersection of impact (Narbonne Ave. and 250<sup>th</sup> St) would continue to operate at LOS "A" after project build-out and no mitigation measures were required.

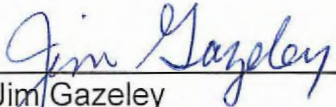
Section 3. The City Council of the City of Lomita hereby approves Conditional Use Permit No. 299 subject to the following conditions:

#### **GENERAL PROJECT CONDITIONS**

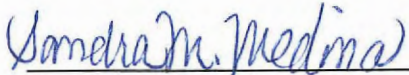
1. The conditions of approval within Planning Commission Resolution No. 2016-09

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lomita hereby approves Conditional Use Permit No. 299. The decision of the City Council is final and conclusive as to all things involved.

PASSED, APPROVED AND ADOPTED this 5th day of July, 2016.

  
\_\_\_\_\_  
Jim Gazeley  
Mayor

ATTEST:

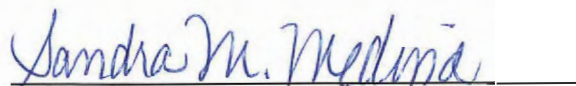
  
\_\_\_\_\_  
Sandra M. Medina,  
City Clerk

I hereby certify the foregoing resolution was duly adopted by the City Council of the City of Lomita at a regular meeting held on the 5<sup>th</sup> day of July 2016, by the following vote:

AYES: Council Members: Traina, Sanchez, Savidan, Mayor Pro Tem Waronek, and Mayor Gazeley

NOES: None

ABSENT: None



Sandra M. Medina,  
City Clerk

**The motion carried by the following vote:**

AYES: Council Members: Traina, Sanchez, Savidan; Mayor Pro Tem Waronek and Mayor Gazeley

NOES: None.

ABSENT: None.

**9. PUBLIC HEARING – CONSIDERATION OF CONDITIONAL USE PERMIT NO. 299 AND TENTATIVE TRACT MAP NO. 073720, FOR A MIXED-USE PROJECT CONSISTING OF 8,325 SQUARE FEET OF COMMERCIAL AREA AND 20 TOWNHOUSE UNITS**

Principal Planner Velasco stated the project will consist of a new three-story, 8,325 square foot commercial building with 20 three-story townhome units. All townhome units will have fully enclosed individual two-car garage parking with four designated visitor parking. The commercial building fronts Narbonne Avenue and provides 21 enclosed parking spaces which meet the requirement for both uses. She stated that after 6:00 p.m. the commercial parking spaces would be available for use by residential guests. Ms. Velasco stated the proposed project provides 8,325 square feet of commercial space which equates to a commercial ratio of 20%. The mixed-use ordinance recommends a 30% commercial ratio; however, this can be reduced through the conditional use permit process. Staff supports this reduction due to limited visibility and minimal frontage on Narbonne Avenue as the frontage is only 50 feet wide. Ms. Velasco stated this project went before the Planning Commission three times and a resolution was reached to modify the site plan, which included the reduction of one unit and enhanced parking. A traffic study was prepared and determined the traffic would continue to operate a level service of A. Ms. Velasco stated that with all the requirements being met, staff recommends that the conditional use permit and tentative tract map be approved.

A discussion was held relative to the reduction made to the balconies and which balconies were eliminated. Ms. Velasco stated that the balconies were eliminated on the third floor and on the second floor the balconies were reduced in size.

The Council asked if the commercial parking spaces could be available for guests on weekends and holidays.

Council discussed the concerns that were raised at the Planning Commission meetings.

Ms. Velasco pointed out the various development fees the City would receive from this development.

The Council discussed the design of the units and stated that an incorporation of craftsman style elements would be more desirable and fit with the current residential housing for that area.

Mayor Gazeley opened the public hearing.

The following individuals spoke in support of the development:

Ste'von Afemata  
Miyashi Daily

Garrick Psich  
Tom Battelle  
Rachon Daily  
Gilbert Watson  
George Kivett

Cindy Segawa, a Lomita resident, spoke in opposition of the project, expressing concern with parking along Narbonne. She stated that parking is already an issue and to add commercial with residential living will only create more parking issues.

Barbara Paulson, a Lomita resident, spoke in opposition to the project. She stated that she did not support this project at the Planning Commission meetings, but has just given up on fighting it. Ms. Paulson stated that she too preferred a craftsman style design for the housing frontage.

Gerald Compton, architect for the project stated that he has worked very well with Planning staff and complimented staff for doing a great job. He stated that changing the design to a craftsman style design may cause problems later on in years due to wood deterioration. He stated that the project will take approximately 12 months for construction from breaking ground.

The Council discussed changing the frontage design along 250<sup>th</sup> and Narbonne Avenue to allude to a craftsman's style façade.

**Res 2016-35 – A Resolution of the City Council of the City of Lomita approving Conditional Use Permit No. 299 for the development of a proposed Mixed-Use Project consisting of 8,326 square feet of commercial area, 20 townhouse units, and 61 parking spaces located at 25114-25118 Narbonne Avenue in the C-G, Commercial General Zone.** Filed by Cherine Medawar, 3453 Newridge Drive, Rancho Palos Verdes, CA 90275.

**Res 2016-36 – A Resolution of the City Council of the City of Lomita approving Tentative Tract Map No. 073720 for the development of a proposed Mixed-Use Project consisting of 8,325 square feet of commercial area, 20 townhouse units, and 61 parking spaces located at 25114-25118 Narbonne Avenue, in the CG, Commercial General Zone.** Filed by Cherine Medawar, 3453 Newridge Drive, Rancho Palos Verdes, CA 90275.

**MOTION:** Council Member Savidan made a motion seconded by Mayor Pro Tem Waronek that following the hearing, the City Council approve the following:

- 1) Adopt resolutions approving Conditional Use Permit No. 299 and Tentative Tract Map No. 073720, to permit a mixed-use project consisting of 8,325 square feet of commercial area, 20 townhouse units, and 61 parking spaces located at 25024 Narbonne Avenue and 2154 250<sup>th</sup> Street, in the C-G Commercial General Zone; and to add a condition that that would require the developer to incorporate craftsman style design elements into the frontage of the project along 250<sup>th</sup> Street and Narbonne Avenue to subject to the approval of the Community Development Director; and that the commercial parking be accessible to residents

visiting the complex during weekends, holidays and when the businesses are closed.

**The motion carried by the following vote:**

AYES: Council Members: Traina, Sanchez, Savidan; Mayor Pro Tem Waronek and Mayor Gazeley

NOES: None.

ABSENT: None.

**10. PUBLIC HEARING – CONFIRMATION OF A LIEN FOR THE COLLECTION OF NUISANCE ABATEMENT COSTS FOR THE PROPERTY LOCATED AT 26011 CAYUGA AVENUE**

**A Resolution of the City Council of the City of Lomita ordering the recordation of an abatement lien against the property located at 26011 Cayuga Avenue, Lomita (APN 7553-016-001) in the amount of \$7,372.25 and permitting the collection of interest in the amount of seven percent per year.**

City Manager Smoot stated this item is being continued to a later date.

**SCHEDULED ITEMS:**

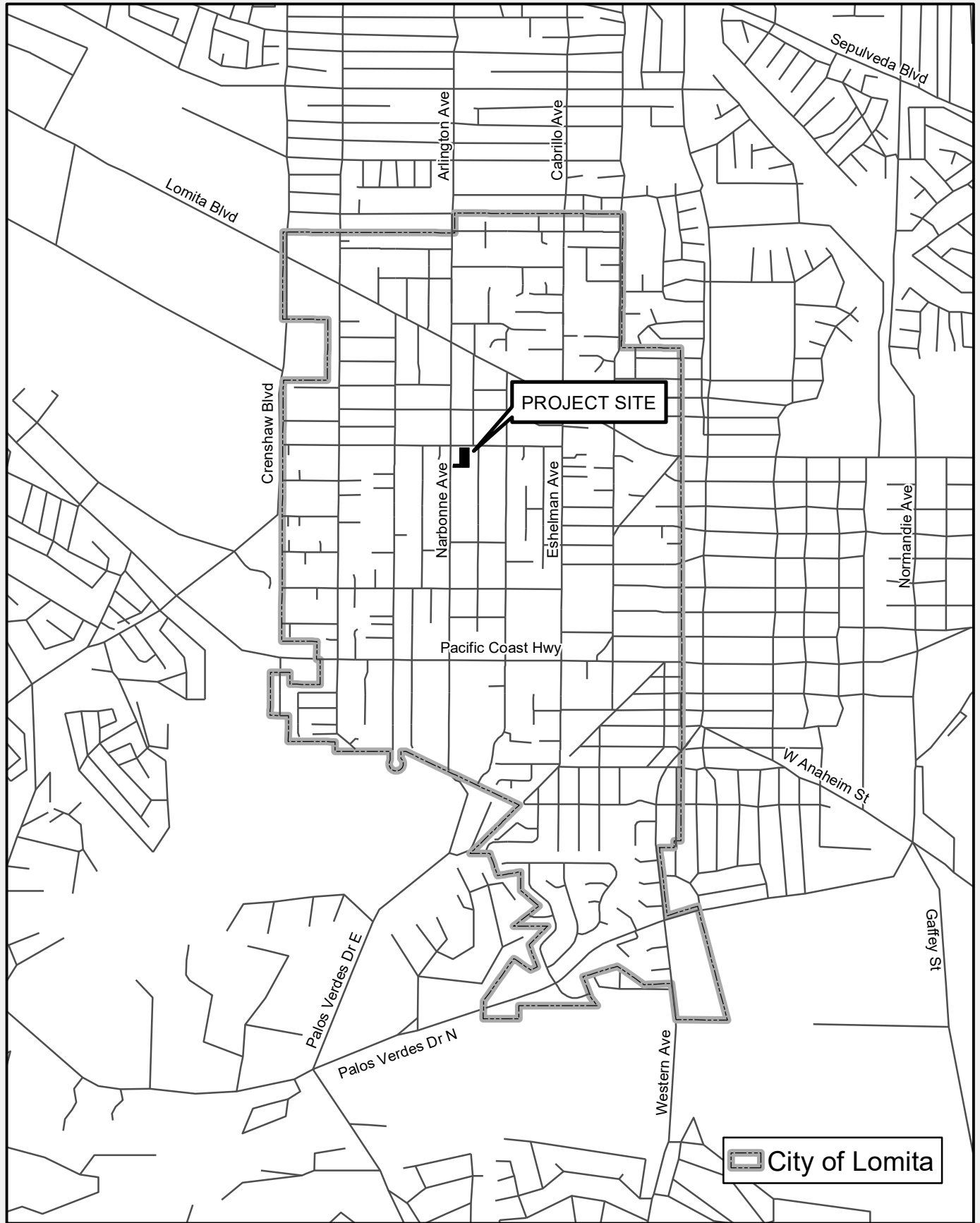
**11. CONSIDERATION OF AN AWARD OF A PUBLIC WORKS AGREEMENT TO ROY ALLAN SLURRY SEAL, INC. FOR THE FY 2016-17 SLURRY SEAL PROGRAM**

Public Works Director McAvoy stated the Slurry Seal Program for FY 2016-17 focuses on providing slurry seal within zones B, D, & E, which is comprised mainly of residential streets. Work includes asphalt patching, crack sealing and striping and markings. He stated that there was an addition to the bid schedule to add asphalt pavement improvements on Woodard Avenue between 250<sup>th</sup> and 255<sup>th</sup> Streets, as the pavement in that area is very deteriorated. Mr. McAvoy stated the project was advertised for bids in the Daily Breeze and a total four proposals were received. He stated the lowest responsible bidder was Roy Allan Slurry Seal, Inc., with the bid of \$443,542.56. Roy Allan has received great recommendations from other cities where work was performed. Based on this, staff is recommending awarding the contract to Roy Allan Slurry Seal Inc.

Mr. McAvoy stated the project is scheduled to begin the end of July and Public Works staff will manage the project. A total of \$650,000 has been allocated in the budget for this project.

Council asked if the redesign of the corner Walnut Avenue and Ebony Lane were part of the slurry seal project. Mr. McAvoy stated that Walnut Avenue has been deferred a few months to re-evaluate the corner and look at coordinating Walnut Avenue street improvements and redesign of the corner to be completed when the water main line project for that area is started.

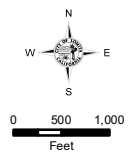


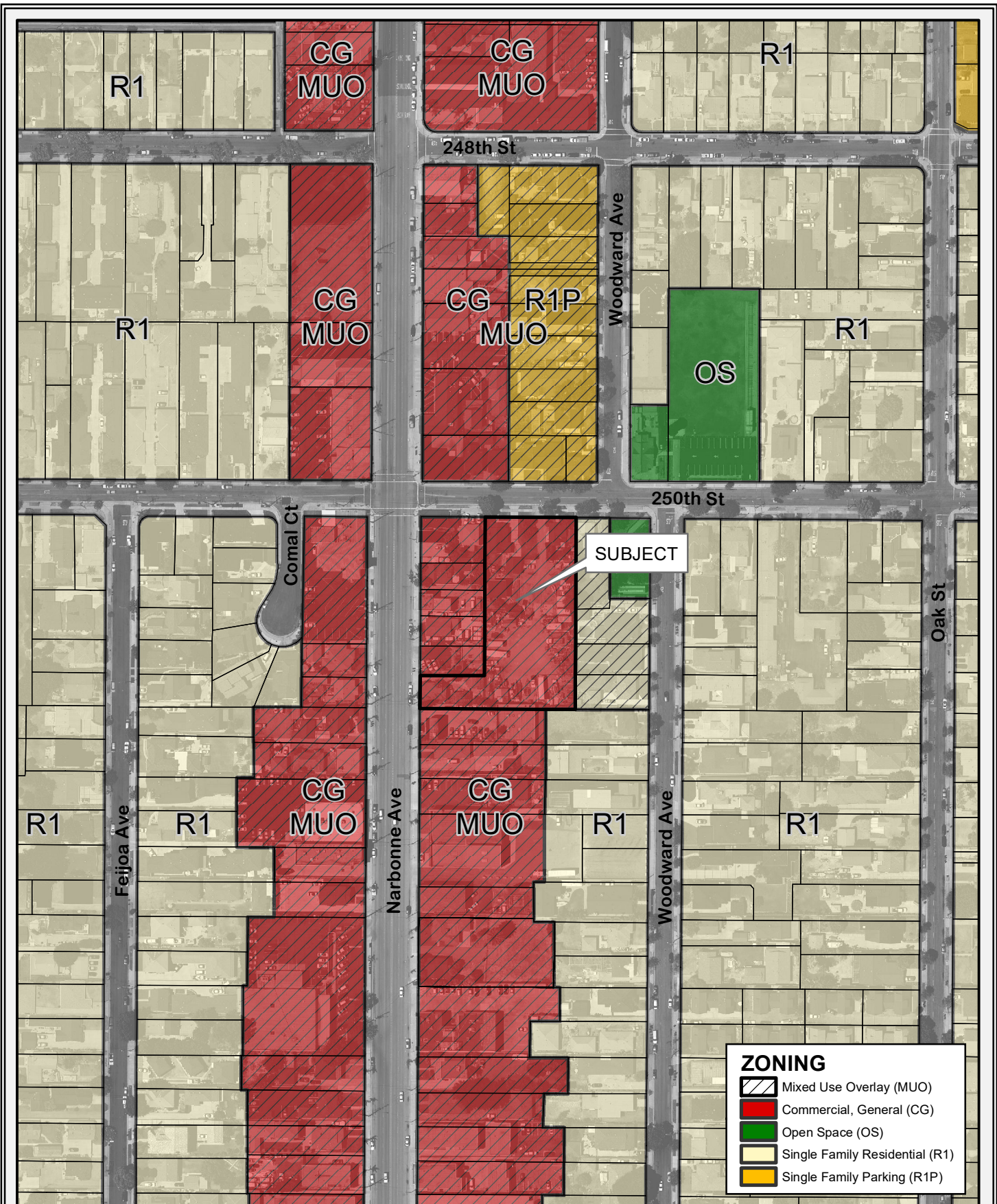


**Amendment to CUP No. 299  
 Condominium Tract 73720  
 2154 250th Street & 25024 Narbonne Avenue  
 Exhibit B**

Community Development  
 January 2021

Source: Lomita GIS Data Layers, TIGER Files  
 GIS/Apps/2154\_250th\_3vty.mxd





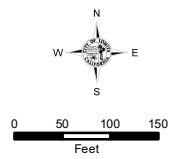
ZONING	
	Mixed Use Overlay (MUO)
	Commercial, General (CG)
	Open Space (OS)
	Single Family Residential (R1)
	Single Family Parking (R1P)

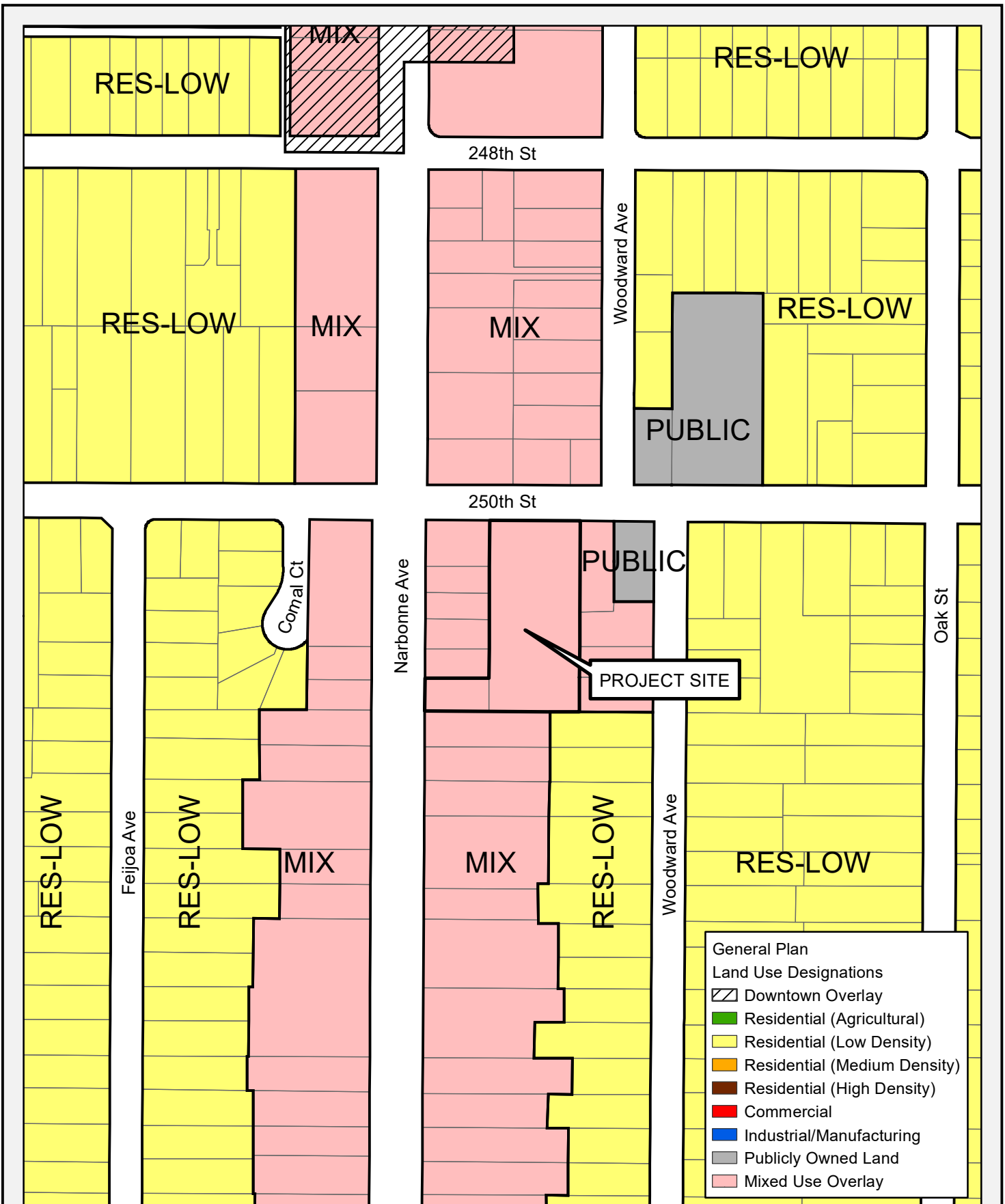


**Amendment to CUP No. 299  
 Condominium Tract 73720  
 2154 250th Street & 25024 Narbonne Avenue  
 Exhibit C**

Community Development  
 January 2021

Source: Lomita GIS Data Layers  
 GIS/Apps/2154\_250th\_3zon.mxd

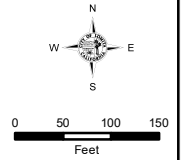




**Amendment to CUP No. 299  
 Condominium Tract 73720  
 2154 250th Street & 25024 Narbonne Avenue  
 Exhibit D**

Community Development  
 January 2021

Source: Lomita GIS Data Layers  
 GIS/Apps/2154\_250th\_3gp.mxd

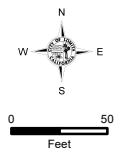




**Amendment to CUP No. 299  
 Condominium Tract 73720  
 2154 250th Street & 25024 Narbonne Avenue  
 Exhibit E**

Community Development  
 January 2021

Source: Lomita GIS Data Layers  
 /Apps/2154\_250th\_3aer.mxd



# EXHIBIT 6



COMMERCIAL BUILDING

SHEET INDEX	
SHEET NO	SHEET TITLE
ARCHITECTURAL	
A0	COVER PAGE
A1	COMPLETE MULTIUSE SITE PLAN FOR REFERENCE
A1.1	SITE PLAN – BUILDING 7 ONLY
A4.1.1	BUILDING 7 FLOOR PLANS
A4.1.2	BUILDING 7 FLOOR / ROOF PLAN
A5.1	BUILDING 7 ELEVATIONS
C-0	SURVEY

## PROPOSED MULTI-USE

### COMMERCIAL-LIVE / WORK

2154 250TH STREET AND 25024 NARBONNE AVE  
LOMITA, CALIFORNIA 90717

PROPOSED LIVE / WORK REVISIONS TO EXISTING COMMERCIAL BLDG.

#### SCOPE OF WORK

Re-task newly constructed building to provide 2 LIVE / WORK Residential Units of the 5 Existing Commercial Units. Convert 2542 sf to Living Environment of the original 8108 sf, modifying the original Commercial percentage to 12.2% of the 46,308 sq. ft. Total Building Area, in order to adapt to our new reality and Conform to Market Demand for this type of Unit. No changes are anticipated to the existing Residential Buildings. Work areas shown hatched at Units 3-4.

#### CONSULTANTS

**ARCHITECT:** GERALD W. COMPTON AIA  
1200 ARTESIA BLVD. STE 300  
HERMOSA BEACH, CA 90254  
Phone: (310) 379-8222 Email: gwcdesign@earthlink.net

**STRUCTURAL ENGINEER:** CCD ENGINEERS  
20062 HERRIDAY AVE  
CHATS WORTH, Ca 91311  
Phone: 818-207-2904

**SOILS ENGINEER:** WESTERN LABORATORIES  
2501 W. 237TH STREET  
TORRANCE, Ca 90505  
Phone: 310-530-8900

**CIVIL ENGINEER:** DENN ENGINEERING  
3914 DEL ANIMO BLVD STE 921  
TORRANCE, Ca 90503  
Phone: 310-542-9433

**TITLE 24 CALCULATIONS:** PERFECT DESIGN & DEV. INC.  
2416 W. Valley Blvd.  
Alhambra, Ca 91803  
Phone: 626-289-8808 Email: perfectAAA@aol.com

#### Legal Description

Assessor ID No. 7373-001-012  
Commercial Lot Only

#### Code Research

zoning: Multi-use Zone - (Commercial Area)  
Setbacks: None  
Front: None  
Sides: None  
Rear: None

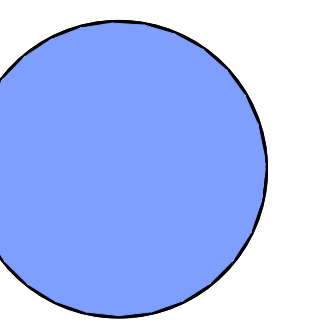
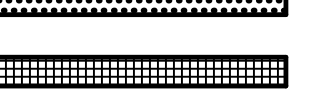
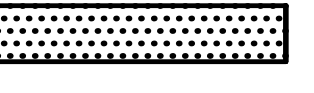
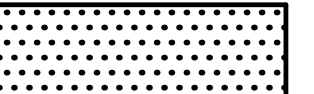
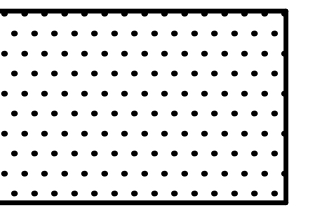
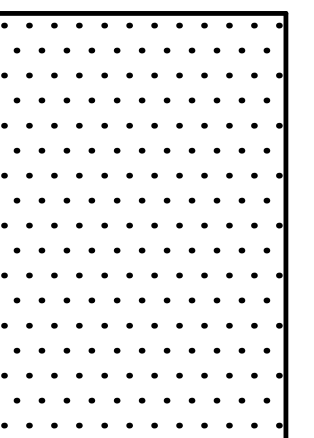
Height Limit: 35'-0" Max - (40' by CBC)  
Type of Construction: VB Sprinklered  
Number of Stories: 3 (Increase allowed per sec 504.2)  
Maximum Area: 9000 sf - ok  
Occupancy Class: R3 / B / S2

ISSUANCE  
PLANNING REVIEW  
6-11-2020

REVISION

COVER PAGE - SHEET INDEX  
250TH & NARBONNE MULTI-USE REVISIONS  
2154 250TH ST. & 25024 NARBONNE LOMITA, CA. 90717

LIVE / WORK REVISIONS

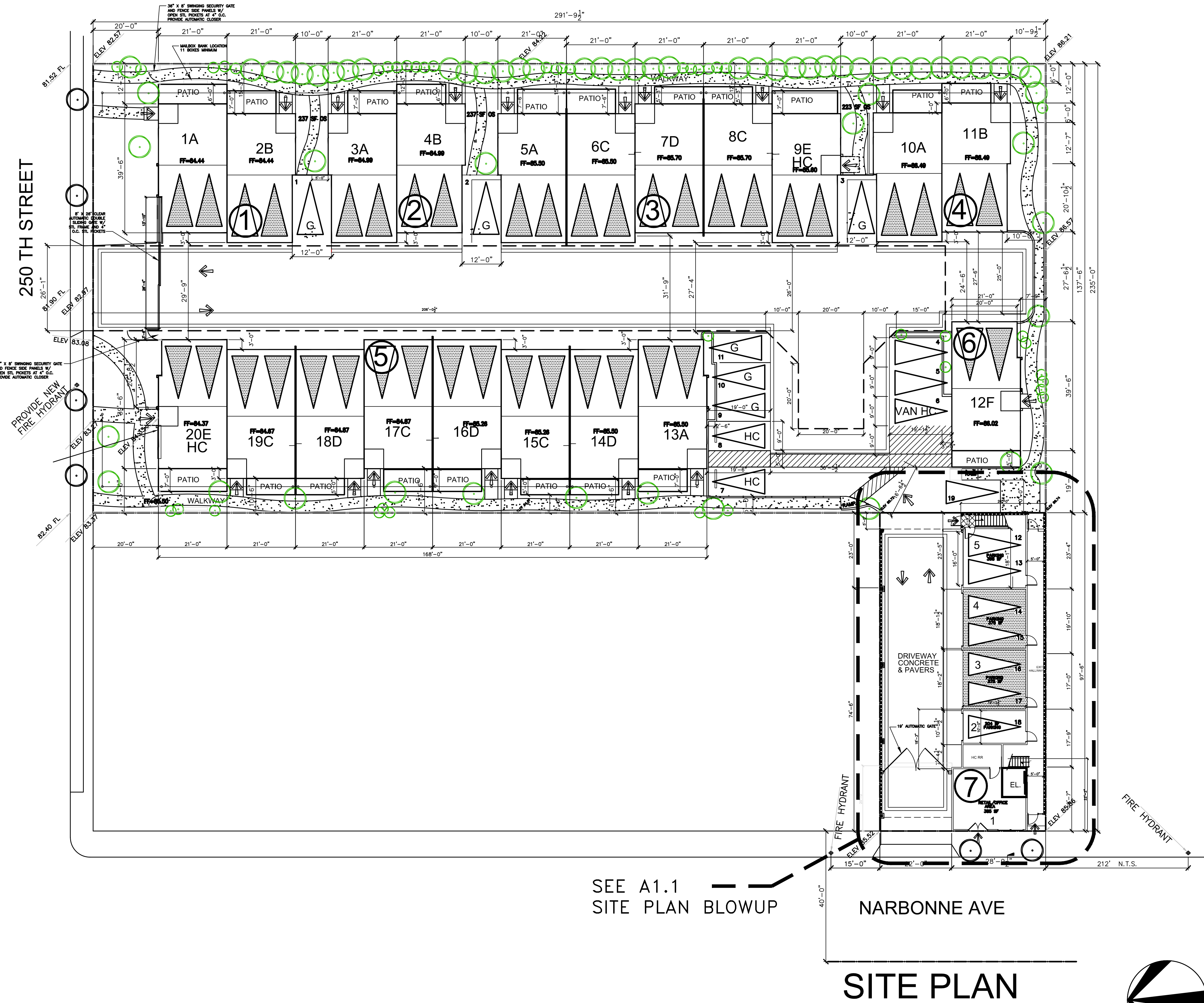


GERALD W. COMPTON AIA

Job No. 88715110	Scale: NO SCALE
1200 Artesia Blvd. Ste 300A Hermosa Bch., California 90254 (310) 379-8222	<b>A0</b> (7)
<b>GWC</b> ARCHITECTS	

# COMMERCIAL-LIVE/WORK - BUILDING #7 PLAN MODIFICATIONS

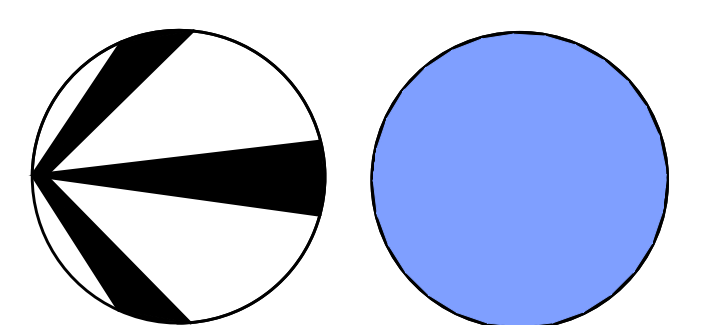
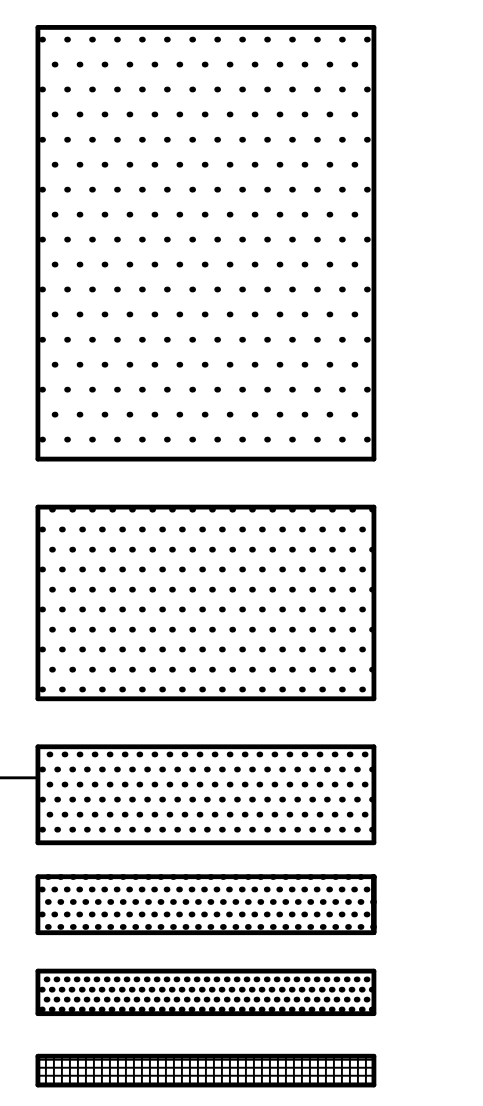
RESIDENTIAL HOUSING - AREA TABULATION:		
20 UNITS @ 1910 SF / UNIT = 38,200 SF X 21.2% = 8,108 SF		
UNITS A-B-C-D - 17 UNITS	1 UNIT	X 17
GROUND FLOOR		
GARAGE	414 SF	7038 SF
HABITABLE AREA	394 SF	6698 SF
PATIO AREA	VARIABLES	70 SF MIN 1190 SF
SECOND FLOOR		
HABITABLE AREA	686 SF	11,662 SF
DECK AREA	81 SF	1,377 SF
THIRD FLOOR		
HABITABLE AREA	830 SF	14,110 SF
TOTAL HABITABLE	1,910 SF	32,470 SF
TOTAL DECK /PATIO AREA	151 SF	2,567 SF
UNITS E-F - 3 UNITS	1 UNIT	X 3
GROUND FLOOR		
GARAGE	414 SF	1,242 SF
HABITABLE AREA	394 SF	1,182 SF
PATIO AREA	VARIABLES	70 SF MIN 210 SF
SECOND FLOOR		
HABITABLE AREA	686 SF	2,058 SF
DECK AREA	81 SF	243 SF
THIRD FLOOR		
HABITABLE AREA	830 SF	2,490 SF
TOTAL HABITABLE	1910 SF	5,730 SF
TOTAL DECK /PATIO AREA	151 SF	453 SF
PARKING PROVIDED - 2 CAR GARAGE PER UNIT + .25 PER UNIT GUEST = 5 GUEST SPACES GUESTS PROVIDED - 11 SHARED SPACES		
OPEN SPACE CALCULATIONS:		
TOTAL LOWER LEVEL PATIO AREA		1918 SF
TOTAL COMMON AREA OPEN SPACE		697 SF
TOTAL SECOND LEVEL DECK AREA		1600 SF
(COMMERCIAL LIVE / WORK OS DECK AREA		240 SF
TOTAL OPEN SPACE PROVIDED		4454 SF
(4400 SF REQUIRED (200 SF PER UNIT) - OK		
<b>Area Tabulation</b>		
LOT SQUARE FOOTAGE:		
RESIDENTIAL LOT - 137.46 X 291.85	=	40,116.33 SQ. FT.
COMMERCIAL LOT - 50.80 X 97.49	=	4,952.49 SQ. FT.
TOTAL	=	45,068.82 SQ. FT.
MAXIMUM FAR - 1.5 = 67,603.23 SQ. FT. MAXIMUM ACTUAL FAR - 1.07 = 48,179 SQ. FT.		
SQUARE FOOTAGE PER BUILDING:		
BUILDING 1		3820 SF
BUILDING 2		3820 SF
BUILDING 3		9550 SF
BUILDING 4		3820 SF
BUILDING 5		15280 SF
BUILDING 6		1910 SF
BUILDING 7		8108 SF
LIVE AREA -		2542 SF
WORK AREA -		5566 SF



ISSUANCE  
PLANNING REVIEW  
6-11-2020

REVISION

SITE PLAN / AREA TABULATION  
250TH & NARBONNE MULTI-USE REVISIONS  
2154 250TH ST. & 25024 NARBONNE LOMITA, CA. 90717



GERALD W. COMPTON AIA  
Job No. 88715110 Scale: 1/16"=1'-0"  
1200 Artesia Blvd. Ste 300A  
Hermosa Bch., California  
90254 (310) 379-8222  
GWC ARCHITECTS  
A1 (7)

# COMPLETE MULTI-USE SITE PLAN COMMERCIAL-LIVE/WORK - BUILDING #7 PLAN MODIFICATIONS

LIVE / WORK REVISIONS

COMMERCIAL LOFT CONDOMINIUM BUILDING  
OFFICE / STORAGE / LIVE WORK SPACES  
AREA TABULATION PER FLOOR:

TOTAL LOWER FLOOR = 4709 SF  
COVERED PARKING AREA = 1293 SF + PKG LOT

PARKING ANALYSIS: - 19 PROVIDED  
7 COVERED PKG - 11 UNCOVERED  
GUEST SPACES - 6 SPACES PROVIDED  
(5.5 REQUIRED -.5 LIVE / WORK - 5 FOR RESIDENTIAL UNITS)  
SHARED PARKING ARRANGEMENT-

PARKING REQUIRED PER FLOOR OF COMMERCIAL BUILDING -

**GROUND FLOOR: 1.28 SPACES**  
FRONT RETAIL SPACE #1 = 385 SF 1 PER 300 (1.28 SPACES)

**SECOND FLOOR: 10.95 SPACES**  
#2 - WAREHOUSE / STRG = 754 SF 1 PER 400 (1.89 SPACES)  
OFFICE SPACE = 91 SF 1 PER 300 (0.30 SPACES)  
#3-4 LIVE REQMENTS = 4 SPACES + .5 GUEST-(4.5 SPACES)  
#3-4 WORK REQUIREMENTS = 388 SF 1 PER 300 SF (1.29 SPACES)  
#5 - WAREHOUSE / STRG = 744 SF 1 PER 400 (1.86 SPACES)  
OFFICE SPACE = 91 SF 1 PER 300 (0.30 SPACES)

**MEZZANINE FLOOR: 3.07 SPACES**  
#2 - OFFICE SPACE = 271 SF 1 PER 300(0.90 SPACES)  
#3-4 WORK REQUIREMENTS = 368 SF @  $\frac{1}{300}$ =(1.27 SPACES)  
#5 - OFFICE SPACE = 271 SF 1 PER 300 (0.90 SPACES)

TOTAL LEASABLE AREA = 4053 SF  
PARKING- 15.3 SPACES REQD - 19 SPACES PROVIDED  
SHARED PARKING PER CODE.

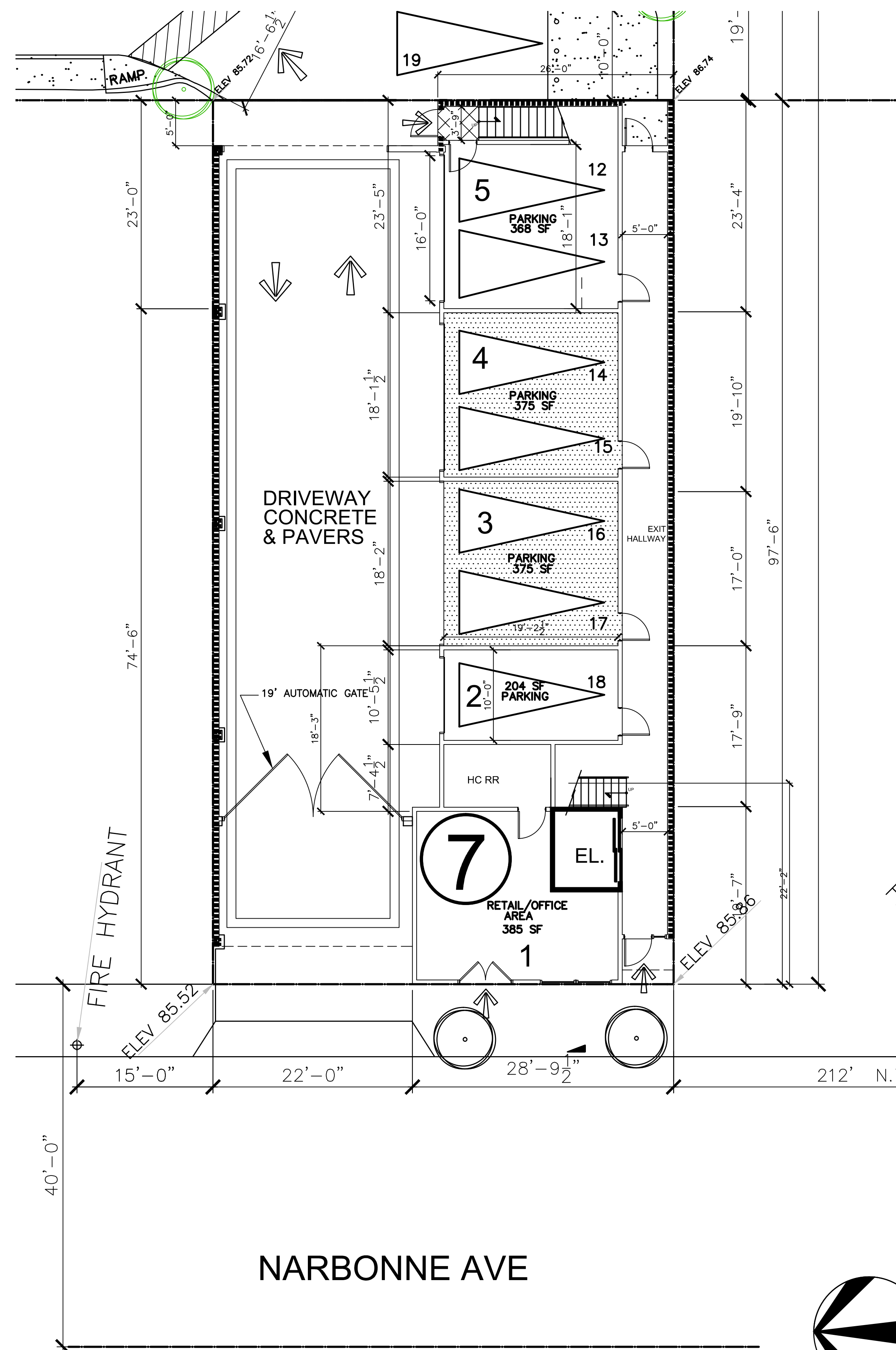
PERCENTAGE OF COMMERCIAL = 12.02 % OF HOUSING AREA  
SEE ANALYSIS BELOW.

UNIT SUMMARY:	LOWER	2ND FLR	MEZZ	TOTALS
1 NO CHANGE	385 SF	0 SF	0 SF	385 SF
2 NO CHANGE	0 SF	841 SF	271 SF	1112 SF
3 WORK-OFFICES	0 SF	94 SF	100 SF	194 SF
3 LIVE	0 SF	816 SF	230 SF	1046 SF
4 WORK-OFFICES	0 SF	94 SF	100 SF	194 SF
4 LIVE	0 SF	816 SF	230 SF	1046 SF
5 NO CHANGE	0 SF	835 SF	271 SF	1106 SF
TOT. LIVE AREA (PLUS GARAGES)	0 SF	1472 SF	320 SF	1792 SF
TOT. WORK SF (PLUS GARAGES)	385 SF	2036 SF	870 SF	3291 SF
TOT. LEASE SF	385 SF	3508 SF	1206 SF	5299 SF
PKG & CIRC. SF	1520 SF	676 SF	0 SF	2196 SF
TOTAL / FLOOR	2518 SF	4384 SF	1206 SF	
TOTAL AREA BUILDING 7				8,108 SF

COMMERCIAL PERCENTAGE CALCULATION:  
TOTAL AREA BUILDINGS 1-7 = 38,200+8,108 = 46,308 SF  
TOT COMMERCIAL BUILDING AREA - 8108 SF MINUS  
TOTAL LIVE AREA = 1792 + 375 + 375 - 2542 SF  
TOTAL WORK AREA BUILDING 7 = 5566 SF

COMMERCIAL-WORK AREA PERCENTAGE - 5566 / 46308 = 12.02 %

Code Research	
<b>Legal Description</b>	
Address ID No.:	7274051012
Zoning:	Multiuse Zone - (Commercial Area)
Fire:	None
Sides:	None
Ramp:	None
Height Limit:	35'-0" Max - (40' by CBC)
Type of Construction:	VB Sprinklered
Number of Stories:	2+ MEZZANINE (Increase allowed per sec 504.2)
Maximum Area:	9000 sf - ok
Occupancy Class:	B / R3 / S2
<b>Occupant Tabulation</b>	
BUILDING 7 -	
5 TOTAL UNITS	
UNIT 1 - RETAIL SPACE AT LOWER FLOOR - NO CHANGE	
UNIT 2 - STORAGE / OFFICE UNIT - NO CHANGE	
UNIT 3 - PROPOSED LIVE / WORK UNIT - 2 OCCUPANTS	
UNIT 4 - PROPOSED LIVE / WORK ACCESSIBLE UNIT - 2 OCC.	
UNIT 5 - STORAGE / OFFICE UNIT - NO CHANGE	



NARBONNE AVE

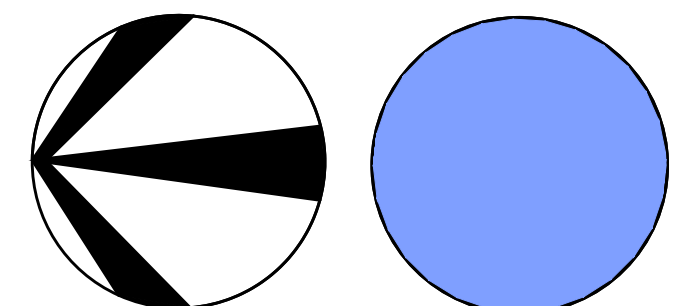
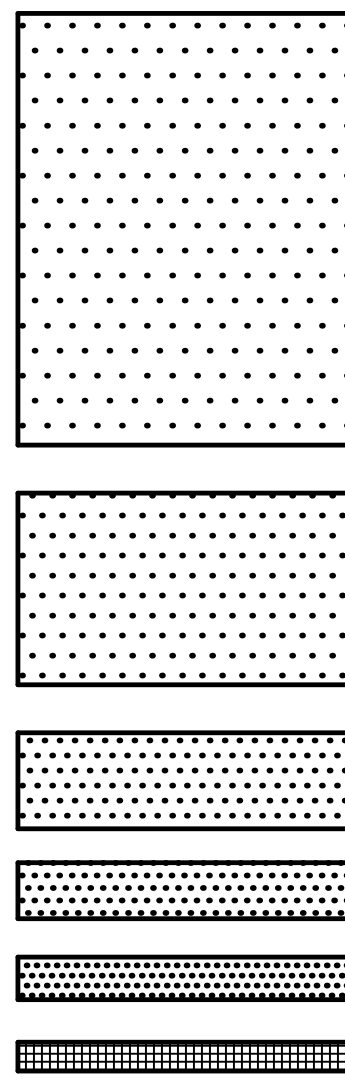
SITE PLAN

BUILDING 7

ISSUANCE  
PLANNING REVIEW  
6-11-2020

REVISION

SITE PLAN / AREA TABULATION  
250TH & NARBONNE MULTI-USE REVISIONS  
2154 250TH ST. & 25024 NARBONNE LOMITA, CA. 90717



GERALD W. COMPTON AIA

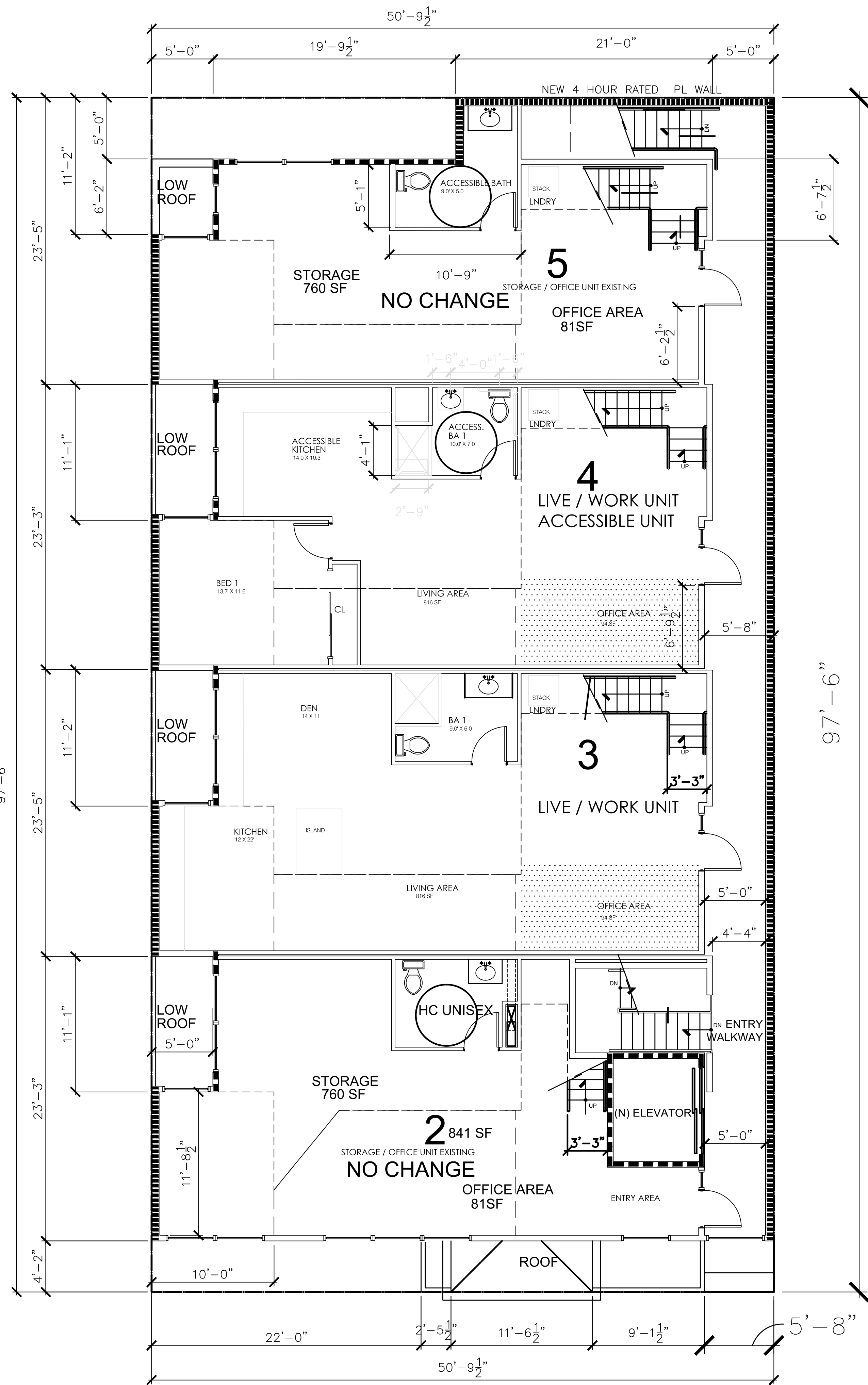
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1200 Artesia Blvd. Ste 300A  
Hermosa Bch., California  
90254 (310) 379-8222

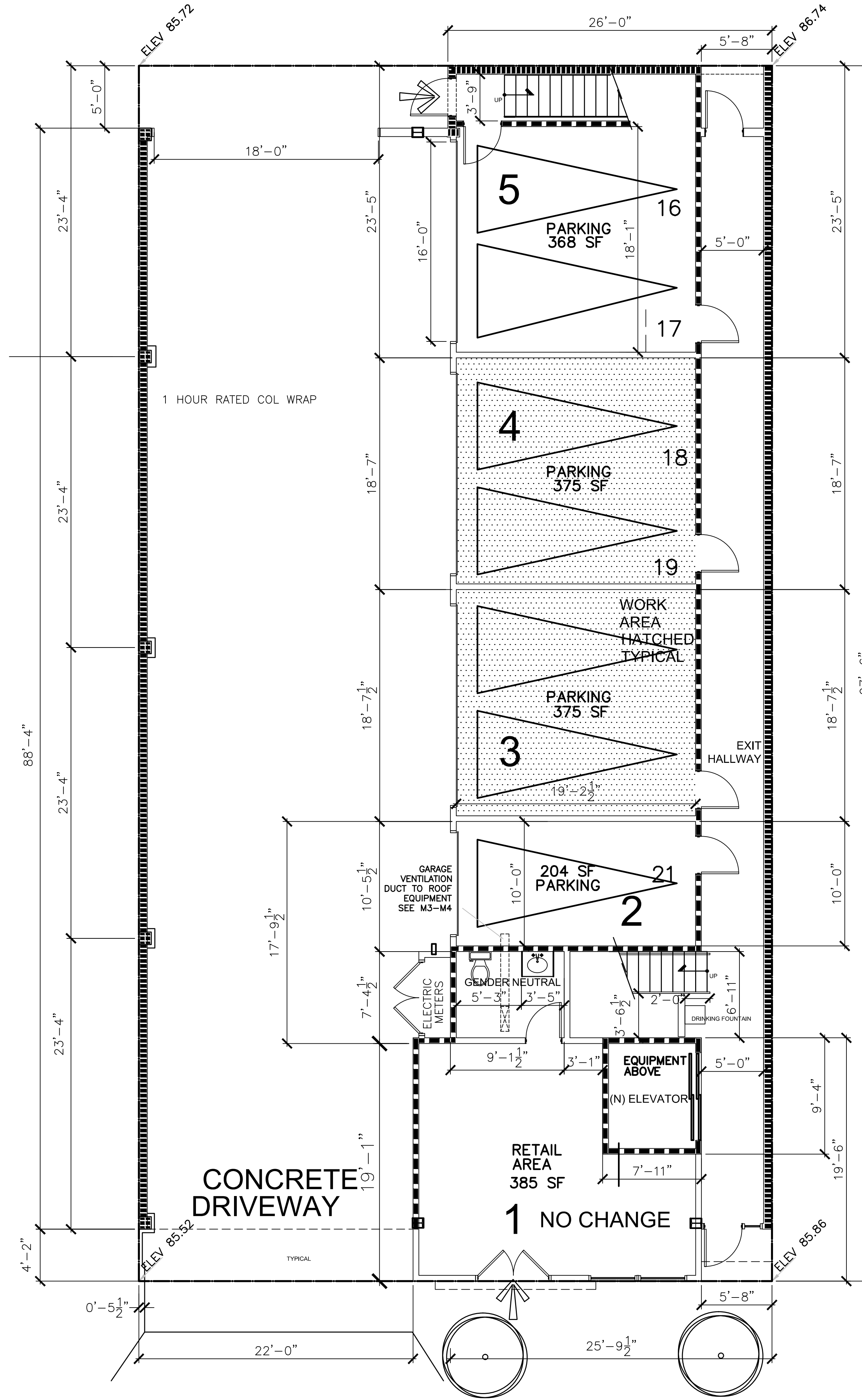
GWC ARCHITECTS

A1.1 (7)

LIVE / WORK REVISIONS



SECOND LEVEL

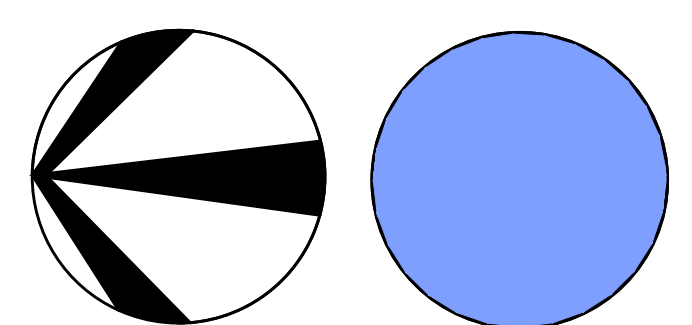
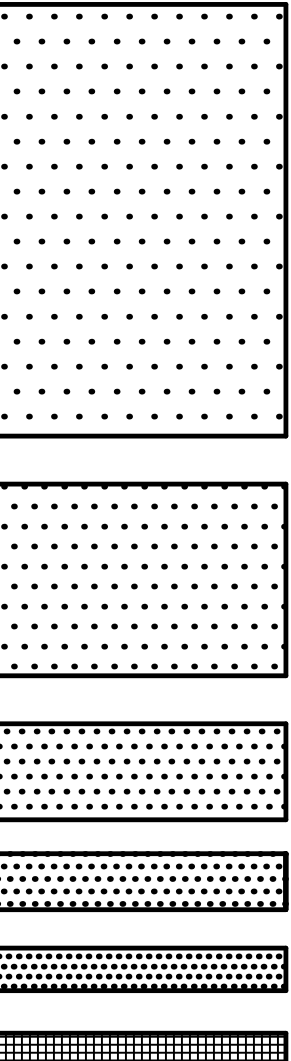


GROUND LEVEL

ISSUANCE
PLANNING REVIEW 6-11-2020

REVISION
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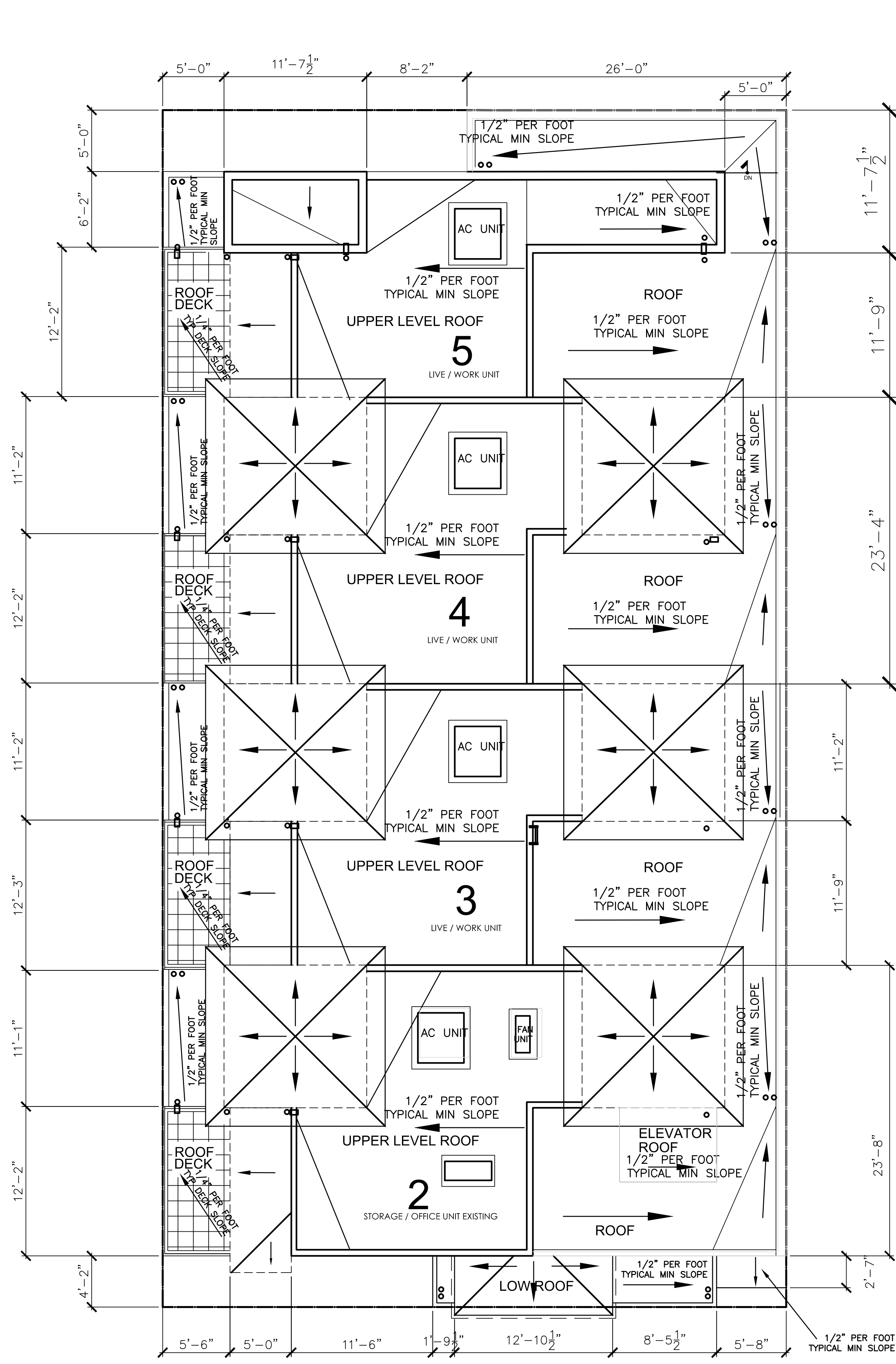
MODIFIED USE BLDG FLOOR PLANS  
250TH & NARBONNE MULTI-USE REVISIONS  
2154 250TH ST. & 25024 NARBONNE LOMITA, CA. 90717



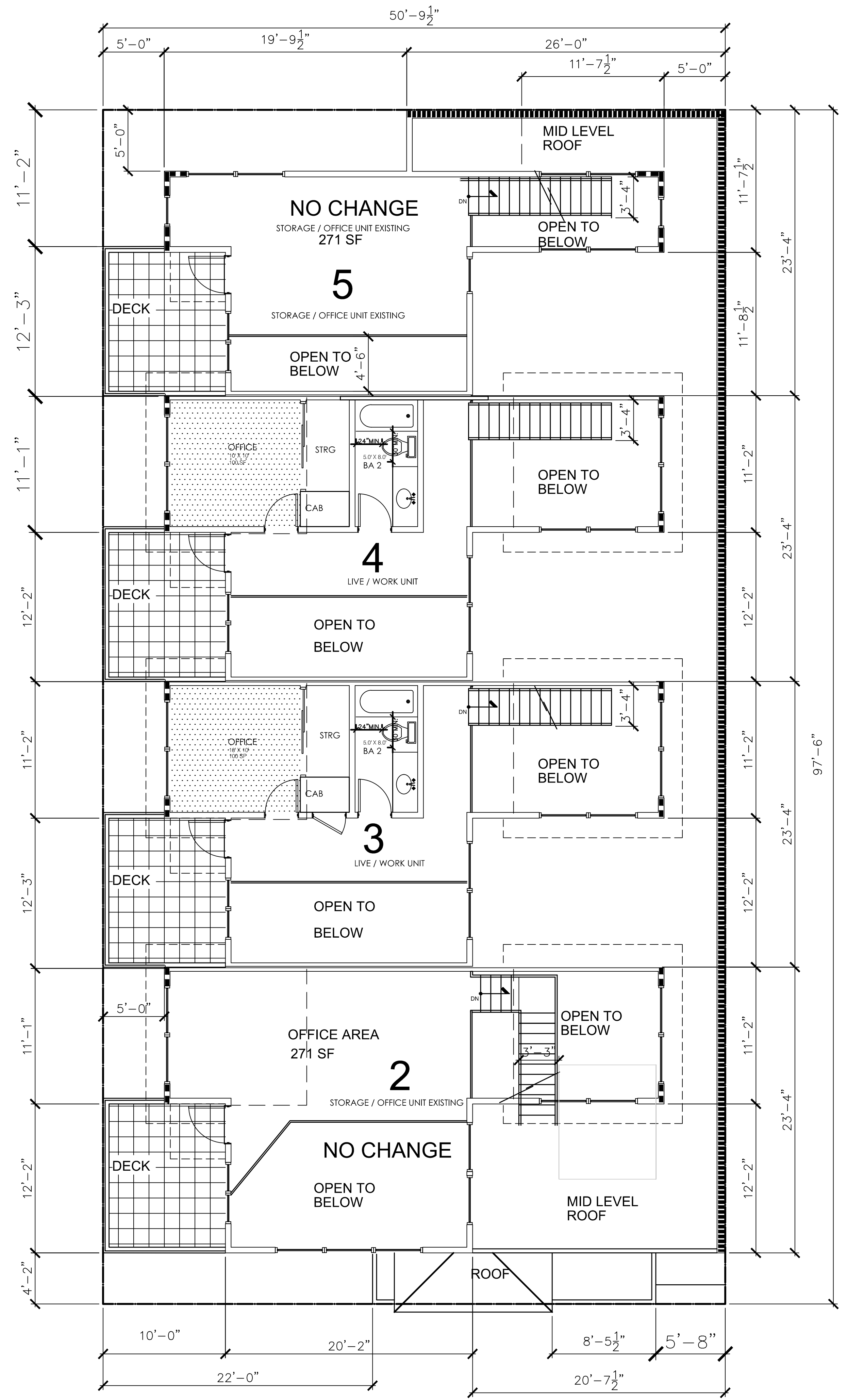
GERALD W. COMPTON AIA  
Job No. 88715110 Scale: 3/16"=1'-0"  
1200 Artesia Blvd. Ste 300A  
Hermosa Bch., California  
90254 (310) 379-8222  
**GWC** ARCHITECTS  
**A4.1.1**  
(7)

LIVE / WORK REVISIONS





ROOF PLAN

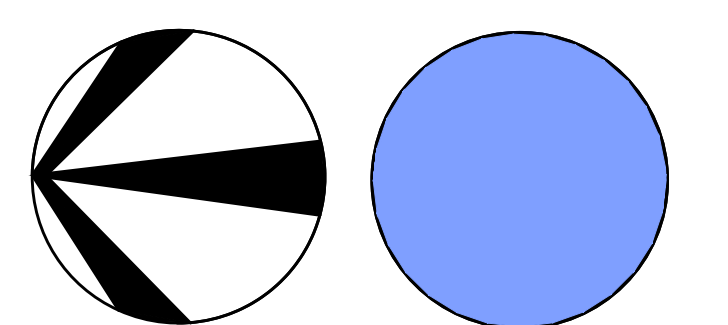
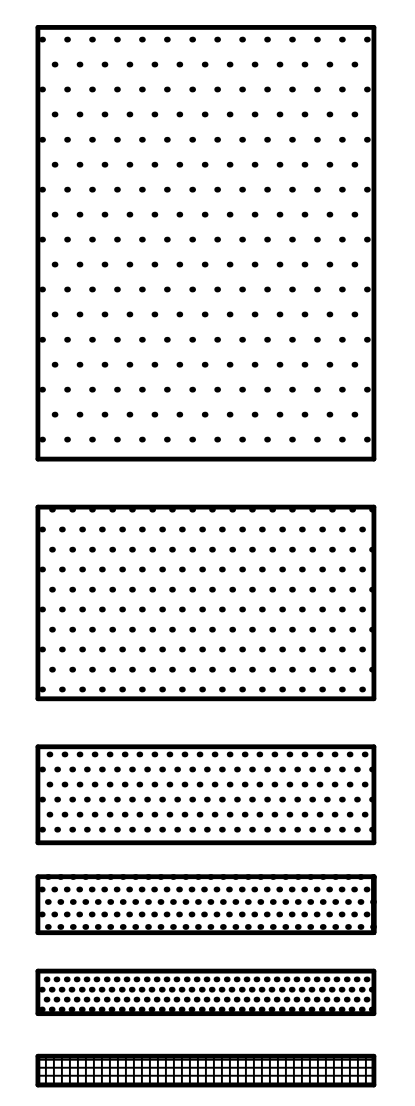


MEZZANINE LEVEL

ISSUANCE
PLANNING REVIEW 6-11-2020

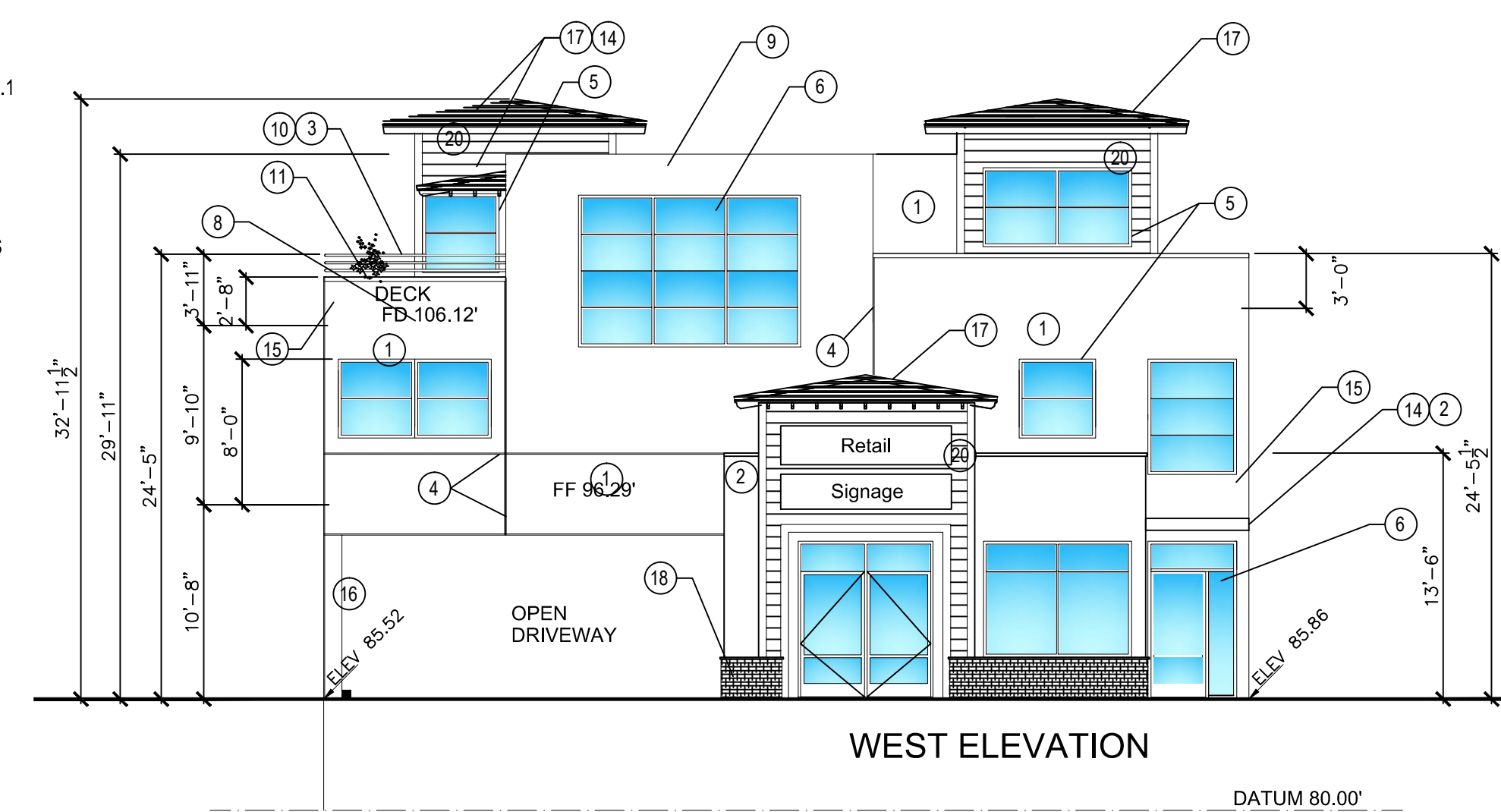
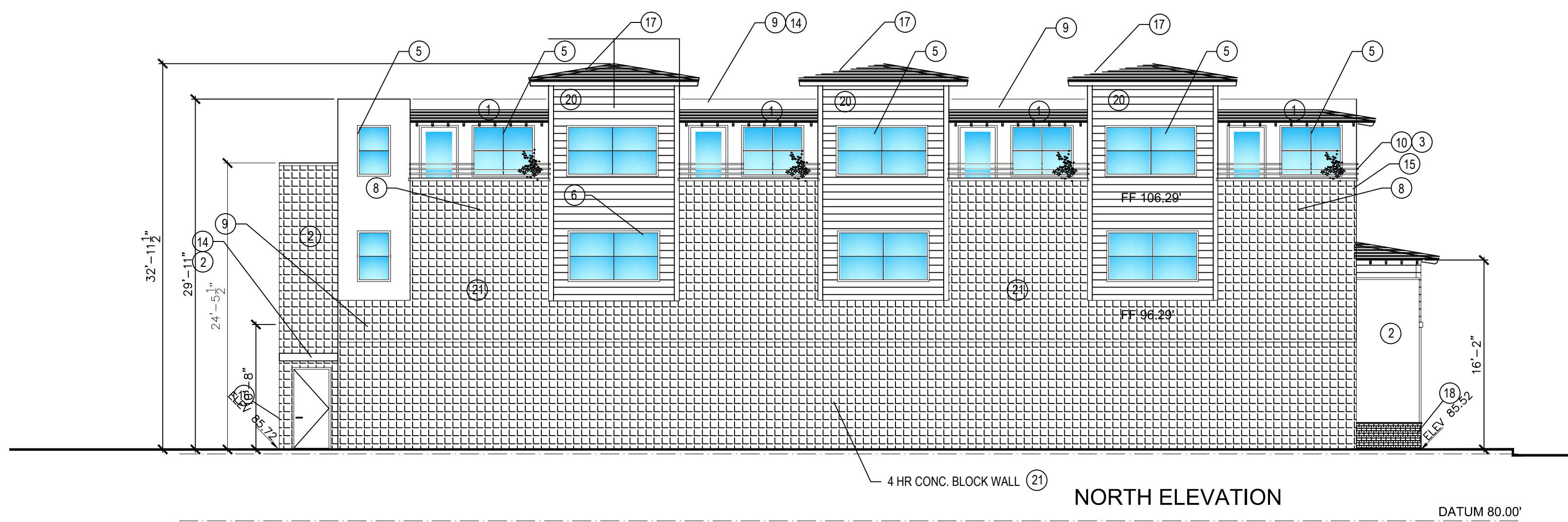
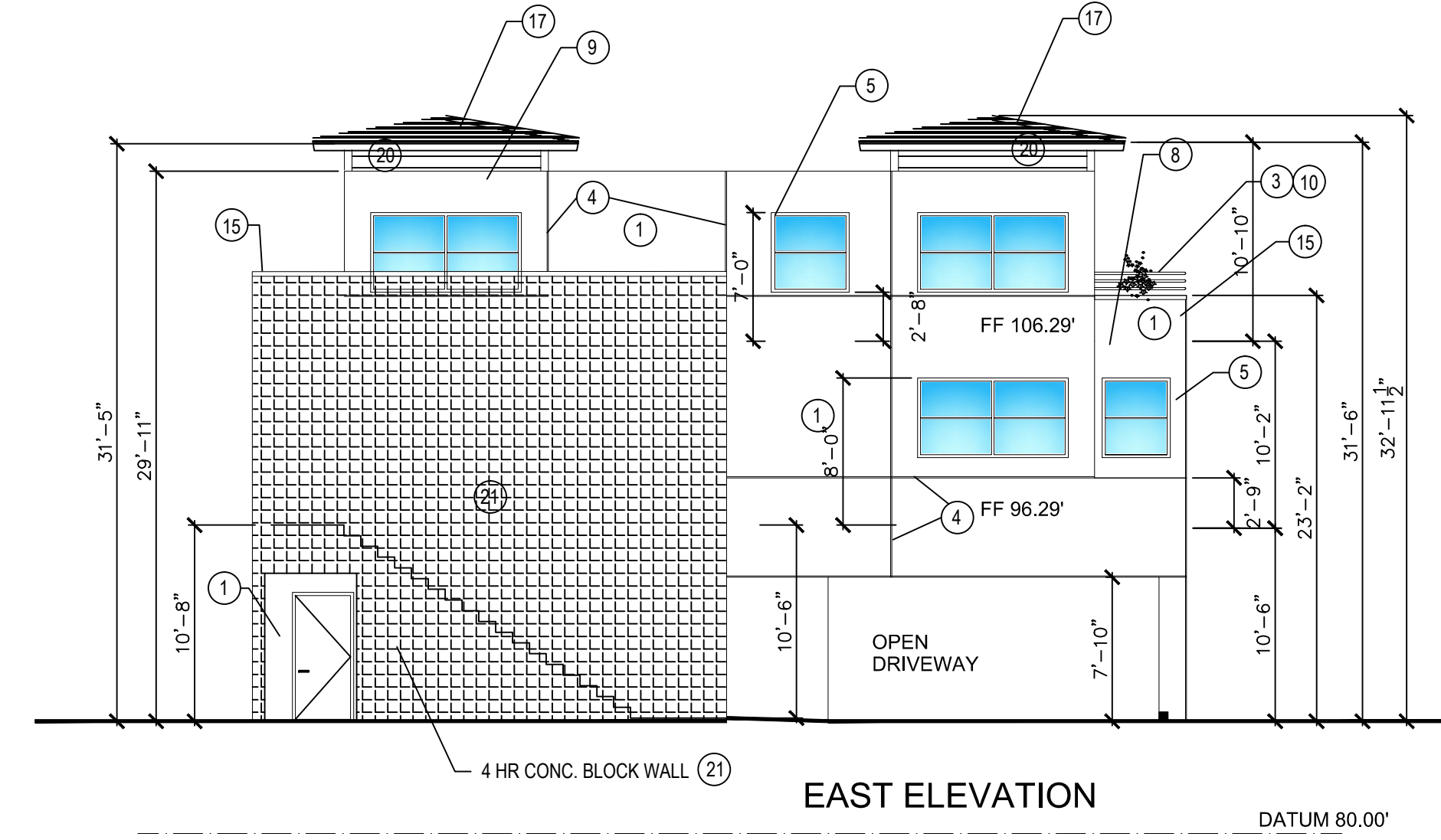
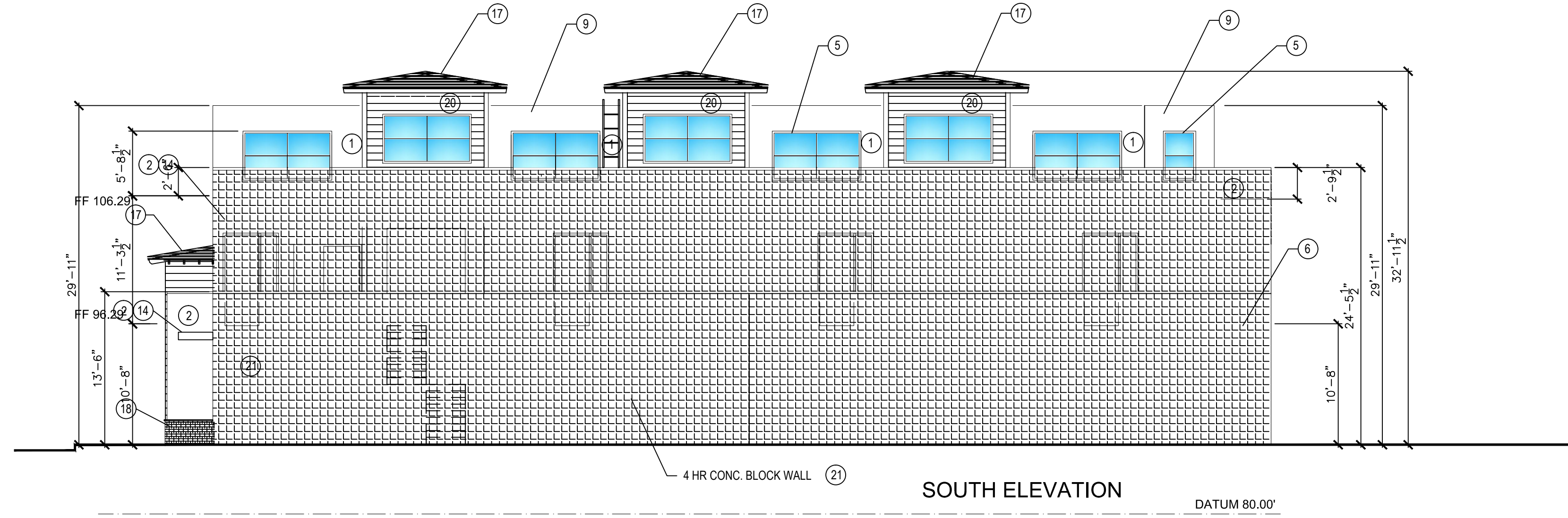
REVISION
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COMMERCIAL BLDG FLOOR / ROOF PLANS  
 250TH & NARBONNE MULTI-USE REVISIONS  
 2154 250TH ST. & 25024 NARBONNE LOMITA, CA. 90717



GERALD W. COMPTON AIA  
 Job No. 88715110 Scale: 3/16"=1'-0"  
 1200 Artesia Blvd. Ste 300A  
 Hermosa Bch., California  
 90254 (310) 379-8222  
**GWC** ARCHITECTS  
**A4.1.2**  
**(7)**

LIVE / WORK REVISIONS

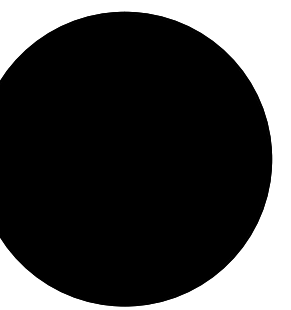
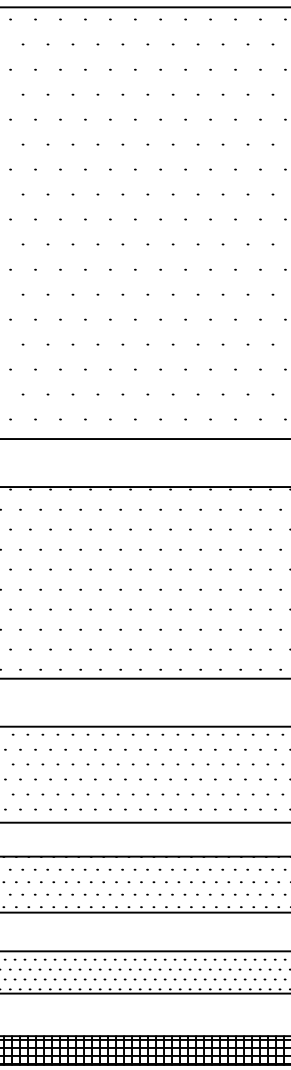


- EXTERIOR FINISH SCHEDULE:**
1. SMOOTH FINISH STUCCO - LIGHT BROWN)
  2. SMOOTH FINISH STUCCO - MEDIUM BROWN)
  3. GALV. STEEL GUARDRAIL - DARK BROWN TRIM
  4. FRYE REGLET - ALUMINUM EXPANSION JOINT
  5. ANODIZED ALUMINUM WINDOW SASH W/ LT TINTED GLASS - TYPICAL
  6. STOREFRONT WINDOW WALL UNIT
  7. SECTIONAL ROLL-UP GARAGE DOOR
  8. DEXOTEX OR APPROVED EQUAL DECK'G
  9. APPROVED ROOFING-SEE A1.1
  10. HANDRAIL-36" OR GUARDRAIL-42"
  11. PLANT SHELF
  12. LOW ROOF AREA-SLOPED TYPICAL-SEE A1.1
  13. 3X3 DRAIN SPOUT
  14. ENTRY ROOF OVERHANG
  15. 30" PARAPET WALL AT PROP LINE
  16. COLUMN AT GROUND LEVEL
  17. GREY SHINGLE ROOFING-SEE A1.1
  18. STACKED STONE FACING
  19. 5' FENCE AT PATIOS AND PROPERTY LINES
  20. HORIZONTAL PLANK SIDING - 1X6 TYPICAL
  21. 8X16 SCORED TO 8X8 CONC. BLOCK

ISSUANCE  
PLANNING REVIEW  
6-11-2020

REVISION

BUILDING 7 ELEVATIONS  
250TH & NARBONNE MULTI-USE REVISIONS  
2154 250TH ST. & 25024 NARBONNE LOMITA, CA. 90717



GERALD W. COMPTON AIA  
Job No. 88715110 Scale: 1/8"=1'-0"  
1200 Artesia Blvd. Ste 300A  
Hermosa Bch., California  
90254 (310) 379-8222  
GWC ARCHITECTS  
A5.1 (7)

BUILDING 7 ELEVATIONS  
EXISTING ELEVATIONS - NO CHANGE

LIVE / WORK REVISIONS

## SURVEY AND TOPOGRAPHY

FOR  
CHERINE MEDAWAR  
3001 CROWNVIEW DRIVE  
RANCHO PALOS VERDES,  
CA. 90275  
(310) 951-7243

### JOB ADDRESS

2154 250TH STREET  
25024 NARBONNE AVENUE  
LOMITA, CA 90717

### LEGAL DESCRIPTION

LOT 110 - PORTION OF LOT 111  
TRACT NO. 480  
M.B. 15-5  
APN 7375-001-006/012

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF PROFESSIONAL LAND SURVEYORS' ACT



GARY J. ROEHL R.C.E. 30826

DRAWN BY: G.R. CHECK BY: T.S.

DRAWN ON: 8-5-2015

REVISIONS  
REVISIONS

### LEGEND

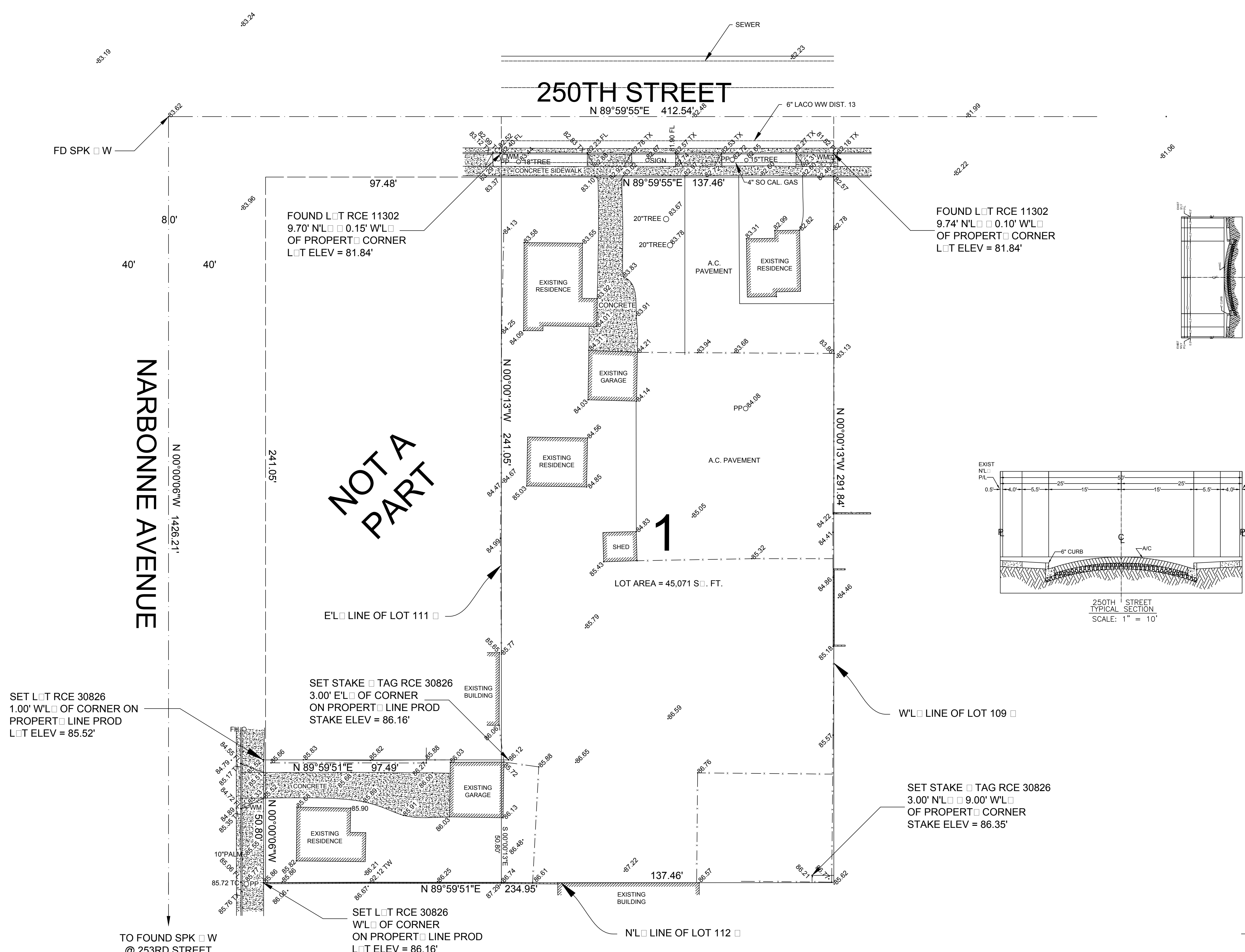
- EXISTING BUILDING
- CONCRETE
- BRICK
- WOOD DECK
- \*106.76 EXISTING ELEVATION
- 100 EXISTING CONTOUR
- BLOCK WALL
- X EXISTING FENCE
- BCR BEGINNING OF CURB RETURN
- CL CENTERLINE
- C.L.F. CHAIN-LINK
- E.L. EASTERLY
- E.M. ELECTRIC METER
- F.D. FOUND
- F.E. FENCE
- F.F. FINISH FLOOR
- F.H. FIRE HYDRANT
- F.L. FLOW LINE
- G.F.F. GARAGE FINISH FLOOR
- G.M. GAS METER
- G.W. GU-WIRE
- L.T. LEAD AND TAG
- M.H. MANHOLE
- N.L. NORTHERLY
- P.C. PROPERTY CORNER / PROP. CORNER
- P.L./P.L. PROPERTY LINE / PROP. LINE
- P.P. POWER POLE
- P.P.T. PARAPET
- S.W. SPIKE AND WASHER
- S.L. SOUTHERLY
- S.P.K. SPIKE
- S.S.C.O. SANITARY SEWER CLEAN OUT
- S.S.M.H. SANITARY SEWER MANHOLE
- S.T.K. STAKE
- S.T.L.T. STREET LIGHT
- T.C. TOP OF CURB
- T.W. TOP OF WALL I.T.O.W.
- T.X. TOP OF DRIVEWAY APRON
- W.L. WESTERLY
- W.M. WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

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**NOTE:**  
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# EXHIBIT 7

To: Whom it may concern

I am requesting to convert units 3 & 4 of the existing commercial condominiums into live/work units in an effort to address the current market needs and hopefully rent or sell these spaces by providing an alternative use. When I originally applied for commercial condominiums back in 2016, my vision was to provide commercial spaces for contractor's needs (ie: electrician, plumber or general contractors that need two-car garage storage space on the second level and office space on the third level with signage and business phone number outside.)

In 2018, after submitting plans to the Fire Department, I was required to change several things, such as changing the size of the driveway. This in turn, directly affected the size of the garage. In mid-2020, I had an electrician that was interested in renting however, this was until we measured his commercial vehicle, and realized that it could not fit in the garage because of height and length. This required me to re-think the concept of the commercial condominiums.

Brick and mortar businesses have been on a down-turn spiral for the last ten years, as online businesses have increased year-over-year. In 2020, COVID 19 intensified this trend by forcing everyone to use online shopping and numerous brick and mortar businesses and franchises were forced to close. Unfortunately, this pandemic reinforced how easy it is to shop online, especially in light of the current environment making it dangerous to shop in person.

The current commercial space economic needs are live/work and manufacturing. Most people are working out of home and don't anticipate this to change for the next five to ten years.

Cherine Medawar



## CITY OF LOMITA PLANNING COMMISSION REPORT

**TO:** Planning Commission February 8, 2021

**FROM:** Sheri Repp Loadsman, Interim Community & Economic Development Director

**SUBJECT:** Amendment to Conditional Use Permit No. 299  
2306-2308 Pacific Coast Highway, and Commercial Retail Zone

### PROJECT DESCRIPTION

The applicant is requesting an amendment to Conditional Use Permit No.

### RECOMMENDATION

Staff recommends that the Planning Commission approve an amendment to Conditional Use Permit No. 309 and confirm the categorical exemption.

### BACKGROUND

#### Existing Condition

The project area is comprised of two properties totaling 27,441 square feet with 12,475 square feet of commercial buildings, and their associated parking. In 2013, the Planning Commission approved Conditional Use Permit No. 287 allowing the former Royal Palm Motel property to be redeveloped and the existing commercial building on the adjacent property to be remodeled to establish a small commercial center. In 2018, the City Council approved a Zone Text Amendment authorizing the establishment of a brewery subject to approval of a conditional use permit. Conditional Use Permit No. 309 was approved in 2018 for Project Barley. Existing businesses in the commercial center include Project Barley, One West Bank, McKenna's Pendleton, Beach Tennis and CrossFit Provoke. There is one tenant vacancy adjacent to Project Barley.

On January 21st, 2020, the License and Permit Hearing Board meeting approved a special permit for an entertainment license for live music with conditions as follows:

1. That all doors and windows must remain closed during times of amplified music.
2. Per this permit, live music is approved Monday-Thursday from 5pm-10pm, Friday, Saturday from 12pm-12am, and Sundays from 12pm-10pm. All other live music events outside of this day/time period must receive special event permit approval from the Community and Economic Development Department. Events such as trivia and single voice amplified events such as a comedy show are not considered live music.

3. The business and its patrons shall not create noise levels that violate the Lomita Municipal Code standards. Excessive verified noise complaints to the City/Sheriff's Department may warrant early review of this permit. Excessive shall mean more than three unique verified complaints within one calendar month that exceed noise standards per the Lomita Municipal Code. A unique complaint means separate incidents (i.e, three calls regarding the same complaint would be considered one unique complaint). Complaints that are not confirmed shall not count as a verified noise complaint.

4. That this permit shall be reviewed by the Special Permit Hearing Board at a public hearing in one year, or should excessive calls to service occur (as outlined in condition #3).

### Project Description

The applicant is proposing to add a take-out pizza restaurant in the 1,100 square foot tenant space adjoining the 3,500 square foot brewery with tasting room. This will allow for the brewery to be classified as a brewpub pursuant to Lomita Municipal Code Section Sec. 11-1.15.02(B) as follows:

*Brewery with tasting room* shall mean a facility which produces beer, ale, and other fermented malt beverages on site and have on-site ancillary tasting rooms open to the public with beer tasting limited to those produced on site. The facility may also sell alcoholic beverages for off-site consumption limited to those alcoholic beverages produced on site.

*Brewpub* shall mean a facility that prepares and serves food and alcoholic beverages for on-site sales and which also produces beer, ale, or other fermented malt beverages. The facility may also sell alcoholic beverages for off-site consumption limited to only those alcoholic beverages produced on site. The facility may produce up to seven thousand five hundred (7,500) barrels a year.

There are three major issue areas associated with this application as follows:

1. The Zone Text Amendment that was adopted in 2018 to allow for the "brewery" use in the C-R zone did not include the addition of a "brewpub" as a conditionally permitted use. As such, this request to allow the brewery to be classified as a brewpub will be contingent upon a new Zone Text Amendment to amend Section 11.1.48.04 as follows:

#### **Sec. 11-1.48.04. - Uses by conditional use permit.**

(A) Premises in Zone C-R may be used for the following purposes provided a conditional use permit has first been obtained pursuant to [Article 70](#), "Zoning Ordinance Administration":

- (3) Brewery with tasting room *and brewpub* as defined in Section 11-1.15.02(B) and pursuant to [Article 56](#) (Alcoholic Beverages) of the Lomita Zoning Code.

2. The applicant seeks to obtain the necessary building permits to improve the restaurant space. The take-out restaurant, as an independent use, is not subject to approval of an amendment to Conditional Use Permit No. 309. The applicant will be advised that the restaurant use can proceed, however, the brewery will be restricted from utilizing the restaurant space for any storage, display or sale of alcoholic beverages until such time as the associated uses can be classified as a brewpub.
3. Due to prior errors in calculating parking requirements for the commercial center, the two properties comprising the commercial center are deficient in parking based upon the current tenants. The current tenant mix will be considered to be legal, nonconforming. The proposed restaurant space will be restricted to a take-out form of restaurant with no seating area for dining. As such, the restaurant will be in conformance with required parking available for the subject tenant space.

### Analysis

During the COVID-19 pandemic, Project Barley was subjected to numerous business closures or disruptions due to protocols from the Los Angeles County Department of Public Health prohibiting indoor service and intermittently prohibiting outdoor service. In comparison, protocols for restaurants and food establishments, including brewpubs, allowed for more opportunity for outdoor dining. The applicant seeks to add food service to Conditional Use Permit No. 309 thereby establishing the use as a brewpub and allowing modification of licenses and permits with the Los Angeles County Department of Public Health and the California Department of Alcohol and Beverage Control.

The applicant did not initially propose a full-service restaurant due to the cost and complexity in obtaining the necessary permits and licensing. Since opening, the applicant occasionally made available food from other local restaurants or hosted food truck events on weekends. A conditional of approval restricted the brewery to only serve and sell beer made on-site and required pre-packaged and other snack foods to be always available for purchase while the tasting room is open to the public. The brewery is open to the public from 10:00am to 11:00pm Sunday through Thursday and 10:00am to 12:00am Friday and Saturday.

The 1,100 square foot vacant space adjacent to the brewery is proposed to be improved with a pizza restaurant with shared facilities with the brewery. Both tenant spaces will share common facilities such as restrooms, wash sinks and coolers. The pizza restaurant will have direct access to the parking lot and direct access into the brewery space. Due to insufficient parking as described in more detail in this report, the applicant will not add any seating within the new restaurant space. As such, the pizza restaurant tenant space will be considered as a “take-out” restaurant. Customers will be allowed to order for take-out or delivery and dining will be permitted in the brewery. A take-out restaurant will meet the minimum parking requirements pursuant to Lomita Municipal Code, Sec. 11-1.66.03(C).

### Parking

During the review of this application, staff evaluated compliance with parking standards and determined that the parking analysis conducted for Conditional Use Permit No. 287 established the new buildings to be parked at the minimum ratio of 1 parking space for each 300 square feet of building area. The older commercial building was determined to have a legal, nonconforming

status. As such, only 5 spaces were provided rather than the required 15 parking spaces needed at a 1/300 ratio to remove the legal, nonconforming status. Conditional Use Permit No. 287 was required to provide parking based upon the following:

	Property Size	Building Size	Parking Required 1/300 min.	Parking Provided 1/300
Original Building:	8100 sq.ft	4300 sq.ft.	5 spaces**	5 spaces**
New Buildings:	19341sq.ft.	4960 sq.ft.	16.53	16.53
		3200 sq.ft.	10.66	10.66
<b>TOTAL:</b>	<b>27441 sq.ft.</b>	<b>12475 sq.ft.</b>	<b>33</b>	<b>33</b>

\*\*Parking is legal, nonconforming. Current parking requirements would necessitate 15 spaces for the original building resulting in a total of 43 required parking spaces.

Commercial shopping centers must provide the minimum required parking to support standard office and retail uses. Additional parking spaces may be provided to allow for commercial uses that require a greater number of parking spaces. Any lawfully existing nonconforming structure may be maintained provided any alteration or expansion is required to comply with current standards. In this case, the original building was not expanded and was not required to provide additional parking as a result of the cosmetic remodel. The Lomita Municipal Code, Sec. 11-1.66.03. - Parking requirements, states the parking requirements for commercial uses currently occupying the buildings as follows:

(C) <i>Commercial and Other Uses—Freestanding</i> : The following minimum standards are set for specific types of developments with unique parking requirements where the uses are freestanding:	
<i>GENERAL COMMERCIAL:</i>	
Retail Commercial <i>McKenna’s Pendleton, Beach Tennis</i>	1/300 square feet of gross floor area
Sandwich, donut and similar uses as determined by the planning commission <i>Proposed pizza take-out restaurant</i>	1/300 square feet of gross floor area, but not less than eight (8) spaces for new buildings.
Banks <i>One West Bank</i>	1/225 square feet of gross floor area
Dance/Fitness studio <i>CrossFit Provoke</i>	1 for each 3 person based upon occupant load of assembly area
Brewery or Brewpub <i>Project Barley</i>	1/400 brewery, kitchen, tasting room, office and misc.; 1/150 indoor/outdoor dining; 1/300 retail floor area



After the new buildings were constructed, staff inadvertently assumed that the property was classified as a “shopping center” with sufficient parking to support a range of commercial uses. During the review of subsequent business licenses and Conditional Use Permit No. 309 for the new brewery, staff notes reference the property as a “shopping center” with no further parking evaluation required. However, the commercial center only provides the minimum required parking and approval of businesses requiring more than the 1/300 parking ratio would not technically be in compliance with the Lomita Municipal Code. The Lomita Municipal Code, Sec. 11-1.66.03. - Parking requirements, provides for a specific parking ratio associated with “shopping centers” whereby a greater number of parking spaces are provided to allow flexibility and sharing of parking spaces. A commercial property with multiple tenants can on be classified as a “shopping center” if parking is provided as follows:

<i>(B) Commercial and Other Uses—Shopping Centers:</i>	
Mixed use developments located on parcels of less than ten thousand (10,000) square feet of lot area	One (1) parking space for each one hundred seventy-five (175) square feet of gross floor area.
Mixed use developments located on parcels between ten thousand through fifty thousand (10,000—50,000) square feet of lot area	One (1) parking space for each two hundred (200) square feet of gross floor area.
Mixed use developments located on parcels of over fifty thousand (50,000) square feet of lot area	One (1) parking space for each two hundred twenty-five (225) square feet of gross floor area.
In a mixed-use development, should a single use, other than offices, occupy fifty (50) percent or more of the development, the requirements for free standing uses shall apply to the entire development.	

The subject property does not qualify as a “shopping center” since parking was not provided at a 1/200 parking ratio. As such, the property is a commercial center. Pursuant to Lomita Municipal Code, Sec. 11-1.66.03(C), when two or more different or freestanding uses exist on the same property or within the same building, the total number of parking spaces required is to equal the sum of the requirements for each use including fractional amounts. Staff recognizes that a parking deficiency has resulted from the approval of various uses that require a parking ratio greater than the 1/300 ratio provided for the commercial center. The parking deficiency is moderated due to the divergent needs of several existing tenants in terms of daytime versus nighttime hours of operation. However, there may be excessive customer parking occurring on public streets and within the large parking lot of US Bank, located immediately east of the subject property.

Staff will monitor any changes in tenancy to establish future compliance with parking standards. This means that only future tenants meeting the 1/300 parking ratio will be permitted unless additional parking is provided or reduced or shared parking is approved. An ordinance amendment will be explored to establish a process where the Planning Commission may grant a reduction in

the total number of required spaces as part of the entitlement for the uses or uses, or by conditional use permit when no other entitlement is required, when the applicant can demonstrate that the various uses do not conflict in the operating hours based on parking space requirements for the different uses on the property. Cities commonly use a discretionary process to allow for a reduction or sharing of parking as a means of promoting efficient development and supporting economic development goals.

General Plan Designation

The underlying general plan designation for the subject site is Commercial which provides for retail sales activities and limited-service establishments. The proposed take-out restaurant will be an associated use with the existing brewery and tasting room and will allow redesignation of the business activities as a brewpub. The brewpub use is anticipated to provide a more sustainable business model that is consistent with the Commercial land use designation.

Zoning

The underlying zoning designation for the subject site is C-R (Commercial Retail). This designation is consistent with the proposed use of a “brewpub” because it allows for the continued operation of the brewery service with a restaurant use.

Adjacent Zoning and Land Uses

<b>Direction</b>	<b>Zone and Land Use</b>
North	C-R (Commercial Retail); Fueling Station and Convenience Store (under construction)
South	C-R (Commercial Retail); Parking, Shops; Multi-Family Residential
West	C-R (Commercial Retail); Nonconforming Motel Use
East	C-R (Commercial Retail); Commercial Bank

Conditional Use Permit

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

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

Pursuant to the Lomita Municipal Code Section 11-1.48.04(A)(3) of Article 48 (C-R, Commercial Retail) states that breweries with tasting rooms are permitted within the C-R zone with the approval of a CUP and subject to the requirements of Article 56. On May 1, 2018, the City Council adopted Resolution No. 2018-14 approving Conditional Use Permit No. 309 for the brewery with tasting

rooms. The Amendment to Conditional Use Permit No. 309 authorizes the expansion of the use to incorporate an associated restaurant use and reclassifies the brewery with tasting rooms to a brewpub.

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

The General Plan land use designation for this area is Commercial which provides for retail sales activities and limited-service establishments. The proposed take-out restaurant will be an associated use with the existing brewery and tasting room and will allow redesignation of the business activities as a brewpub. The brewpub use is anticipated to provide a more sustainable business model that is consistent with the Commercial land use designation.

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

The operation of a brewpub which consists of the light manufacturing of beer, the sale of beer for on and off-site consumption, ancillary retail sales of specialty beer and merchandise and food service is compatible with existing and future land uses because the subject property is located within a commercial center within the City's Commercial Retail zone. The surrounding uses are primarily retail and service-based businesses. The addition of the restaurant will provide food sales for take-out, delivery and dining within the existing space occupied by the brewery and tasting room. The proposed restaurant will not have any adverse effects to the surrounding area.

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

The utilization of the 1,100 square foot tenant space is authorized for a restaurant with no seating providing for dine in services. As such, the take-out restaurant use of this area is determined to require one (1) parking space for each three hundred (300) square feet of gross floor area. The site is currently deficient in providing the required parking prescribed under the Zoning Ordinance. The commercial center allocated sufficient parking to allow for the 1,100 square foot tenant space to accommodate a commercial use subject to a parking requirement of one (1) parking space for each three hundred (300) square feet of gross floor area. The authorization of the take-out restaurant use complies with the available parking and is determined to not significantly increase the degree of nonconformity for the site.

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

The project is located on Pacific Coast Highway, a designated highway in the City which is adequate for the kind and quantity of traffic the proposed use will generate.

Any business selling alcoholic beverages for off-site or on-site consumption shall be located a minimum of 300 feet from schools, parks, public recreation areas and any other use determined to be a sensitive use by the Community Development Director. The distance shall be measured from the closest property line from the subject parcel to the closest property line of the parcel containing the sensitive use (LMC § 11-1.56.03(C)). The only sensitive use located within 300 feet of the subject property is Future Stars Academy located at 2320 Pacific Coast Highway. Pursuant to Section 11-1-56.03 (D) of the Lomita Municipal Code, the City Council modified the distance requirements when granting Conditional Use Permit No. 309. The Planning Commission is asked to confirm that the Amendment to Conditional Use Permit No. 309 remains eligible for the modification to the distance requirement if the following additional findings can be made. This section enables the City to scrutinize the impacts of a new alcohol uses or modifications on existing sensitive uses.

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

The Los Angeles County Sheriff’s Department report the following:

Time Period	Calls for Service	Location
January 1, 2018 – December 31, 2018	10	2300 PCH (One West Bank)
	9	2312 PCH (Provoke Crossfit)
July 1, 2019 – March 31, 2020	1	2308 PCH (Project Barley)
	1	2310 PCH (Beach Tennis)
	5	2312 PCH (Provoke Crossfit)

The Sheriff’s Department was consulted on this application and they did not express concern for this type of use at this location or within the City as a whole. The permit has been adequately conditioned to ensure safe and compatible operations.

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

The conversion of the business to a brewpub is beneficial as it provides additional food service use to the City and provides more resiliency for the success of the existing brewery and tasting room. This type of business will draw more customers to the City’s commercial retail core and enhance the commercial vitality of the area.

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

The existing brewery and tasting room have not been objectionable or detrimental to surrounding properties. The addition of food services is expected to support the current use and may lead to an increase in customers. Any increase in business activities for the brewpub will be compatible with the existing and anticipated character of the area. As detailed in the findings for a conditional use

permit, the project meets all development criteria, the site is adequate in size for the proposed use, and the use is served by Pacific Coast Highway, which is a designated highway. In addition to the City's standard conditions of approval the following conditions are also included to further avoid potential impact with the neighborhood located to the south of the subject property:

The following modifications to the conditions of approval for Conditional Use Permit No. 309 are recommended to minimize any possible impacts to the surrounding neighborhood:

12. This conditional use permit allows for the manufacturing of beer at the subject site ~~and~~, the operation of a tasting room and the establishment of a bona fide restaurant. The 1,100 square foot space utilized for the restaurant shall not have any seating allowing for dining. All food sales shall be for take-out, delivery and dining within the existing space occupied by the brewery and tasting room. Operation of the tasting room requires the continuous operation of a brewery as the main use. Further this permit allows for the off-site sale of beer manufactured at the subject site. The restaurant space shall not be utilized for any storage, display or sale of alcoholic beverages from the adjoining brewery space until such time as the associated uses can be classified as a brewpub.

21. Food service from the associated restaurant or pre-packaged and other snack foods shall be available for purchase at all times while the tasting room is open to the public.

#### Environmental Determination

The applicant is proposing an Amendment to Conditional Use Permit No. 309 for a 3,500 square foot brewery with tasting room to add a 1,100 square foot pizza kitchen and to designate the associated uses as a "brewpub", for the property located at 2306-2308 Pacific Coast Highway. The proposed site for the brewpub is part of a commercial center, which received approval in 2013. In accordance with Section 15301 (Existing Facilities), this project is exempt. The proposed brewpub consists of 3,500 square feet of commercial space for the brewery and 1,100 square feet of commercial space for the restaurant within an 8,160 square foot commercial building. It will also include minor alternations such as tenant improvements to convert the structure to a restaurant use. There is no additional construction proposed with this permit.

#### Public Notice

Notices of this hearing dated January 26, 2021 were mailed to property owners within 300 feet of the subject property and posted at Lomita City Hall, and Lomita Park.

Recommended and Prepared By:



Sheri Repp Loadsman, Interim Community and Economic Development Director

Exhibits:

- a. Draft Resolution
- b. Proposed Floor Plans dated December 29, 2020
- c. City Council Resolution No. 2018-14
- d. Planning Commission Resolution No. 2018-06
- e. Vicinity Map

- f. Zoning Map
- g. General Plan Map
- h. Aerial Photograph
- i. Menu

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING AN AMENDMENT TO CONDITIONAL USE PERMIT NO. 309 FOR A 3,500 SQUARE FOOT BREWERY WITH TASTING ROOM TO ADD A 1,100 SQUARE FOOT RESTAURANT, TO DESIGNATE THE ASSOCIATED USES AS A BREWPUB, AND TO CONFIRM THE CATEGORICAL EXEMPTION FOR PROPERTY LOCATED AT 2306-2308 PACIFIC COAST HIGHWAY, IN THE C-R, COMMERCIAL RETAIL ZONE. FILED BY JOE SMITH AND BRENTON REGER (THE “APPLICANTS”).

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 and amendment to Conditional Use Permit No. 309 to add a 1,100 square foot restaurant and to designate the associated uses as a brewpub for property located at 2308 Pacific Coast Highway, in the C-R, Commercial Retail Zone. Filed by Joe Smith and Brenton Reger (the “Applicants”).
- B. The subject site is zoned C-R (Commercial Retail) and designated Commercial by the City’s General Plan.
- C. On April 9, 2018, the Planning Commission held a duly noticed public hearing and adopted Resolution No. 2018-06 recommending City Council approval of Conditional Use Permit No. 309.
- D. On May 1, 2018, the City Council held a duly noticed public hearing and adopted Resolution No. 2018-14 approving Conditional Use Permit No. 309 subject to the conditions of approval within Planning Commission Resolution No. 2018-06 with a modification to Condition No. 20 as follows:
  - 20. That the tasting room hours of operation open to the public are from 10 a.m. to 11 p.m. Sunday through Thursday and 10 a.m. to 12 a.m. Friday and Saturday.
- E. The proposed project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act guidelines. The proposed brewpub consists of 3,500 square feet of commercial space for the brewery and 1,100 square feet of commercial space for the restaurant within an 8,160 square foot commercial building. It will also include minor alternations such as tenant improvements to convert the structure to a restaurant use. There is no additional construction proposed with this permit.
- F. On February 8<sup>th</sup>, 2021, the Planning Commission held a duly noticed public hearing and accepted public testimony.

## Section 2. Findings

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

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

Pursuant to the Lomita Municipal Code Section 11-1.48.04(A)(3) of Article 48 (C-R, Commercial Retail) states that breweries with tasting rooms are permitted within the C-R zone with the approval of a CUP and subject to the requirements of Article 56. On May 1, 2018, the City Council adopted Resolution No. 2018-14 approving Conditional Use Permit No. 309 for the brewery with tasting rooms. The Zone Text Amendment that was adopted in 2018 to allow for the “brewery” use in the C-R zone did not include the addition of a “brewpub” as a conditionally permitted use. The Amendment to Conditional Use Permit No. 309 authorizes the expansion of the use to incorporate an associated restaurant use and reclassifies the brewery with tasting rooms to a brewpub contingent upon the adoption of a Zone Text Amendment to amend Section 11.1.48.04 to add brewpub as a conditionally permitted use.

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

The General Plan land use designation for this area is Commercial which provides for retail sales activities and limited-service establishments. The proposed take-out restaurant will be an associated use with the existing brewery and tasting room and will allow redesignation of the business activities as a brewpub. The brewpub use is anticipated to provide a more sustainable business model that is consistent with the Commercial land use designation.

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

The operation of a brewpub which consists of the light manufacturing of beer, the sale of beer for on and off-site consumption, ancillary retail sales of specialty beer and merchandise and food service is compatible with existing and future land uses because the subject property is located within a commercial center within the City’s Commercial Retail zone. The surrounding uses are primarily retail and service-based businesses. The addition of the restaurant will provide food sales for take-out, delivery and dining within the existing space occupied by the brewery and tasting room. The proposed restaurant will not have any adverse effects to the surrounding area.

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

The utilization of the 1,100 square foot tenant space is authorized for a restaurant with no seating providing for dine in services. As such, the take-out restaurant use of this area is determined to require one (1) parking space for each three hundred (300) square feet of gross floor area. The site is currently deficient in providing the required parking prescribed under the Zoning Ordinance. The commercial center allocated sufficient parking to allow for the 1,100 square foot tenant space to accommodate a commercial use subject to a parking requirement of one (1) parking space for



each three hundred (300) square feet of gross floor area. The authorization of the take-out restaurant use complies with the available parking and is determined to not significantly increase the degree of nonconformity for the site.

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

The project is located on Pacific Coast Highway, a designated highway in the City which is adequate for the kind and quantity of traffic the proposed use will generate.

*6) The distance requirements pursuant to Section 11-1-56.03(D) of the Lomita Municipal Code were modified by the City Council when granting Conditional Use Permit No. 309 and the following findings can be made in support of the requested amendment to change the use from a brewery to a brewpub:*

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

The Los Angeles County Sheriff's Department report the following:

Time Period	Calls for Service	Location
January 1, 2018 – December 31, 2018	10	2300 PCH (One West Bank)
	9	2312 PCH (Provoke Crossfit)
July 1, 2019 – March 31, 2020	1	2308 PCH (Project Barley)
	1	2310 PCH (Beach Tennis)
	5	2312 PCH (Provoke Crossfit)

The Sheriff's Department was consulted on this application and they did not express concern for this type of use at this location or within the City as a whole. The permit has been adequately conditioned to ensure safe and compatible operations.

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

The conversion of the business to a brewpub is beneficial as it provides additional food service use to the City and provides more resiliency for the success of the existing brewery and tasting room. This type of business will draw more customers to the City's commercial retail core and enhance the commercial vitality of the area.

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

The only sensitive use located within 300 feet of the subject property is Future Stars Academy located at 2320 Pacific Coast Highway. The existing brewery and tasting room have not been objectionable or detrimental to surrounding properties. The addition of food services is expected

to support the current use and may lead to an increase in customers. Any increase in business activities for the brewpub will be compatible with the existing and anticipated character of the area. As detailed in the findings for a conditional use permit, the project meets all development criteria, the site is adequate in size for the proposed use, and the use is served by Pacific Coast Highway, which is a designated highway.

Section 3. Based on the above findings, the Planning Commission of the City of Lomita hereby approves the amendment to Conditional Use Permit No. 309 subject to the following conditions:

1. The conditions of approval within City Council Resolution No. 2018-14, except as modified by this resolution.
2. The following conditions of approval shall be modified as follows:

12. This conditional use permit allows for the manufacturing of beer at the subject site ~~and~~, the operation of a tasting room ~~and the establishment of a bona fide restaurant.~~ The 1,100 square foot space utilized for the restaurant shall not have any seating allowing for dining. All food sales shall be for take-out, delivery and dining within the existing space occupied by the brewery and tasting room. Operation of the tasting room requires the continuous operation of a brewery as the main use. Further this permit allows for the off-site sale of beer manufactured at the subject site. The restaurant space shall not be utilized for any storage, display or sale of alcoholic beverages from the adjoining brewery space until such time as the associated uses can be classified as a brewpub.

21. Food service from the associated restaurant or pre-packaged and other snack foods shall be available for purchase at all times while the tasting room is open to the public.

#### Section 4. Severability.

If any part, provision, or section of this resolution is determined by a court or other legal authority with jurisdiction over the subject matter of this resolution to be unenforceable or invalid, the remainder of the entirety of this resolution shall not be affected and shall continue in full force and effect. To this end, the provisions of this resolution are severable.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 8<sup>th</sup> day of February, 2021 by the following vote:

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

---

Steven Cammarata, Chairperson

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

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

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

**PROJECT BARLEY /  
SOUTH BAY PIZZA  
2306 P.C.H.  
LOMITA, CA. 90717**

**PROJECT INFORMATION**

AREA OF WORK  
1100 SF  
SINGLE STORY  
BUILDING A HEIGHT: 24'-0"  
LOT AREA:  
5300 SQ  
APN  
7553001040 & 7553001039  
TRACT NO B4B LOT 39  
ZONING C

**SCOPE OF WORK**

CHANGE OF USE FROM  
RETAIL TO PIZZA KITCHEN  
TENANT IMPROVEMENTS  
NEW INTERIOR WINDOW  
AND DOORS  
NEW SERVICE COUNTER

**OWNERS:**

JOE SMITH AND  
BRENTON REGER  
2308 P.C.H.  
LOMITA, CA. 90717

**PROJECT INFORMATION**

**ARCHITECTURAL**

- A0.1 TITLE SHEET, PROJECT INFORMATION, SITE PLAN, PARKING ANALYSIS
- A1 FLOOR & DEMO PLAN; DOOR & WINDOW SCHEDULES; DETAIL
- A2 ELEVATIONS
- A11 NOTES
- CBC ACCESSIBILITY DETAILS  
1-7
- CBC COMMERCIAL ACCESSIBILITY NOTES  
8-9

**KITCHEN**

- K1 EQUIPMENT PLAN & SCHEDULES
- K2 PLUMBING PLAN & DETAILS

**SHEET INDEX**

Exhibit b

**EXISTING-2306 PCH**

$$\frac{\text{RETAIL AREA}}{\text{PARKING RATIO}} = \frac{1100}{300} = 4 \text{ SPACES REQUIRED}$$

**NEW - 2306 P.C.H.**

KITCHEN - FOOD TO GO ONLY

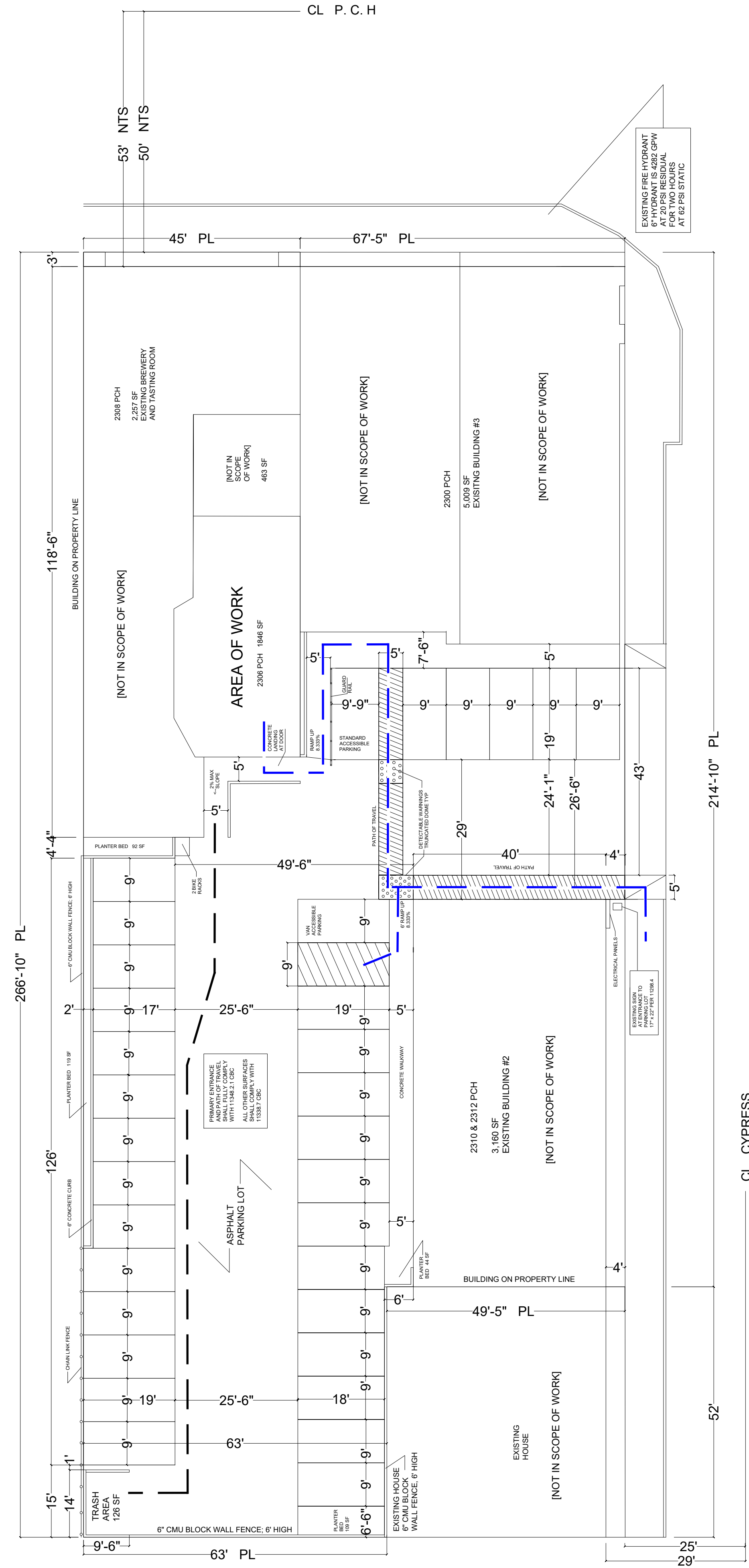
$$\frac{\text{AREA}}{\text{PARKING RATIO}} = \frac{1100}{300} = 4 \text{ SPACES REQUIRED}$$

(E) PARKING: 4 SPACES REQUIRED

NEW PARKING: 4 SPACES REQUIRED

NO CHANGE IN REQUIRED PARKING

**PARKING ANALYSIS 2**



**SITE PLAN**

NORTH  
SCALE  
1/16"=1'-0"  
1



NEWMAN  
BUILDING  
DESIGNS  
6529 VISTA DEL MAR  
L.A. CA 90291  
(310) 384-9473  
NEWMANBUILDINGDESIGNS@GMAIL.COM

SUBMITTED 12/29/20

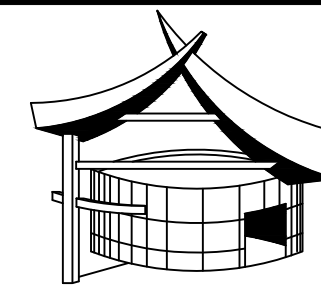
**PROJECT BARLEY /  
SOUTH BAY PIZZA  
2306 P.C.H.  
LOMITA, CA. 90717**

CHANGE OF USE TO RESTAURANT  
**PROJECT BARLEY /  
SOUTH BAY PIZZA**  
2306 P.C.H.  
LOMITA, CA. 90717  
JOE SMITH AND  
BRENTON REGER

**SITE AND FLOOR  
PLANS & PROJECT  
INFORMATION**

Date 12/29/20 Scale Per Plan  
Sheet

**A0.1**



NEWMAN  
BUILDING  
DESIGNS  
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L.A. CA 90291  
(310) 384-9473  
NEWMANBUILDINGDESIGNS@GMAIL.COM

▲ SUBMITTED 12/29/20

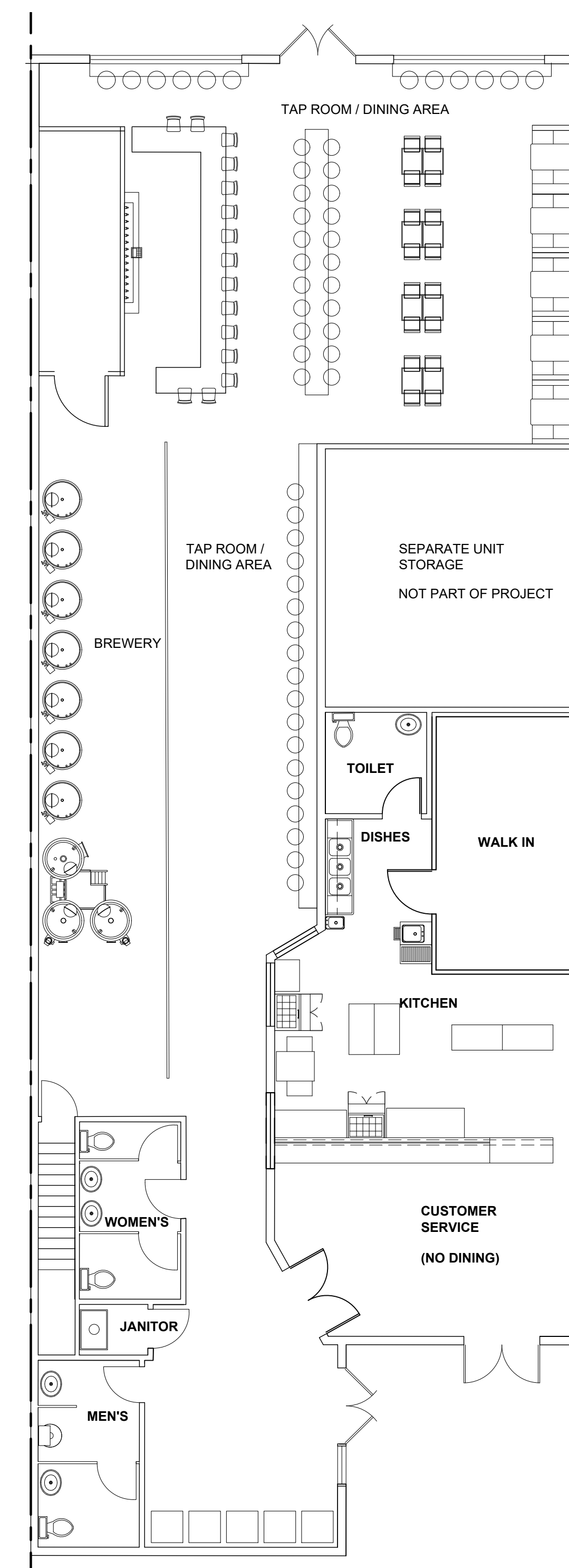
**PROJECT BARLEY /  
SOUTH BAY PIZZA**  
2306 P.C.H.  
LOMITA, CA. 90717

CHANGE OF USE TO RESTAURANT  
**PROJECT BARLEY /  
SOUTH BAY PIZZA**  
2306 P.C.H.  
LOMITA, CA. 90717  
JOE SMITH AND  
BRENTON REGER

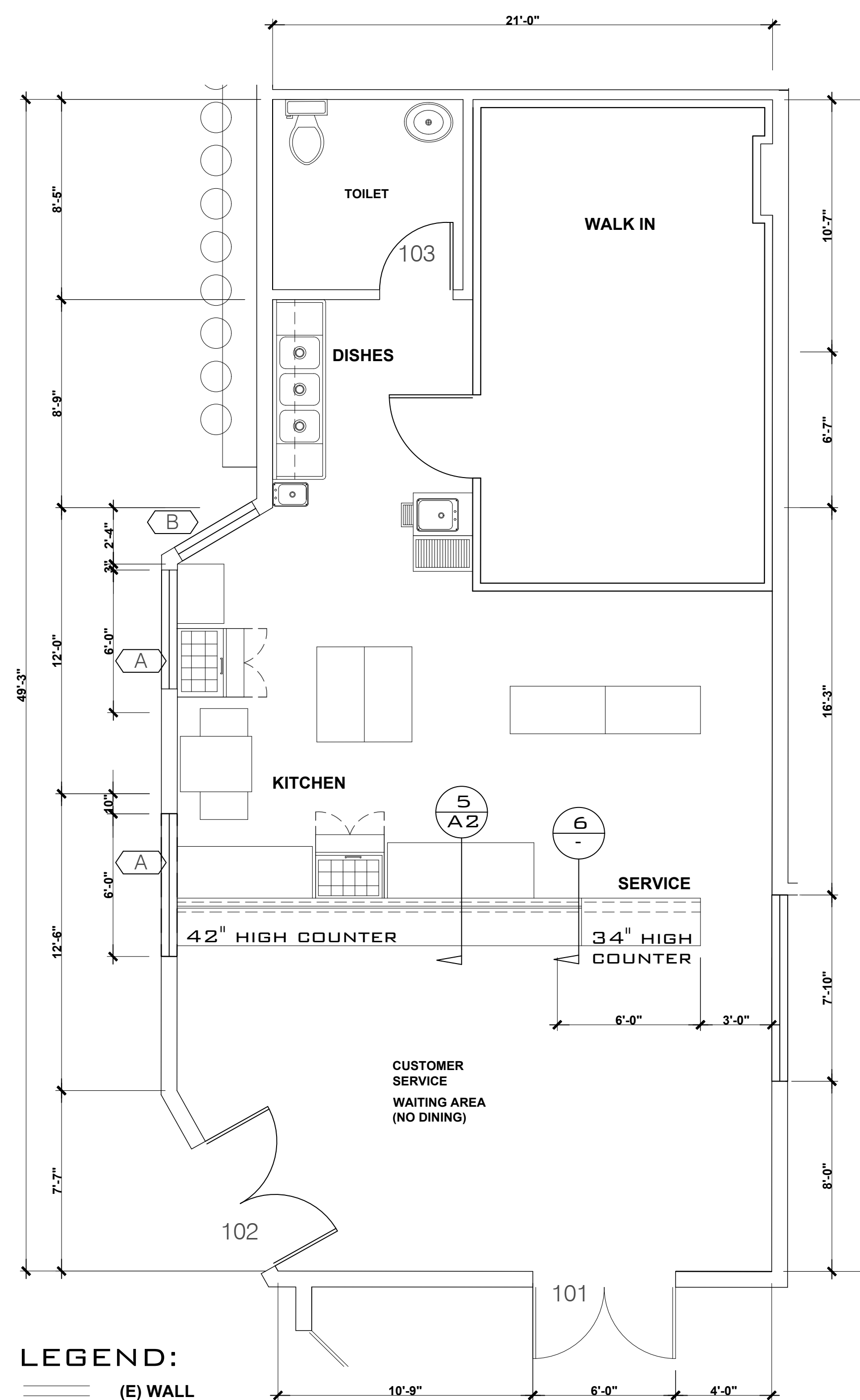
FLOOR PLANS; DEMO PLAN;  
DOOR & WINDOW SCHEDULES;  
SERVICE COUNTER DETAIL

Date 12/29/20 Scale Per Plan  
Sheet

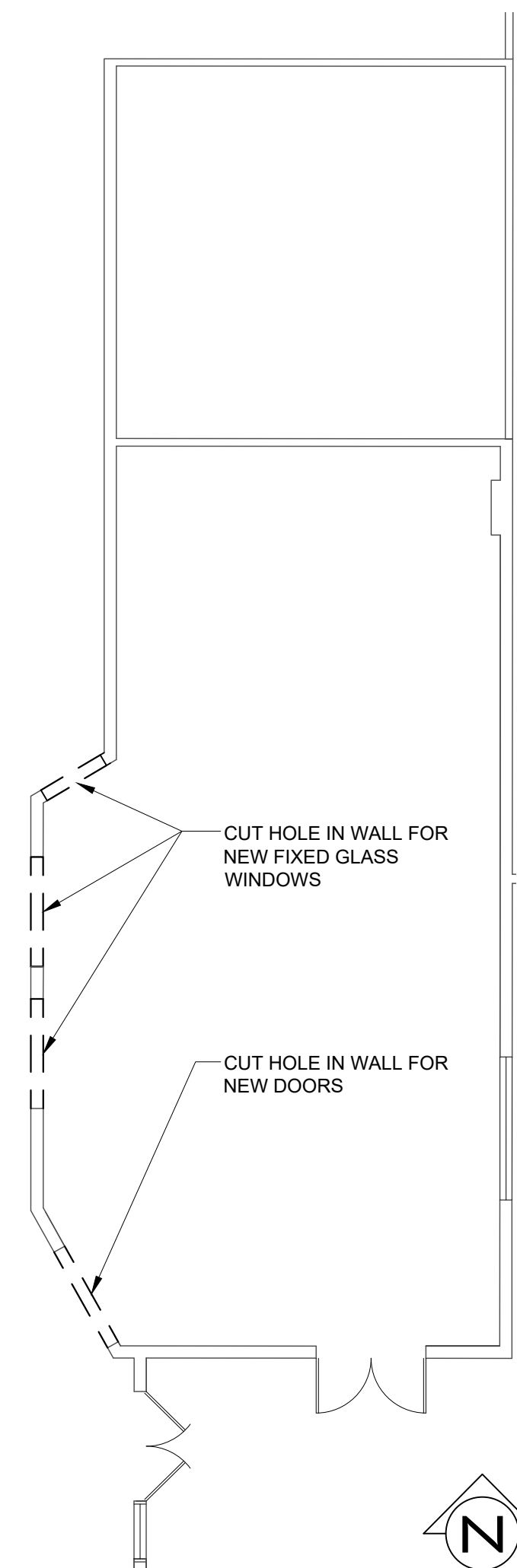
A1



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

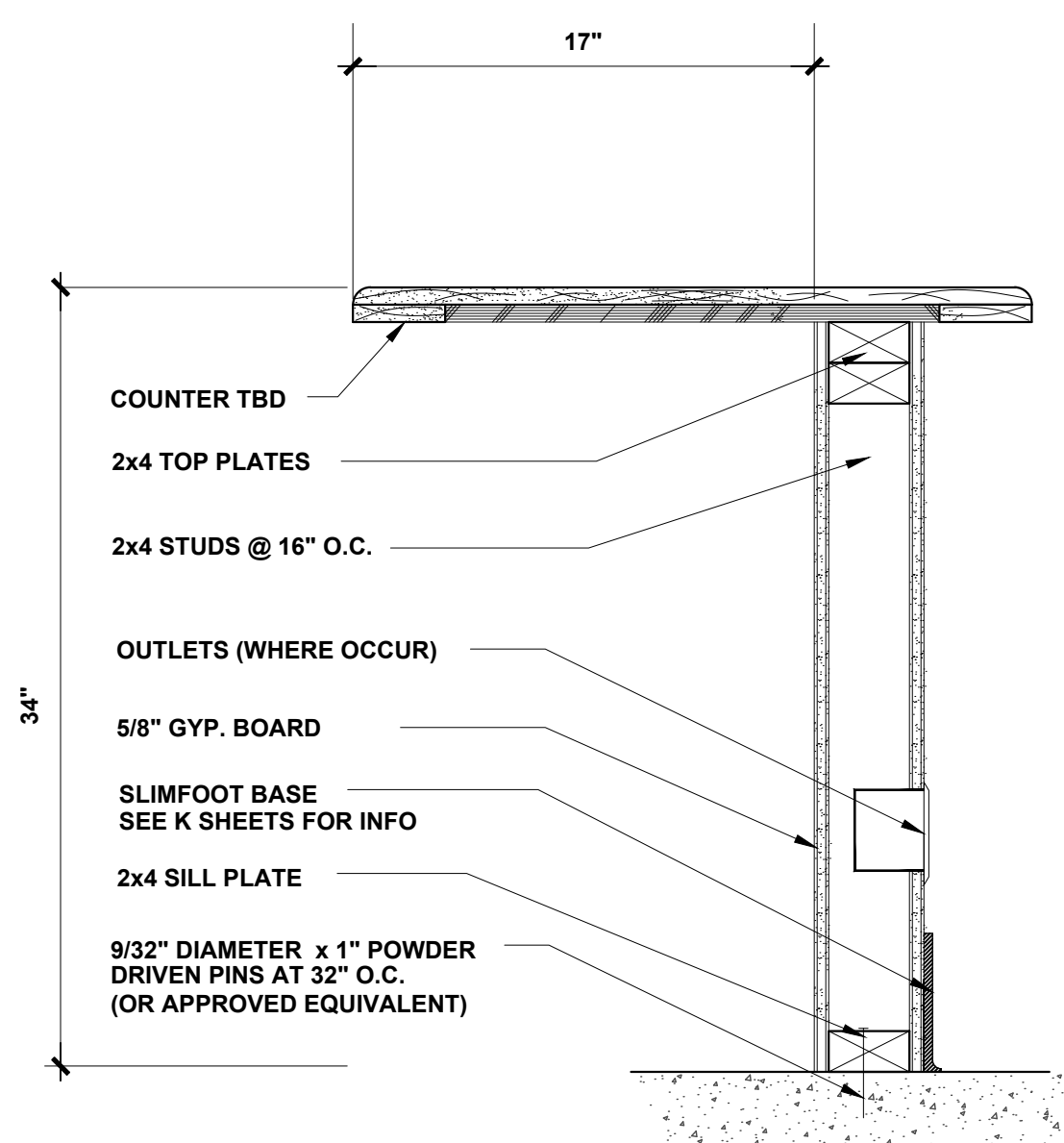


AREA OF WORK FLOOR PLAN SCALE 1/4" = 1'-0" 2



DEMOLITION PLAN SCALE 1/8" = 1'-0" 4

DOORS SCALE NTS 3



FRONT COUNTER SCALE 1 1/2" = 1'-0" 6

NOT USED

SCALE NA 5

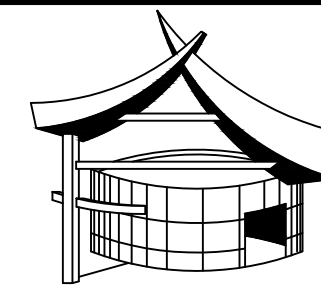
#	Mat.	Size [WxH]	#	ROOM	Type	Mat.	Size	NOTES
A	FIXED GLASSS STEEL and Glass	6'-0"x3'-0"	101	Entry	A	STEEL and Glass	DOUBLE 3'-0"x7'-0"	EXISTING TO REMAIN
B	FIXED GLASSS STEEL and Glass	3'-9"x3'-0"	102	BREWERY	B	STEEL and Glass	DOUBLE 3'-0"x7'-0"	NEW DOORS
			103	TOILET	B	WOOD	3'-0"x7'-0"	EXISTING TO REMAIN

NOTE: WINDOW  
HEADERS AT 7'-0" -  
SILLS AT 4'-0"

DOOR TYPES  
A: DEAD BOLT  
B: PRIVACY  
LOCKSET  
C: WALK IN  
DOOR

NOTE: ALL DOORS ARE SELF CLOSING

WINDOWS SCALE NTS 7



NEWMAN  
BUILDING  
DESIGNS  
6529 VISTA DEL MAR  
L.A. CA 90291  
(310) 384-9473  
NEWMANBUILDINGDESIGNS@GMAIL.COM

▲ SUBMITTED 12/29/20

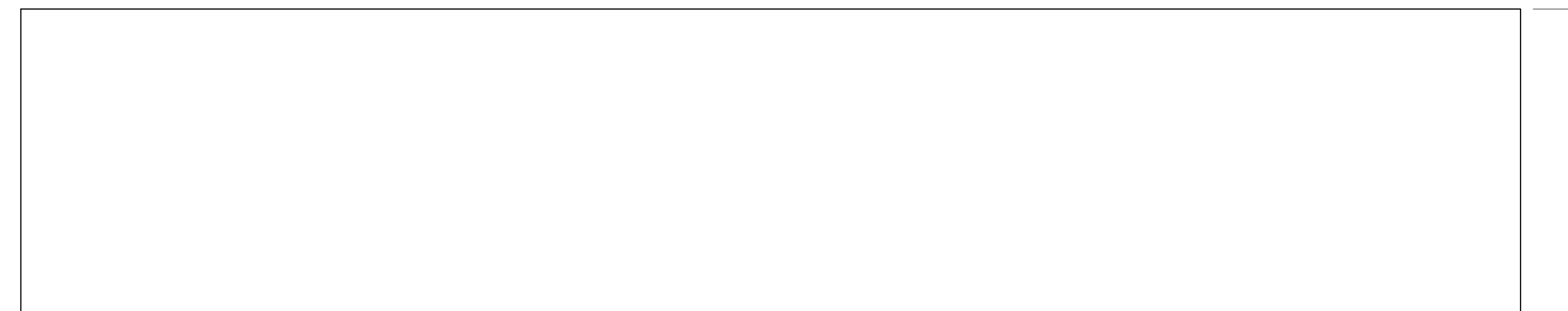
PROJECT BARLEY /  
SOUTH BAY PIZZA  
2306 P.C.H.  
LOMITA, CA. 90717

CHANGE OF USE TO RESTAURANT  
PROJECT BARLEY /  
SOUTH BAY PIZZA  
2306 P.C.H.  
LOMITA, CA. 90717  
JOE SMITH AND  
BRENTON REGER

ELEVATIONS

Date 12/29/20 Scale Per Plan  
Sheet

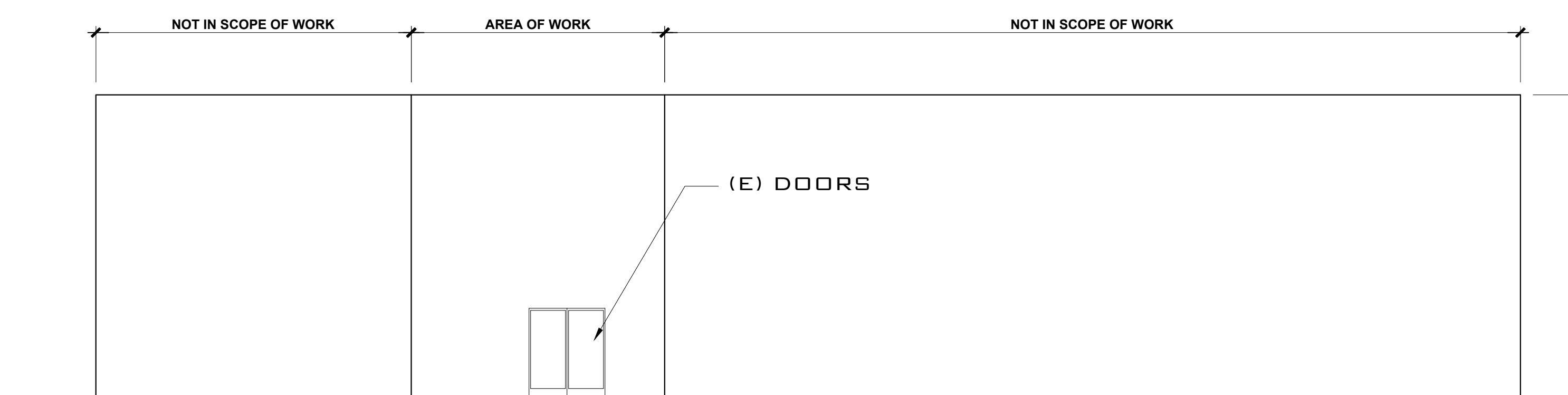
A2



WEST ELEVATION

SCALE  
1/8" = 1'-0"

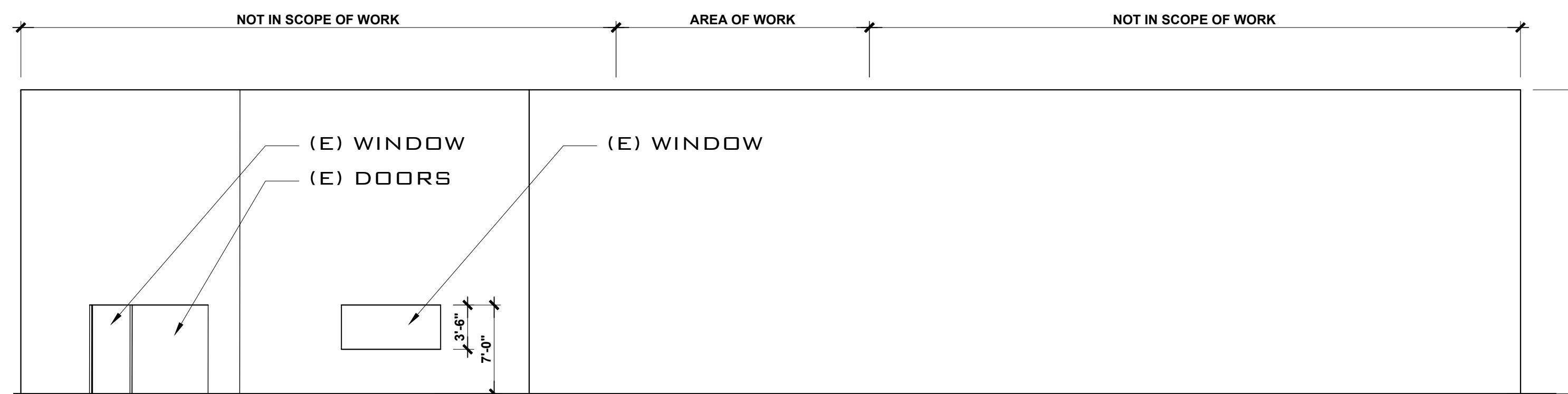
4



SOUTH ELEVATION

SCALE  
1/8" = 1'-0"

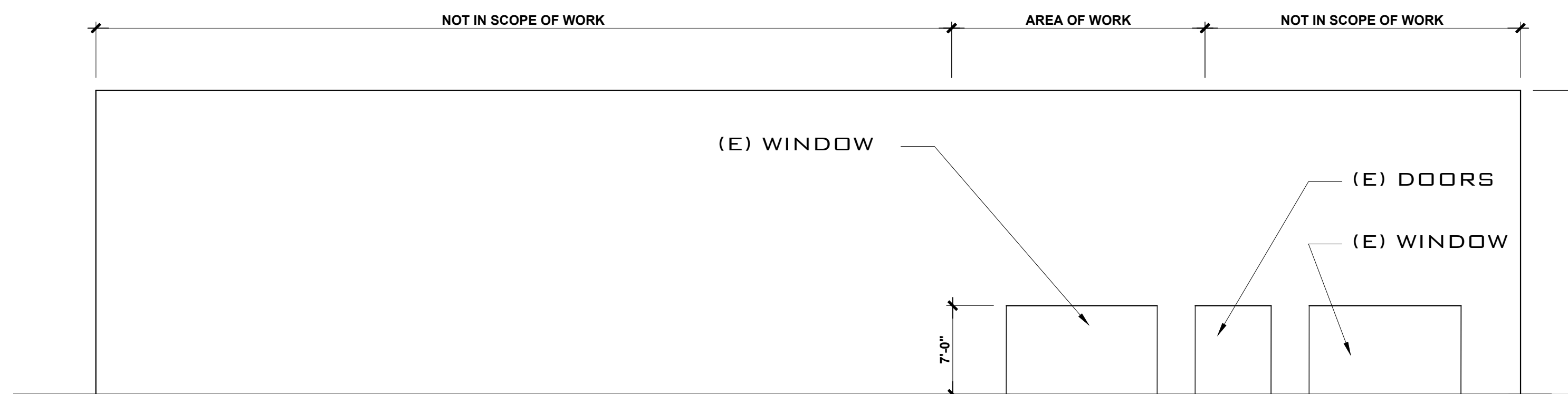
3



EAST ELEVATION

SCALE  
1/8" = 1'-0"

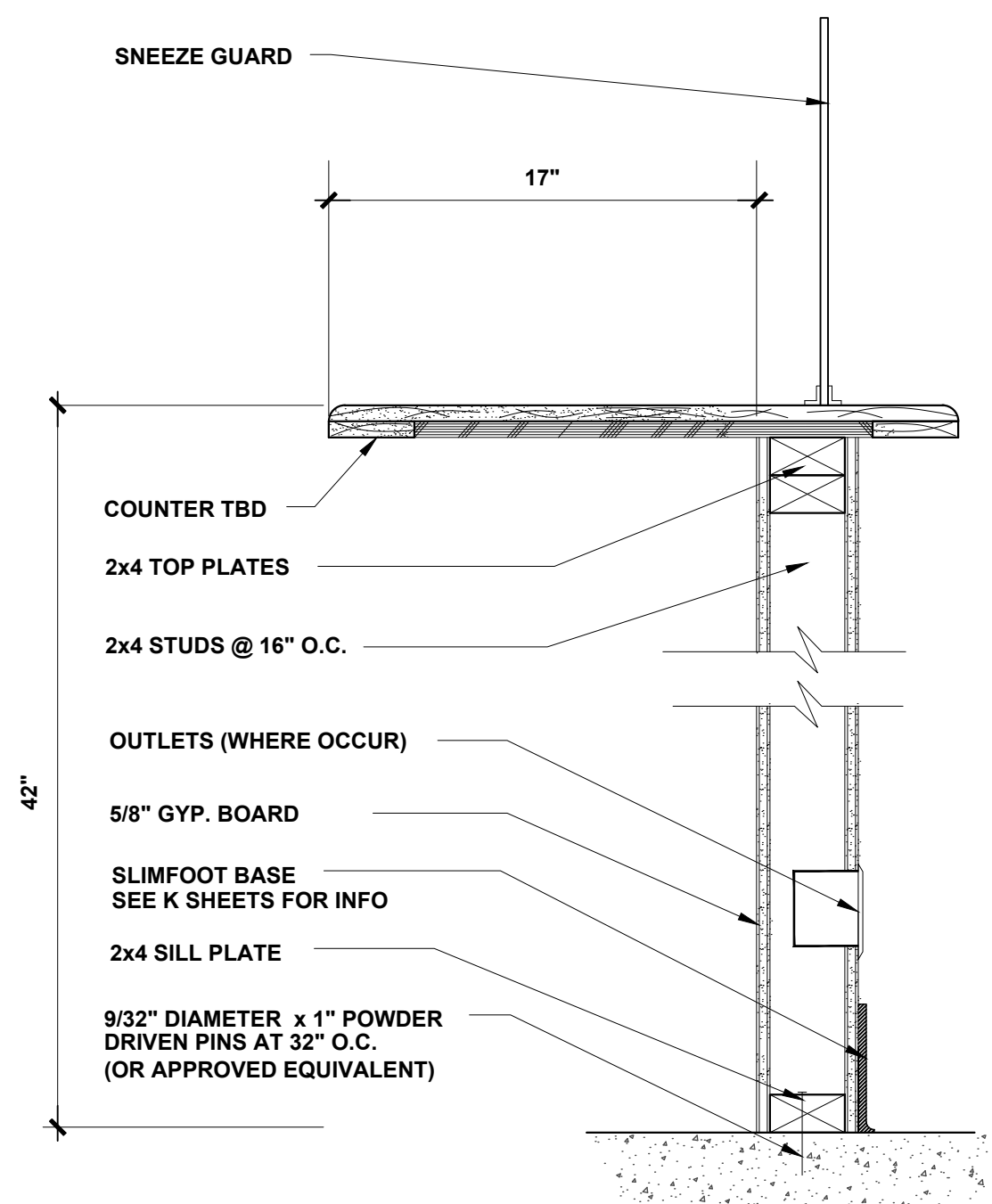
2



NORTH ELEVATION

SCALE  
1/8" = 1'-0"

1



PONY WALL

SCALE  
1 1/2" = 1'-0"

5

**RESOLUTION NO. 2018-14**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA APPROVING CONDITIONAL USE PERMIT NO. 309 TO PERMIT A 3,500 SQUARE FOOT BREWERY WITH TASTING ROOM, FOR THE PROPERTY LOCATED AT 2308 PACIFIC COAST HIGHWAY IN THE C-R, COMMERCIAL RETAIL ZONE. (INITIATED AND FILED BY BRENTON REGER, FOR PROJECT BARLEY, 820 9<sup>TH</sup> ST., HERMOSA BEACH, CA 90254.)**

Section 1. Recitals

- A. The City Council of the City of Lomita has considered Zone Text Amendment to define, conditionally permit, and set parking standards for a "Brewery with Tasting Room" within the Commercial Retail (C-R) zone subject to a conditional use permit, and a conditional use permit to allow a new 3,500 square foot Brewery with tasting room, for the property located at 2308 Pacific Coast Highway. Initiated and filed by Brenton Reger, for Project Barley, 820 9th St., Hermosa Beach, CA 90254.
- B. On April 9, 2018, the Planning Commission held a duly noticed public hearing on Conditional Use Permit No. 309 where public testimony was accepted on the item and recommended City Council approval.
- C. The subject site is zoned C-R (Commercial Retail) and designated "commercial" by the City's General Plan. Subject to City Council approval of zone text amendment 2018-02, Section 11-1.48.04 (A)(3) of the Lomita Municipal Code states that breweries with tasting rooms are permitted with approval of a conditional use permit.
- D. The proposed project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act guidelines. The proposed site for the Brewery use is a 3,500 square feet tenant space of an 8,160 square foot shopping center. In accordance with Section 15301 (Existing Facilities), this project is exempt. The proposed brewery and tasting room consists of leasing a 3,500 square foot of commercial space within an 8,160 square foot commercial shopping center. It will also include minor alternations such as tenant improvements to convert the structure to a brewery use. There is no additional construction proposed with this permit. The City Council confirms the categorical exemption.
- E. The City Council finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

Section 2. Pursuant to Lomita Municipal Code Section 11-1.70.09 (Conditional Use Permit) and Article 56 (Sales of Alcoholic Beverages), the Planning Commission finds, after due study and deliberation that the following circumstances exist:

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

Pursuant to the approval of Zone Text Amendment 2018-02, Section 11-1.48.04(A)(3) of Article 48 (C-R, Commercial Retail) states that breweries with tasting rooms are permitted within the C-R zone with the approval of a CUP and subject to the requirements of Article 56.

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

The General Plan land use designation for this area is Commercial which provides for retail sales activities and limited service establishments. The proposed brewery with tasting room is consistent with the General Plan as it provides for both retail (sale of merchandise and specialty beers) and service activities (tasting room use) within one business model.

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

The operation of a brewery which consists of the light manufacturing of beer, the sale of beer for on and off-site consumption, and ancillary retail sales of specialty beer and merchandise is compatible with existing and future land uses because the subject property is located within a commercial shopping center within the City's Commercial Retail zone. The surrounding uses are primarily retail and service based businesses. All beer making activities will take place within the building and there is no outdoor seating proposed. In addition to requiring that all beer sold for both on and off-site consumption must be manufactured on the premises (except for initial start-up batches), the following conditions have been applied to the project to minimize any possible impacts to the surrounding neighborhood:

16. The business owner must post a sign in a clear and conspicuous location listing a phone number in which a responsible party may be contacted during all public hours of the establishment to address any concerns of the community regarding noise in the brewery, tasting room, and parking lot. Said's contact name and phone number must also be available through brewery staff at all times.
17. The business owner must have readily identifiable personnel to monitor and control the behavior of customer's inside the building premises. Staff must monitor activity outside in the parking area to ensure the area is generally free of people loitering and free of patrons and their vehicles within one-half hour of closing.



19. If excessive complaints are received regarding excessive noise, or the Los Angeles County Sheriff reports a high level of calls for service, the City in its discretion may take action to have the Planning Commission review the conditional use permit and including without limitation add conditions or revoke the permit. Excessive complaints shall mean three unique verified complaints within one calendar month or 10 per calendar year.

With these conditions in place, the manufacturing of craft beer and its associated tasting room will create a destination for this location of the City and enhance the retail commercial core while having minimal impacts on neighboring uses.

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

Subject to the approval of the zone text amendment, the site meets all the current development features prescribed under the Zoning Ordinance.

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

The project is located on Pacific Coast Highway, Pacific coast Highway is a designated highway in the City which is adequate for the kind and quantity of traffic the proposed use will generate.

Any business selling alcoholic beverages for off-site or on-site consumption shall be located a minimum of 300 feet from schools, parks, public recreation areas and any other use determined to be a sensitive use by the Community Development Director. The distance shall be measured from the closest property line from the subject parcel to the closest property line of the parcel containing the sensitive use (LMC § 11-1.56.03(C)).

There is one sensitive use located within 300 feet of the subject property:

<b>Sensitive Land Use</b>	<b>Address</b>
Future Stars Academy	2320 Pacific Coast Highway

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

1. *The proposed use will not have an adverse impact on public safety. Factors that could be considered to determine impact include but are not limited to Los Angeles*

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

The Los Angeles County Sheriff's Department's 2017 Crime Statistics for all of Lomita reported 407 incidents and of that Reporting District (RD) 1714 (the RD in which the subject property is located) cited 93 total incidents. This District is considered a high crime area according to Alcoholic Beverage Control (ABC). However it should be noted that according to the Los Angeles County Sheriff's Department, the high crime is related to Pacific Coast Highway's location as a thoroughfare through the City with many crimes originating outside the City limits but ending within the City whereby raising the crime statistics. Further, the Sheriff's Department was consulted on this application and they did not express concern for this type of use at this location or within the City as a whole. The permit has been adequately conditioned to ensure safe and compatible operations.

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

The business is beneficial as it provides a new use to the City which manufactures and serves specialty craft beers for both on and off-site consumption. This type of business will become a draw to the City's commercial retail core and enhance the commercial vitality of the area, as there are no other businesses like this in the immediate vicinity.

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

The use will not become objectionable or detrimental to surrounding properties. As detailed in the findings for a conditional use permit, the project meets all development criteria, the site is adequate in size for the proposed use, and the use is served by Pacific Coast Highway., which is a designated highway. In addition to the City's standard conditions of approval the following conditions are also included to further avoid potential impact with the neighborhood located to the south of the subject property:

16. The business owner must post a sign in a clear and conspicuous location listing a phone number in which a responsible party may be contacted during all public hours of the establishment to address any concerns of the community regarding noise in the brewery, tasting room, and parking lot. Said's contact name and phone number must also be available through brewery staff at all times.

17. The business owner must have readily identifiable personnel to monitor and control the behavior of customer's inside the building premises. Staff must monitor activity outside in the parking area to ensure the area is generally free of people and are free of patrons and their vehicles within one-half hour of closing.

19. If excessive complaints are received regarding excessive noise, or the Los Angeles County Sheriff reports a high level of calls for service, the City in its discretion may take action to have the Planning Commission review the conditional use permit and including without limitation add conditions or revoke the permit. Excessive complaints shall mean three unique verified complaints within one calendar month or 10 per calendar year.

Section 3. The City Council of the City of Lomita hereby approves Conditional Use Permit No. 302 subject to the following conditions:

**GENERAL PROJECT CONDITIONS**

1. The conditions of approval within Planning Commission Resolution No. 2018-06.
2. That the tasting room hours of operation open to the public are from 10 a.m. to 11 p.m. Sunday through Thursday and 10 a.m. to 12 a.m. Friday and Saturday.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lomita hereby approves Conditional Use Permit No. 309. The decision of the City Council is final and conclusive as to all things involved.

**PASSED, APPROVED AND ADOPTED**, this 1st day of May, 2018.



\_\_\_\_\_  
Michael Savidan,  
Mayor

ATTEST:



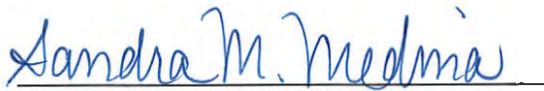
\_\_\_\_\_  
Sandra M. Medina, MMC  
City Clerk

I hereby certify the foregoing resolution was duly adopted by the City Council of the City of Lomita at a regular meeting held on the 1st day of May, 2018 by the following vote:

AYES: Council Members: Gazeley, Traina, Waronek, Mayor Pro Tem Sanchez, and Mayor Savidan

NOES: None

ABSENT: None



Sandra M. Medina, MMC  
City Clerk

## RESOLUTION NO. PC 2018-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA RECOMMENDING CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT NO. 309 TO PERMIT A 3,500 SQUARE FOOT BREWERY WITH TASTING ROOM, FOR THE PROPERTY LOCATED AT 2308 PACIFIC COAST HIGHWAY IN THE C-R, COMMERCIAL RETAIL ZONE. INITIATED AND FILED BY BRENTON REGER, FOR PROJECT BARLEY, 820 9<sup>TH</sup> ST., HERMOSA BEACH, CA 90254.

Section 1. Recitals

- A. The Planning Commission of the City of Lomita has considered a request for a Zone Text Amendment to define, conditionally permit, and set parking standards for a "Brewery" within the Commercial Retail (C-R) zone subject to a conditional use permit, and a conditional use permit to allow a new 3,500 square foot Brewery with tasting room, for the property located at 2308 Pacific Coast Highway. Initiated and filed by Brenton Reger, for Project Barley, 820 9<sup>th</sup> St., Hermosa Beach, CA 90254.
- B. The subject site is zoned C-R (Commercial Retail) and designated "commercial" by the City's General Plan. Subject to City Council approval of zone text amendment 2018-02, Section 11-1.48.04 (A)(3) of the Lomita Municipal Code states that breweries with tasting rooms are permitted with approval of a conditional use permit.
- C. On April 9, 2018 the Planning Commission held a duly noticed public hearing and accepted public testimony for and against the item.
- D. The proposed project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act guidelines. The proposed site for the Brewery use is a 3,500 square feet tenant space of an 8,160 square foot shopping center. In accordance with Section 15301 (Existing Facilities), this project is exempt. The proposed brewery and tasting room consists of leasing a 3,500 square foot of commercial space within an 8,160 square foot commercial shopping center. It will also include minor alternations such as tenant improvements to convert the structure to a brewery use. There is no additional construction proposed with this permit
- E. The Planning Commission finds that the Applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, or visit in this establishment in particular.

Section 2. Findings.

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

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

Pursuant to the approval of Zone Text Amendment 2018-02, Section 11-1.48.04(A)(3) of Article 48 (C-R, Commercial Retail) states that breweries with tasting rooms are permitted within the C-R zone with the approval of a CUP and subject to the requirements of Article 56.

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

The General Plan land use designation for this area is Commercial which provides for retail sales activities and limited service establishments. The proposed brewery with tasting room is consistent with the General Plan as it provides for both retail (sale of merchandise and specialty beers) and service activities (tasting room use) within one business model.

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

The operation of a brewery which consists of the light manufacturing of beer, the sale of beer for on and off-site consumption, and ancillary retail sales of specialty beer and merchandise is compatible with existing and future land uses because the subject property is located within a commercial shopping center within the City's Commercial Retail zone. The surrounding uses are primarily retail and service based businesses. All beer making activities will take place within the building and there is no outdoor seating proposed. In addition to requiring that all beer sold for both on and off-site consumption must be manufactured on the premises (except for initial start-up batches), the following conditions have been applied to the project to minimize any possible impacts to the surrounding neighborhood:

16. The business owner must post a sign in a clear and conspicuous location listing a phone number in which a responsible party may be contacted during all public hours of the establishment to address any concerns of the community regarding noise in the brewery, tasting room, and parking lot. Said's contact name and phone number must also be available through brewery staff at all times.
17. The business owner must have readily identifiable personnel to monitor and control the behavior of customer's inside the building premises. Staff must monitor activity outside in the parking area to ensure the area is generally free of people loitering and free of patrons and their vehicles within one-half hour of closing.
19. If excessive complaints are received regarding excessive noise, or the Los Angeles County Sheriff reports a high level of calls for service, the City in its discretion may take action to have the Planning Commission review the conditional use permit and including without limitation add conditions or revoke the permit. Excessive complaints shall mean three unique verified complaints within one calendar month or 10 per calendar year.

With these conditions in place, the manufacturing of craft beer and its associated tasting room will create a destination for this location of the City and enhance the retail commercial core while having minimal impacts on neighboring uses.

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

Subject to the approval of the zone text amendment, the site meets all the current development features prescribed under the Zoning Ordinance.

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

The project is located on Pacific Coast Highway, Pacific coast Highway is a designated highway in the City

which is adequate for the kind and quantity of traffic the proposed use will generate.

Any business selling alcoholic beverages for off-site or on-site consumption shall be located a minimum of 300 feet from schools, parks, public recreation areas and any other use determined to be a sensitive use by the Community Development Director. The distance shall be measured from the closest property line from the subject parcel to the closest property line of the parcel containing the sensitive use (LMC § 141.56.03(C)).

There is one sensitive use located within 300 feet of the subject property:

Sensitive Land Use	Address
Future Stars Academy	2320 Pacific Coast Highway

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

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

The Los Angeles County Sheriff's Department's 2017 Crime Statistics for all of Lomita reported 407 incidents and of that Reporting District (RD) 1714 (the RD in which the subject property is located) cited 93 total incidents. This District is considered a high crime area according to Alcoholic Beverage Control (ABC). However it should be noted that according to the Los Angeles County Sheriff's Department, the high crime is related to Pacific Coast Highway's location as a thoroughfare through the City with many crimes originating outside the City limits but ending within the City whereby raising the crime statistics. Further, the Sheriff's Department was consulted on this application and they did not express concern for this type of use at this location or within the City as a whole. The permit has been adequately conditioned to ensure safe and compatible operations.

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

The business is beneficial as it provides a new use to the City which manufactures and serves specialty craft beers for both on and off-site consumption. This type of business will become a draw to the City's commercial retail core and enhance the commercial vitality of the area, as there are no other businesses like this in the immediate vicinity.

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

The use will not become objectionable or detrimental to surrounding properties. As detailed in the findings for a conditional use permit, the project meets all development criteria, the site is adequate in size for the proposed use, and the use is served by Pacific Coast Highway, which is a designated highway. In addition to the City's standard conditions of approval the following conditions are also included to further avoid potential impact with the neighborhood located to the south of the subject property:

- 16. The business owner must post a sign in a clear and conspicuous location listing a phone number in which a responsible party may be contacted during all public hours of the establishment to address any concerns of the community regarding noise in the brewery, tasting room, and parking lot. Said's contact name and*

phone number must also be available through brewery staff at all times.

17. The business owner must have readily identifiable personnel to monitor and control the behavior of customer's inside the building premises. Staff must monitor activity outside in the parking area to ensure the area is generally free of people and are free of patrons and their vehicles within one-half hour of closing.
19. If excessive complaints are received regarding excessive noise, or the Los Angeles County Sheriff reports a high level of calls for service, the City in its discretion may take action to have the Planning Commission review the conditional use permit and including without limitation add conditions or revoke the permit. Excessive complaints shall mean three unique verified complaints within one calendar month or 10 per calendar year.

Section 3. The Planning Commission of the City of Lomita recommends City Council approval of Conditional Use Permit No. 309 subject to the following conditions:

### **GENERAL PROJECT CONDITIONS**

1. This permit is granted for the property described in the application on file with the Planning Division, which was received on March 20, 2018, and may not be transferred from one property to another.
2. This conditional use permit shall become null and void unless exercised within 24 months from the date of final approval unless a time extension is granted by the Planning Commission.
3. That the Planning Commission may review this approval upon notice of violation by the Community Development Director through the Code Enforcement Division.
4. By commencing any activity related to the project or using any structure authorized by this permit, Applicant accepts all of the conditions and obligations imposed by this permit and waives any challenges to the validity of the conditions and obligations stated therein.
5. Applicant agrees, as a condition of adoption of this resolution, at Applicant's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. Applicant's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof.
6. Before placing or constructing any signs on the project property, Applicant shall obtain a sign permit from the City. Except as provided in the sign permit, Applicant may not change any signs on the project property.
7. If Applicant, owner or tenant fails to comply with any of the conditions of this permit, the Applicant, owner or tenant shall be subject to a civil fine pursuant to the City Code.
8. This permit shall not be effective for any purpose until the applicant or a duly authorized representative of the applicant has filed with the Department of Community Development, a notarized affidavit accepting all the conditions of this permit. This affidavit, or a copy of this resolution, shall be recorded with the County Recorder and is binding on successors.

### **PLANNING STANDARD CONDITIONS**

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



10. It is hereby declared to be the intent that if any provision of this permit is held or declared invalid, the permit shall be void and the privileges granted hereunder shall lapse.
11. That, in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission.

#### **PLANNING SPECIAL CONDITIONS**

12. This conditional use permit allows for the manufacturing of beer at the subject site and the operation of a tasting room. Operation of the tasting room requires the continuous operation of a brewery as the main use. Further this permit allows for the off-site sale of beer manufactured at the subject site.
13. Except for the first six months of operation where the applicants beer is brewed off-site, only beer that is produced and manufactured on-site may be served to and/or consumed by patrons of the tasting room. Further, the off-site sale of beer is limited to the sale of beer that is produced and manufactured on-site.
14. The subject property and business owner must obtain and maintain a type 23 license and any other required licenses by Alcoholic Beverage Control (ABC). Copies of all licenses approved by ABC must be provided to the Planning Division.
15. There shall be no live entertainment or food truck events without approval of a Special Entertainment Permit.
16. The business owner must post a sign in a clear and conspicuous location listing a phone number in which a responsible party may be contacted during all public hours of the establishment to address any concerns of the community regarding noise in the brewery, tasting room, and parking lot. Said's contact name and phone number must also be available through brewery staff at all times.
17. The business owner must have readily identifiable personnel to monitor and control the behavior of customer's inside the building premises. Staff must monitor activity outside in the parking area to ensure the area is generally free of people and are free of patrons and their vehicles within one-half hour of closing.
18. The Planning Division must be notified within 10 days of the completion of a change of ownership of the approved use, so the City can ensure that new operators are in compliance with this conditional use permit..
19. If excessive complaints are received regarding excessive noise, or the Los Angeles County Sheriff reports a high level of calls for service, the City in its discretion may take action to have the Planning Commission review the conditional use permit and including without limitation add conditions or revoke the permit. Excessive complaints shall mean three unique verified complaints within one calendar month or 10 per calendar year.
20. The tasting room hours of operation open to the public are from 10 a.m. to 11 p.m. Sunday through Thursday and 10 a.m. to 2 a.m. Friday and Saturday.
21. Pre-packaged and other snack foods shall be available for purchase at all times while the tasting room is open to the public.
22. All commercial deliveries shall be from the parking area located behind the building and occur between the hours of 9 a.m. to 4 p. m. seven days per week.

23. Removal of trash, bottles and the like shall occur during hours of operation.


PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 9<sup>th</sup> day of April, 2018 by the following vote:

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

NOES: Commissioners

ABSENT: Commissioners:

  
Micheal Graf, Chair

ATTEST:   
Gary Y. Sugano  
Assistant City Manager

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.



PROJECT SITE

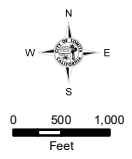
City of Lomita

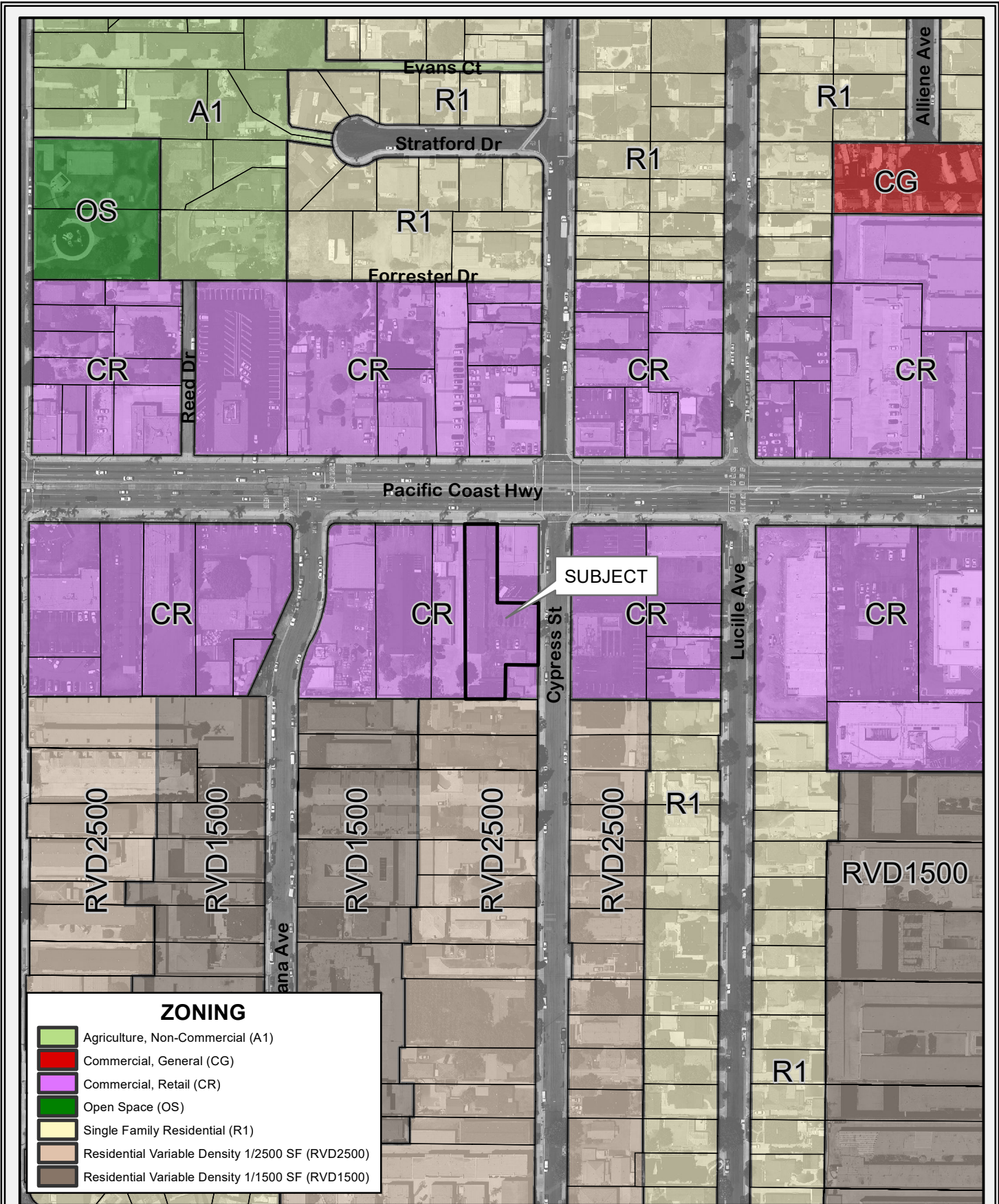


**Amendment to CUP No. 309**  
**2306 & 2308 Pacific Coast Highway**  
**Exhibit E**








Community Development  
January 2021

Source: Lomita GIS Data Layers, TIGER Files  
GIS/Apps/2308PCH\_4.vty.mxd





**ZONING**

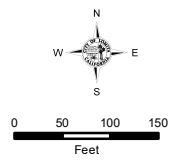
	Agriculture, Non-Commercial (A1)
	Commercial, General (CG)
	Commercial, Retail (CR)
	Open Space (OS)
	Single Family Residential (R1)
	Residential Variable Density 1/2500 SF (RVD2500)
	Residential Variable Density 1/1500 SF (RVD1500)

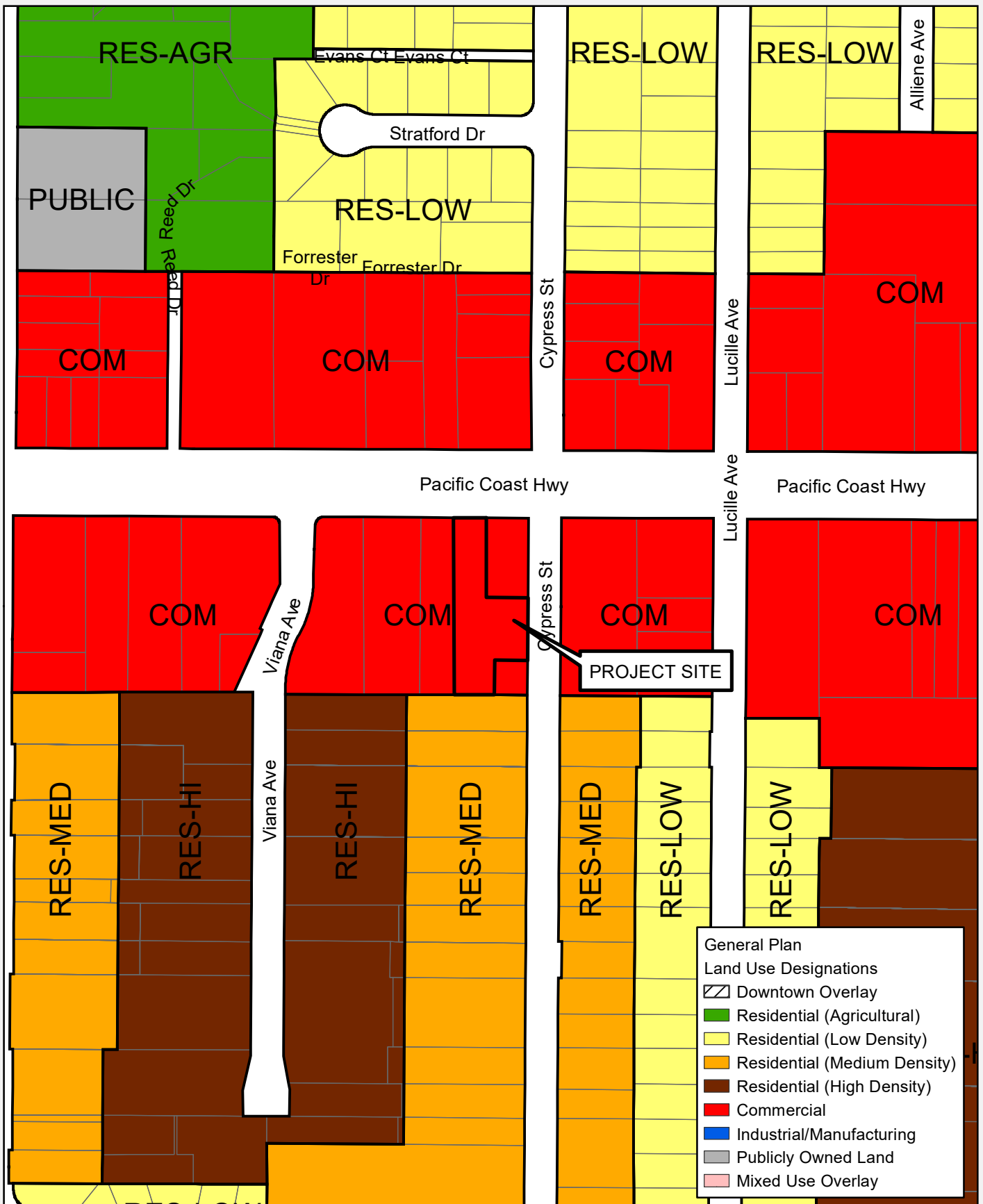


**Amendment to CUP No. 309  
2306 & 2308 Pacific Coast Highway  
Exhibit F**

Community Development  
December 2018

Source: Lomita GIS Data Layers  
GIS/Apps/2301\_zon.mxd





**General Plan**  
**Land Use Designations**

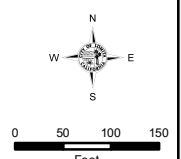
- Downtown Overlay
- Residential (Agricultural)
- Residential (Low Density)
- Residential (Medium Density)
- Residential (High Density)
- Commercial
- Industrial/Manufacturing
- Publicly Owned Land
- Mixed Use Overlay



**Amendment to CUP No. 309**  
**2306 & 2308 Pacific Coast Highway**  
**Exhibit G**

Community Development  
 January 2021

Source: Lomita GIS Data Layers  
 GIS/Apps/2308PCH\_4gp.mxd

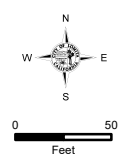




**Amendment to CUP No. 309  
2306 & 2308 Pacific Coast Highway  
Exhibit H**

Community Development  
January 2021

Source: Lomita GIS Data Layers  
/Apps/2306PCH\_4aer.mxd





PROJECT BARLEY

# Exhibit i

## CREATE YOUR OWN PIZZA

our classic cheese pizza. choose from a selection of fresh toppings to make your own creation!  
12" \$11.49 14" \$13.49 16" \$15.99

## PEPPERONI PIZZA

sliced pepperoni on our classic cheese pizza.  
12" \$13.24 14" \$15.24 16" \$17.74 12" Cauliflower Crust \$18.24

## 12" CAULIFLOWER PIZZA

our housemade marinara, mozzarella cheese, on a cauliflower crust.  
12" Pizza \$16.49

## PLANT BASED PIZZA

this is for our vegan lovers! enjoy this pizza on our house made dough or make it 100% vegan on our cauliflower crust. topped with our house made marinara and creamy plant based mozzarella. other plant based toppings available. (picture shown with cauliflower crust)

12" Small \$11.49 12" Plant Based Cauliflower Crust \$16.49 14" Medium \$13.49 16" Large \$15.99

**V GF**

## MEAT LOVERS

sliced pepperoni, italian sausage, meatball, bacon, and ham/canadian bacon  
12" \$18.49 14" \$20.49 16" \$22.99 12" Cauliflower Crust \$23.49

## VEGGIE LOVERS

spinach, tomatoes, mushrooms, black olives, red onion, and green pepper  
12" \$18.49 14" \$20.49 16" \$22.99 12" Cauliflower \$23.49

## HAWAIIAN PIZZA

pineapple, ham/canadian bacon, and mozzarella cheese  
12" \$18.49 14" \$20.49 16" \$22.99 12" Cauliflower Crust \$23.49

### **EVERYTHING PIZZA**

pepperoni, beef, ham/canadian bacon, italian sausage, black olives, mushrooms, tomatoes, red onion, and green pepper  
12" \$18.49 14" \$20.49 16" \$22.99 12" Cauliflower Crust \$23.49

### **BBQ CHICKEN PIZZA**

chicken, green pepper, red onion, cilantro, and bbq sauce  
12" \$18.49 14" \$20.49 16" \$22.99 12" Cauliflower Crust \$23.49

### **MARGHERITA PIZZA**

marinara with dollops of mozzarella, topped with fresh basil.  
12" \$18.49 14" \$20.49 16" \$22.99 12" Cauliflower Crust \$23.49

### **THE GREAT WHITE PIZZA**

alfredo sauce, red onion, bacon, and chicken  
12" \$18.49 14" \$20.49 16" \$22.99 12" Cauliflower Crust \$23.49

### **PCH PESTO PIZZA**

pesto sauce, diced tomato, topped with balsamic glaze  
12" \$18.49 14" \$20.49 16" \$22.99 12" Cauliflower Crust \$23.49

### **SPINACH & ARTICHOKE PIZZA**

alfredo sauce, spinach, artichoke hearts, parmesan cheese, topped with a pesto drizzle  
12" \$18.49 14" \$20.49 16" \$22.99 12" Cauliflower Crust \$23.49

### **TACO TUESDAY PIZZA**

salsa, seasoned ground beef, mozzarella, and cheddar cheese, tomato, red onion, black olives, jalapeños, cilantro and topped with sour cream drizzle.  
12" \$18.49 14" \$20.49 16" \$22.99 12" Cauliflower Crust \$23.49

### **PASTRAMI PIZZA**

this ain't no deli sandwich! our house made dough topped with mustard, naturally hardwood smoked pastrami, pickles and mozzarella. this combination is sure to leave you thinking you have had an explosion of flavor in your mouth. our pastrami is gluten and msg free. next time you're feeling like a pastrami sandwich give this one a try.  
12" \$18.49 14" \$20.49 16" \$22.99 12" Cauliflower crust \$23.49

### **GARDEN SALAD**

mixed greens, tomatoes, red onion, black olives, green pepper, and pepperoncini  
Regular \$6.99 Large \$10.99 Add Chicken +\$2.99



### **CAESAR SALAD**

romaine, parmesan, croutons, and caesar dressing  
Regular \$6.99 Large \$10.99 Add Chicken +\$2.99

### **ANITPASTO**

mixed greens, pepperoni, canadian bacon, salami, mozzarella, tomatoes, red onion, black olives, green  
pepper, and pepperoncini  
Large \$11.99

### **WATER**

24 oz \$1.99

### **DIET COKE**

12 oz Can \$1.99 2 Liter \$2.99

### **COKE**

12 oz Can \$1.99 2 Liter \$2.99

### **SPRITE**

12 oz Can \$1.99 2 Liter \$2.99



## CITY OF LOMITA PLANNING COMMISSION REPORT

**TO:** Planning Commission February 8, 2021

**FROM:** James Dotson, Planning Intern  
Laura MacMorran, Assistant Planner

**SUBJECT:** Site Plan Review 1208  
26109 Narbonne Avenue in the RVD-1500 (Residential Variable Density) Zone

### APPLICANT'S REQUEST

A request for a Site Plan Review to permit the construction of eight townhomes amongst four, three-story buildings, with 19 parking spaces, and a modification to permit an eight-foot wall along the northern property line to exceed the allowed six foot maximum, located at 26109 Narbonne Avenue in the RVD-1500, (Residential Variable Density) Zone and to confirm the categorical exemption. Filed by Peter Frederiksen, 616 Via Del Monte, Palos Verdes Estates, CA 90274 (the "Applicant").

### BACKGROUND

The subject property is a vacant, 16,245 square-foot lot with a width of 113.60 feet and a depth of 143 feet.

Prior to submission to the Planning Commission, the project received the following recommendations and approvals.

1. In 1988, the City Council approved Tract Map No. 46207 and the map was recorded on May 25, 1990.
2. Due to the property's location south of Pacific Coast Highway, the applicant applied for a Height Variation Permit. On December 21<sup>st</sup>, 2020, HVP No. 111 was administratively approved to allow a building height up to 27 feet.

On September 10, 2018, the Planning Commission approved Site Plan Review 1194. The applicant overlooked the entitlement's expiration date and did not apply in time for an extension. Those plans are identical to the current submission.

### Project Description

The applicant proposes to build four, three-story townhome buildings, consisting of two units per building for a total of eight units. The approximate 1,500-square-foot units will have three bedrooms, two and a half bathrooms, and a 450 square foot two-car garage. In addition to the 16 enclosed parking spaces, the development will provide three unenclosed guest parking spaces.

Environmental Determination

Pursuant to Section 15332 (In-Fill Development) of the CEQA Guidelines, the proposed project consisting of a Site Plan Review is categorically exempt from the requirements of CEQA. Section 15332 exempts those projects which: (1) are consistent with the applicable general plan designation and all applicable general plan policies (as well as with applicable zoning designation and regulations); (2) occur within city limits on a project site of no more than five acres substantially surrounded by urban uses; (3) have no value as a habitat for endangered, rare or threatened species; (4) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) have a project site that can be adequately served by all required utilities and public services. The eight proposed three-story townhome units and eight-foot high wall are located on a lot of less than half of an acre and surrounded by urban uses. The development is fully located within the City limits, is consistent with the applicable General Plan and zoning designations and is fully served by all required utilities. The site also has no value for a sensitive or endangered habitat. As there is no substantial evidence that the project may have a significant effect on the environment, Planning Commission may find the project is compliance with the CEQA exemption. The Notice of Exemption is attached to this report as Exhibit F.

Adjacent Zoning and Land Uses

North	RVD-1500 (Residential Variable Density 1500) Current land use: 20-foot-wide driveway leading to Sherriff’s Station. Adjacent parcel multi-family residential.
South	RVD-1500 (Residential Variable Density 1500) Current land use: Los Angeles County Sherriff Department
West	RVD-1500 (Residential Variable Density 1500) Current land use: Los Angeles County Sherriff Department
East	RVD 1500 (Residential Variable Density 1500) Current land use: Multi-family residential

**ANALYSIS**

General Plan Policies and Land Use Designation Conformance:

The General Plan designation for the subject property is High-Density Residential. This designation applies to areas “developed with multi-family residential land uses and mobile home communities,” and sets allowable density limits up to 43.6 units per acre depending on the zoning category. The proposed eight-unit development will have a density of 21 units per acre, which conforms to the General Plan’s High-Density Residential standard.

Zoning

The proposed project is consistent with the zoning designation. The zoning designation for the subject property is RVD-1500 (Residential, Variable Density 1500 SQ. FT.). The RVD-1500 Zone is established to create variable density, limited height, multiple family residential areas. The subject lot is 16,245 square feet with a maximum allowable density of one unit for every 1,500 square feet. Per the zoning designation, the maximum number of permissible units is 10 (16,245/1,500 = 10). Instead, the development proposes eight units.

Site Plan Review No. 1208

A site plan review is required for all new residential developments in the RVD-1500 zone. The project consists of eight townhomes. The project was reviewed with the applicable Lomita Municipal Code (LMC) requirements as follows:

<b>RVD Zone Development Standards (per Section 11-1.30.02, 11-1.30.14, &amp; 11-1.66.03 (A))</b>	<b>Project</b>	<b>Allowed/Required</b>	<b>Compliance</b>
General Plan Designation	Residential (High Density)	Residential (High Density)	Yes
Zoning	RVD-1500	RVD-1500	Yes
Lot Size	16,245 square feet	5,000 square feet min.	Yes
Lot Width	113.60 feet	50 feet min.	Yes
Density	1 unit/ 2,030 sq. ft. of lot area for a total of 8 units	1 unit/1,500 sq. ft. of lot area for a total of 10 units	Yes
Building Height	27 feet 0 inches	27 feet max.	Yes
Setbacks/Yards	Front: 20 ft. Side: 5 ft. & 5 ft. Rear: 20 ft.	Front: 20 ft. Side: 5 ft. & 5 ft. Rear: 20 ft.	Yes Yes Yes
Off-Street Parking	16 enclosed parking spaces	16 enclosed parking spaces	Yes
Visitor Parking	3 visitor parking spaces next to a wall with a min. size of 10' x 19'	3 visitor parking spaces next to a wall with a min. size of 10' x 19'	Yes
Open Space	530 sf/unit of which 150 sf is for private/rec use	300 sf/unit of which 150 sf for private/rec use	Yes
Laundry Facilities	A washer and dryer hookup provided for each unit	1 washer and dryer shall be required for every six units	Yes
Trash Area	Two separate common trash enclosures along the westerly property line, approximately 8' wide.	Per Sec. 11-1.61.03(2).	Yes, subject to COA #60

### Architectural Design

The proposed townhome development arranges the eight units into four detached buildings. Each unit consists of three floors. The ground floor contains a two-car garage and a 300-square-foot basement. The two levels above contain three bedrooms, bathrooms and common living spaces. Private 150 square-foot patios are accessed from each unit's common living space.

The front yard setback area is framed by tiered landscape planters. The units facing Narbonne Avenue and the units facing the rear yard have small balconies. Per Code, the second-story balcony may project up to five feet into the front and rear yard setbacks. Along the side yards, each unit has a recessed entryway.

The project is subject to site plan review pursuant to LMC Sec. 11-1.70.07. as follows:

#### **Sec. 11-1.70.07. - Site plan review.**

(A) Site Plan Review is established in order to provide a visual and factual document to determine and regulate the physical layout, design or use of a lot or parcel of land, buildings or structures. A site plan is, or may be, required in order to determine whether a proposed development will properly comply with the provisions and development standards prescribed in this Chapter.

(B) The Planning Commission, or City Council on appeal, may approve a Site Plan Review, with or without conditions, only if it first finds that:

1. The Site Plan complies with all applicable provisions of this Title;
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
3. The development design is suitable and functional. This requirement shall not be interpreted to require a particular style or type or architecture.

As the City does not have identified architectural standards, this project was not reviewed on architectural style. The proposed building placements and architectural design are not exemplary but do meet minimum standards. The applicant currently has the property listed for sale and is seeking to have the entitlements in place. Upon sale of the property, a future developer may seek modifications to enhance the design and marketability of the proposed condominiums. To incentivize architectural and design improvements, Staff is recommending Planning Commission include a condition of approval to Site Plan Review No. 1208 allowing for administrative approval of architectural deviations including, but not limited to, style, aesthetics, building orientation, building articulation, natural lighting, and location of window and door openings. This condition would only be applicable to architectural and minor deviations, all other deviations would be subject to Planning Commission approval.

### Parking Analysis

The project meets the LMC required parking for multi-family uses. Sixteen enclosed parking spaces are provided (two covered spaces per unit), plus three guest parking spaces. The LMC requires two enclosed spaces for every unit and one guest parking space for every two units. However, the LMC reduces the number of units used in the guest parking calculation based on the number of units with a minimum of 25 feet of street frontage. (LMC Section 11-1.30.14.) The eight-unit development has two units with 25 feet of lineal street frontage; therefore, the number of units used to calculate guest parking is six, instead of eight.

### Circulation and Access

A 26-foot-wide common driveway bisects the project site and intersects with Narbonne Avenue. This driveway also serves as the fire lane and is shown on Map No. 46207. The Map requires a 26-foot wide by 123-foot long fire lane. The proposed driveway complies with those dimensions. Also, each unit's entrance faces a pedestrian walkway, which has been created from the five-foot northerly and southerly side yard setback areas.

### Potential Noise Impacts

As noted above, this property is surrounded on three sides by the Los Angeles County Sheriff's Department Lomita Station. This station operates 24 hours a day and provides such services as a 911 response center, a holding facility for inmates, public counter to file reports, and administrative offices. This project was presented to the Sheriff's Department for review in 2018 and concerns regarding noise impacts due to these 24-hour operations were expressed. Should an emergency call come into the station, regardless of time, the responding officers may turn on their sirens upon exiting the station. This is in addition to more typical traffic such as deliveries, employees, and patrol vehicles continuously utilizing the adjacent gated driveway. As such the following Conditions of Approval are recommended to address the situation:

- All window locations for the residential units north of the project's driveway shall be provided with windows with an enhanced sound transmission class (STC) scale to reduce noise transmission associated with the Sheriff's Department operations. Windows may include thicker glass, added air space between windowpanes, use of laminated glass or triple-pane windows. Window specifications shall be subject to the approval of the Community Development Director prior to submittal of plans for building permits (COA #55).
- The project's CC&R's shall acknowledge that the Lomita Sheriff's station operates 24-hours a day and that they are not required to comply with the City's noise ordinance (COA #56).
- That the northern property wall have a height of eight feet from the project's finished grade (COA #58).
- That residential unit number four's master bedroom window on the northerly wall, closest to the gate shall be removed (COA #57).

A wall exceeding the six-foot height requirement requires Planning Commission approval which is explained in detail below. These conditions should address a majority of the noise concerns.

### Perimeter Walls

The project will provide a six-foot masonry wall along the south and west property lines. Along the west property line is an approximate 4,000 square foot garage located on the Los Angeles County property. The garage is made of solid cinderblock and has a height of at least 15 feet. This will assist to mitigate any noise impact from the Station to the west. The north property line runs along the Sheriff's Department driveway. Considering this driveway is used 24 hours per day, staff is recommending an eight-foot block wall be constructed along this property line. Pursuant Section 11-1.30-07 of the Municipal Code, fences and walls exceeding six feet in height require Planning Commission review and approval as a modification to a site plan review. The findings for this modification are discussed below.

### Site Plan Review No. 1208

Multi-family developments within the RVD Zone are subject to site plan review. Further, deviations from wall height requirements are subject to review and approval by the Planning Commission, pursuant to the provisions of Section 11-1.70.07, "Site Plan Review" and Section 11-1.70.08, "Modifications". After reviewing the proposed development in accordance with Article 70, staff has determined that the proposed project is consistent with the following required findings:

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

As set forth in the foregoing table, the project complies with all of the development standards for the RVD Zone as set forth in Sections 11-1.30.02, 11-1.30.14, and 11-1.66.03 (A).

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

The subject site is suitable for the proposed eight townhome units. The project conforms to the maximum height requirement, and the front, side, and rear yard setback requirements. The site provides the required off-street parking.

Each townhouse has a two-car garage. Vehicles can enter and exit the property via a 26-foot-wide driveway that intersects Narbonne Avenue. The project proposes to regrade the lot and excavate in order to build three stories. Also, the project is on a hillside and the southerly portion of the lot is at a higher grade. As a result, the driveway will be at lower grade than the right-of-way. As proposed, the southerly front yard's finished elevation is 107' and the proposed driveway's elevation ranges from 100' to 103.61' at the property line. In order to ensure drivers and pedestrians have unobstructed sightlines, staff has added Condition of Approval # 59 that the front yard areas, retaining walls, fences landscaping and the like shall not obstruct sightlines, and the City's designated engineer shall approved the detailed plans before any plans, including grading, may be submitted to Building and Safety. (Sec.11-1.66.08(K))

The plans show two units' water meters inside the driveway apron. Condition of Approval No. 66 requires all water meters to be located outside of the driveway apron and are subject to the Public Works Director's approval.

Five-foot-wide northerly and southerly walkways provide a path for pedestrians to enter the units. The residential use and proposed structures will not create congestion or affect public health, safety, or welfare as they are consistent with both the zoning and General Plan designation for the property.

The northern property line is suitable for an eight-foot block wall as it shares a common property line with the Los Angeles County Sheriff's Department Lomita Station. This station operates 24 hours a day and the wall will assist to mitigate the noise impact on the project from their daily operations. The higher wall will not impact the neighboring property as it is only a driveway utilized by Sheriff and County vehicles.

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

The project's design complies with Tract Map No. 46207. The Map contains a 26-foot wide by 123-foot long fire lane that bisects the property. The proposed 26 feet wide and 123 feet deep fire lane/driveway is a suitable design. The project also meets all of the required development standards. The private patio space, which is adjacent to each unit's interior common area, both satisfies the 150-square-foot requirement for private open space and is functional. The design is consistent with the neighborhood, which contains multi-family housing both in the form of two and three-story condominiums and apartments with similar heights.

The project is located adjacent to the Los Angeles County Sheriff's Department Lomita Station which operates 24-hours a day and has the potential for a noise impact on the residential units within the project.

With the recommended conditions of approval in place, the project is suitable as a residential development.

Lastly, while there are no requirements for the project to adhere to a particular style or type of architecture, Staff is recommending COA #02 to allow for administrative approval for any future proposed architectural changes of the approved plans for Site Plan Review No. 1208.

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

The project is surrounded by the Los Angeles County Sheriff Station on all three interior property lines. The station operates 24 hours a day which is an unusual condition that creates a hardship in regard to noise. The modification to the permitted wall height (eight ft. vs. six ft.) will assist to mitigate the driveway noise impact on the residential units.




**RECOMMENDATION**

Staff recommends that the Planning Commission adopt a resolution approving Site Plan Review No. 1208 and Modification subject to the attached conditions and confirm that the project is exempt from CEQA requirements.

Public Notice

Notices of this hearing, dated January 26, 2021 were mailed to property owners within 300 feet of the subject property and posted at the subject site, City Hall, and at Lomita Park. As of the date this staff report was prepared, staff has not received any correspondence either for or against the proposed project.

Recommended by:



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Sheri Repp Loadsman  
Interim Community and Economic  
Development Director

Prepared by:



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James Dotson  
Planning Intern

Prepared by:



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Laura MacMorran  
Assistant Planner

Exhibits:

- a. Resolution
- b. Vicinity Map
- c. Zoning Map
- d. General Plan Map
- e. Aerial Photograph
- f. Notice of Exemption
- g. Project Plans
- h. Tract Map No. 46207

## RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING SITE PLAN REVIEW NO. 1208 TO PERMIT THE CONSTRUCTION OF EIGHT TOWNHOMES AMONGST FOUR, THREE-STORY BUILDINGS, WITH 19 PARKING SPACES, AND A MODIFICATION TO PERMIT AN EIGHT-FOOT WALL ALONG THE NORTHERN PROPERTY LINE TO EXCEED THE ALLOWED SIX FOOT MAXIMUM, LOCATED AT 26109 NARBONNE AVENUE IN THE RVD-1500, (RESIDENTIAL VARIABLE DENSITY) ZONE AND TO CONFIRM THE CATEGORICAL EXEMPTION. FILED BY PETER FREDERIKSEN, 616 VIA DEL MONTE, PALOS VERDES ESTATES, CA 90274 (THE “APPLICANT”).

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

Section 1. Recitals

- A. The Planning Commission of the City of Lomita has considered an application for a Site Plan Review to permit the construction of eight townhomes amongst four, three-story buildings, with 19 parking spaces, and a modification to permit an eight-foot wall along the northern property line to exceed the allowed six foot maximum, located at 26109 Narbonne Avenue in the RVD-1500, (Residential Variable Density) Zone and to confirm the categorical exemption. Filed by Peter Frederiksen, 616 Via Del Monte, Palos Verdes Estates, CA 90274 (the “Applicant”).
- B. This project has been evaluated in accordance with CEQA, and it has been determined that the proposed project is categorically exempt from the requirements of CEQA. Pursuant to Section 15332 (In-Fill Development) of the CEQA Guidelines, the proposed project consisting of a Site Plan Review is categorically exempt from the requirements of CEQA. Section 15332 exempts those projects which: (1) are consistent with the applicable general plan designation and all applicable general plan policies (as well as with applicable zoning designation and regulations); (2) occur within city limits on a project site of no more than five acres substantially surrounded by urban uses; (3) have no value as a habitat for endangered, rare or threatened species; (4) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) have a project site that can be adequately served by all required utilities and public services. The eight proposed three-story townhome units and eight-foot high wall are located on a lot of less than half of an acre and surrounded by urban uses. The development is fully located within the City limits, is consistent with the applicable General Plan and zoning designations and is fully served by all required utilities. The site also has no value for a sensitive or endangered habitat. As there is no substantial evidence that the project may have a significant effect on the environment, Planning Commission may find the project is compliance with the CEQA exemption.
- C. On February 8<sup>th</sup>, 2021, the Planning Commission held a duly noticed public hearing and accepted public testimony.
- D. Pursuant to Lomita Municipal Code Section 11-1.30.01, new construction in the RVD-1500 (Residential Variable Density) Zone is permitted subject to the Planning Commission’s approval of the Site Plan Review for the proposed project.

Section 2. Pursuant to Section 11-1.70.07 (Site Plan Review) of the Lomita Municipal Code, and Section 11-1.70.08, “Modifications”; after reviewing the proposed development it is determined that the proposed project is consistent with the following required findings:

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

As set forth in the foregoing table, the project complies with all of the development standards for the RVD Zone as set forth in Sections 11-1.30.02, 11-1.30.14, and 11-1.66.03 (A).

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

The subject site is suitable for the proposed eight townhome units. The project conforms to the maximum height requirement, and the front, side, and rear yard setback requirements. The site provides the required off-street parking.

Each townhouse has a two-car garage. Vehicles can enter and exit the property via a 26-foot-wide driveway that intersects Narbonne Avenue. The project proposes to regrade the lot and excavate in order to build three stories. Also, the project is on a hillside and the southerly portion of the lot is at a higher grade. As a result, the driveway will be at lower grade than the right-of-way. As proposed, the southerly front yard’s finished elevation is 107’ and the proposed driveway’s elevation ranges from 100’ to 103.61’ at the property line. In order to ensure drivers and pedestrians have unobstructed sightlines, staff has added Condition of Approval # 59 that the front yard areas, retaining walls, fences landscaping and the like shall not obstruct sightlines, and the City’s designated engineer shall approved the detailed plans before any plans, including grading, may be submitted to Building and Safety. (Sec.11-1.66.08(K))

The plans show two units’ water meters inside the driveway apron. Condition of Approval No. 67 requires all water meters to be located outside of the driveway apron and are subject to the Public Works Director’s approval.

Five-foot-wide northerly and southerly walkways provide a path for pedestrians to enter the units. The residential use and proposed structures will not create congestion or affect public health, safety, or welfare as they are consistent with both the zoning and General Plan designation for the property.

The northern property line is suitable for an eight-foot block wall as it shares a common property line with the Los Angeles County Sheriff’s Department Lomita Station. This station operates 24 hours a day and the wall will assist to mitigate the noise impact on the project from their daily operations. The higher wall will not impact the neighboring property as it is only a driveway utilized by Sheriff and County vehicles.

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

The project’s design complies with Tract Map No. 46207. The Map contains a 26-foot wide

by 123-foot long fire lane that bisects the property. The proposed 26 feet wide and 123 feet deep fire lane/driveway is a suitable design. The project also meets all of the required development standards. The private patio space, which is adjacent to each unit's interior common area, both satisfies the 150-square-foot requirement for private open space and is functional. The design is consistent with the neighborhood, which contains multi-family housing both in the form of two and three-story condominiums and apartments with similar heights.

The project is located adjacent to the Los Angeles County Sheriff's Department Lomita Station which operates 24-hours a day and has the potential for a noise impact on the residential units within the project.

With the recommended conditions of approval in place, the project is suitable as a residential development.

Lastly, while there are no requirements for the project to adhere to a particular style or type of architecture, Staff is recommending COA #02 to allow for administrative approval for any future proposed architectural changes of the approved plans for Site Plan Review No. 1208.

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

The project is surrounded by the Los Angeles County Sheriff Station on all three interior property lines. The station operates 24 hours a day which is an unusual condition that creates a hardship in regard to noise. The modification to the permitted wall height (eight ft. vs. six ft.) will assist to mitigate the driveway noise impact on the residential units.

Section 3. Based on the above findings, the Planning Commission of the City of Lomita hereby approves Site Plan No. 1208 subject to the following conditions:

### **GENERAL PROJECT CONDITIONS**

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another.
2. This permit is granted for the plans dated April 7<sup>th</sup>, 2018 ("the plans") on file with the Planning Division and the project shall conform to the Modified Plans. The Community and Economic Development Director may approve minor changes associated with the architecture, site design and buildings to the approved Modified Plans. For numerical standards, the Community and Economic Development Director may approve deviations up to 10% provided that Lomita Municipal Code requirements are met. Modifications exceeding a 10% deviation shall be referred back to the Planning Commission. A minor modification may be granted for minimal changes of structures or of the design, materials or colors of structures or masonry walls.
3. 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 and Economic Development Director allows the 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. Any covenants, conditions, and restrictions (CC&R's) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&R's and the City Code or this permit, the City Code or this permit shall prevail.
7. Developer shall provide 19 off-street parking spaces for the project (16 enclosed and 3 guest), stall size, paving, striping, location, and access, shall be as required by the 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 combustible refuse or other flammable materials to be burned on the project property.
11. 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 Fire Chief.
12. 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.
13. Prior to issuance of building permits, Developer shall sign a letter agreeing to the conditions of approval within this resolution.

#### **LANDSCAPING STANDARD CONDITIONS**

14. Before submitting landscape and irrigation plans, Developer shall obtain the Community and Economic Development Director's approval of a plan showing on the project property all existing trees and identifying the trees to be saved, transplanted or removed.
15. 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.
16. Before the City issues a certificate of occupancy, Developer shall install landscape and automatic irrigation systems in compliance with the Model Water Efficient Landscape Ordinance (2015) and the City shall certify the installation.

17. Landscape planting and all irrigation systems as required by the City Code and as specified by this permit shall be maintained as shown on the plans. Developer shall include this requirement in the CC &Rs.
18. All trees planted or placed on the project property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit.
19. At the close of escrow or at the time of occupancy of each dwelling unit, Developer shall review with and provide instructions to each buyer concerning the irrigation controller operation and the watering schedules.
20. The project shall meet the maximum allowable water usage requirements as calculated by the Model Water Efficient Landscape Ordinance (2015). The calculations shall be shown on the submitted landscape plans for verification.
21. Developer shall submit four sets of median and parkway landscape and irrigation plans with the first submittal of public improvement plans. The City shall approve median and parkway landscape and irrigation plans when the City approves public improvement plans. Before the City issues a building permit, the irrigation plans must be approved for proper meter size, backflow prevention device, and cross connection control by the Public Works Director or designee.
22. 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.
23. Sprinkler heads must rotate and be designed with a 70% distribution uniformity in turf areas and 80% in non-turf areas.

#### **PLANNING STANDARD CONDITIONS**

24. The final building plans submitted by Developer with the building permit application shall depict all building materials and colors to be used in construction.
25. 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.
26. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons. All designs must be approved by the Community and Economic Development Director, the appropriate utility service provider and the United States Postal Service, as applicable.
27. Developer shall recess or screen roof heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of

exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color.

28. The height of the structure including roof-mounted equipment shall not exceed 27'0" from average natural elevation.
29. 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.
30. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Community and Economic Development Director.
31. Developer shall provide for dust control at all times during project property preparation and construction activities.
32. Light standards illuminating interior walkways shall be no more than eight feet high. Light shall not intrude into private living or patio areas. Light standards serving recreational areas held in common shall be no more than 15 feet high. Light shall be directed away from dwelling units.
33. Developer shall pay Parkway Tree Fees before issuance of building permits. The amount of the fee shall be determined by the Planning Division at the time of payment, based on fees set by City Council resolution.
34. Developer shall pay the Development Tax of \$1,000 per residential unit prior to issuance of building permits.
35. Developer shall pay the applicable Water Facilities fee, currently 2 percent of the valuation of the development.
36. Developer shall construct in accordance with the standards and specifications of, and at the locations and grades established by, the Public Works Director, concrete curbs, gutters and sidewalks parallel and adjacent to that portion of the entire perimeter of the lot which adjoins any street, at no expense to the city, unless adequate curbs, gutters and sidewalks exist.
37. Developer shall not locate ground equipment and fixtures in the front yard setback area, unless approved by the Community and Economic Development Director.
38. Developer shall screen storage areas from adjacent properties and streets by a wall or similar screening. All fence and wall materials shall match the predominant design and materials of the main structure on the project property.
39. Developer shall stripe loading zones placed partly or wholly within a structure for loading and unloading activities only and post to prohibit storage or other non-loading activity within the loading zone.
40. Developer shall provide automatic garage door openers for all garages.

41. Walls separating the patio areas of different units shall be of solid construction, such as masonry, stucco, or wood over wood. Ground level patios shall be enclosed by walls not less than five feet high, except as otherwise approved by this permit.
42. Developer shall construct each dwelling unit with separate utility systems and meters.
43. Developer shall depict the railings and enclosures on the construction documents.
44. Developer shall establish a homeowners' association and the association shall be responsible for the maintenance of parking, landscape, recreation and other interior areas held in common by the association and for the enforcement of CC&R's related to property maintenance.
45. Developer shall provide six-foot masonry walls along the south and west project perimeter property lines.
46. Developer shall include in all deeds for the project and in the CC&R's a prohibition against parking recreational vehicles over 20 feet long in the project.
47. Developer shall pay Quimby Fees (fees for park acquisition and improvement) before issuance of building permits. The amount of the fee shall be determined by the Planning Division at the time of payment.
48. Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible on any exterior building elevations.
49. Developer shall have a pre-construction meeting with the head of the Public Works Department to discuss and submit a construction schedule.

#### **PLANNING SPECIAL CONDITIONS**

50. That, in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit.
51. It is hereby declared to be the intent that if any provision of this permit is held or declared invalid, the permit shall be void and the privileges granted hereunder shall lapse.
52. The storage of inoperable vehicles within the guest parking spaces is prohibited and included within the project's CC&R's. Guest parking spaces shall be identified with signage.
53. All utilities shall be placed underground subject to the approval of the Community and Economic Development Director and the Building Official.
54. The height of the landscape planter beds' walls within the front yard setback shall be reviewed and approved by the Community and Economic Development Director.
55. All window locations for the residential units north of the project's driveway shall be provided with windows with an enhanced sound transmission class (STC) scale to reduce noise transmission associated with the Sheriff's Department operations. Windows may



include thicker glass, added air space between windowpanes, use of laminated glass or triple-pane windows. Window specifications shall be subject to the approval of the Community Development Director prior to submittal of plans for building permits.

56. The project's CC&R's shall acknowledge that the Lomita Sheriff's station operates 24-hours a day and that they are not required to comply with the City's noise ordinance.
57. Unless the Community and Economic Development Director makes a determination that adequate noise mitigation has been incorporated, the master bedroom in Residential Unit No. 4 shall not have a window along the northerly wall closest to the electronic gate.
58. An eight-foot cinder-block wall is required along the northern property line.
59. Sightlines from the driveway shall not be obstructed by fences, retaining walls, landscaping and similar improvements. Detailed plans shall be submitted to the City's designated engineer for approval before grading plans are submitted to Building and Safety.
60. The design for the trash enclosures shall be in compliance with Sec. 11-1.61.03(2) and shall be approved by the Community and Economic Development Director before plans are submitted to Building and Safety.

#### **PUBLIC WORKS CONDITIONS**

61. Prior to receiving Certificate of Occupancy, developer shall repair in accordance with the standards and specifications of the Public Works Director, any damaged concrete curbs, gutters and sidewalks parallel and adjacent to that portion of the entire perimeter of the lot which adjoins the street, at no expense to the city.
62. All project driveways, approaches, and adjacent sidewalk area shall be constructed to meet American Disabilities Act requirements.
63. All unused approaches must be removed and replaced with sidewalk/parkway improvements to match existing and pursuant to American Disabilities Act requirements.
64. Parkway trees shall be located and/or installed every 25 feet on-center along Narbonne Ave. and shall be irrigated by the onsite irrigation system until such time as the trees are well established and permanent irrigation is no longer necessary.
65. The parkway along Narbonne Avenue shall be irrigated, and maintained through an agreement specified within the projects CC&R's to the satisfaction of the Public Works Director.
66. All water meters shall be located outside of the driveway apron and the locations are subject to the Public Works Director's approval.

Section 4. Severability.

If any part, provision, or section of this resolution is determined by a court or other legal authority with jurisdiction over the subject matter of this resolution to be unenforceable or invalid, the remainder of the entirety of this resolution shall not be affected and shall continue in full force and effect. To this end, the provisions of this resolution are severable.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 8<sup>th</sup> day of February, 2021 by the following vote:

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


\_\_\_\_\_  
Steven Cammarata, Chairperson

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

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

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



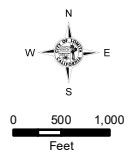
 City of Lomita

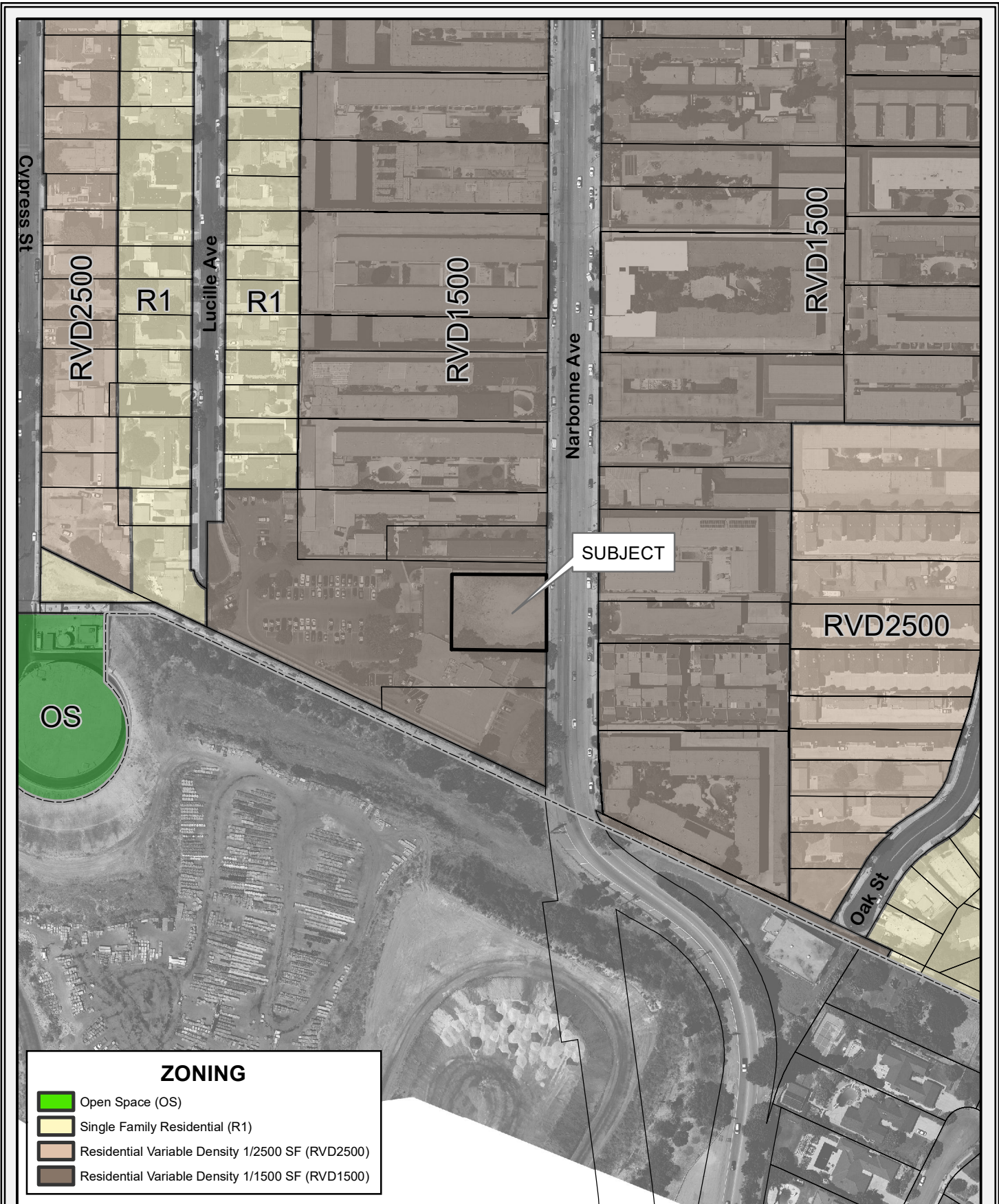


**Height Variation Permit No. 111**  
**Site Plan Review No. 1208**  
**26109 Narbonne Avenue**  
**Exhibit B**

Community Development  
 October 2020

Source: Lomita GIS Data Layers, TIGER Files  
 GIS/Apps/26109Narbonne\_2vty.mxd





**ZONING**

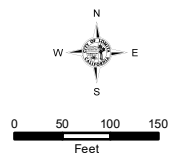
- Open Space (OS)
- Single Family Residential (R1)
- Residential Variable Density 1/2500 SF (RVD2500)
- Residential Variable Density 1/1500 SF (RVD1500)

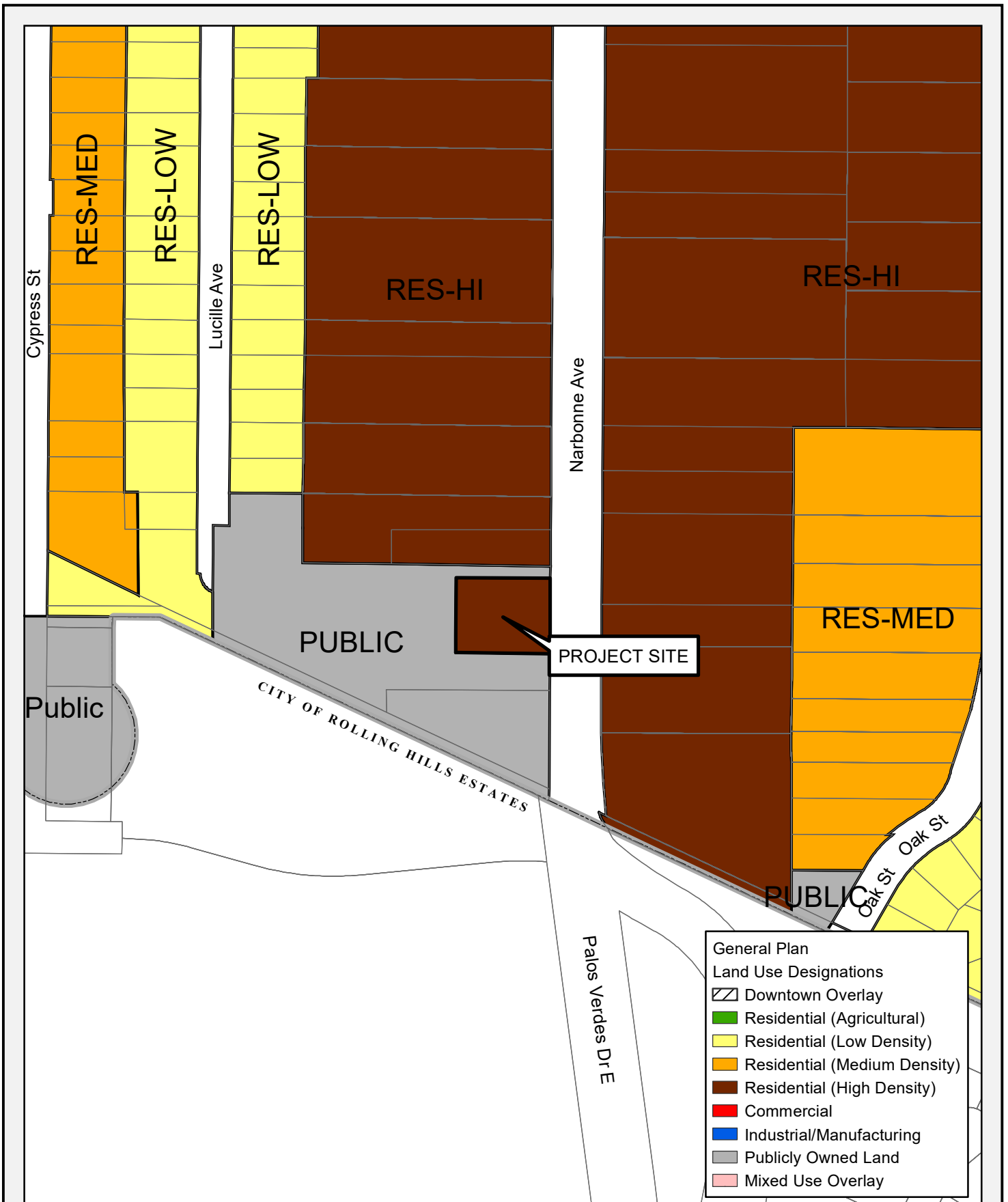


**Height Variation Permit No. 111**  
**Site Plan Review No. 1208**  
**26109 Narbonne Avenue**  
**Exhibit C**

Community Development  
October 2020

Source: Lomita GIS Data Layers  
GIS/Apps/26109Narbonne\_2zon.mxd

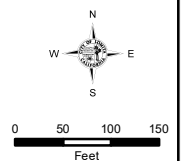




**Height Variation Permit No. 111**  
**Site Plan Review No. 1208**  
**26109 Narbonne Avenue**  
**Exhibit D**

Community Development  
 October 2020

Source: Lomita GIS Data Layers  
 GIS/Apps/26109Narbonne\_2gp.mxd





PROJECT SITE

Narbonne Ave

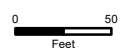


**Height Variation Permit No. 111**  
**Site Plan Review No. 1208**  
**26109 Narbonne Avenue**

Community Development  
 October 2020



Source: Lomita GIS Data Layers  
 /Apps/26109Narbonne\_2aer.mxd





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

## NOTICE OF EXEMPTION

### *Project Description:*

**Site Plan Review No. 1208** – A request for a Site Plan Review to permit the construction of eight townhomes amongst four, three-story buildings, with 19 parking spaces, and a modification to permit an eight-foot wall along the northern property line to exceed the allowed six foot maximum, located at 26109 Narbonne Avenue in the RVD-1500, (Residential Variable Density) Zone and to confirm the categorical exemption. Filed by Peter Frederiksen, 616 Via Del Monte, Palos Verdes Estates, CA 90274 (the “Applicant”).

### *Finding:*

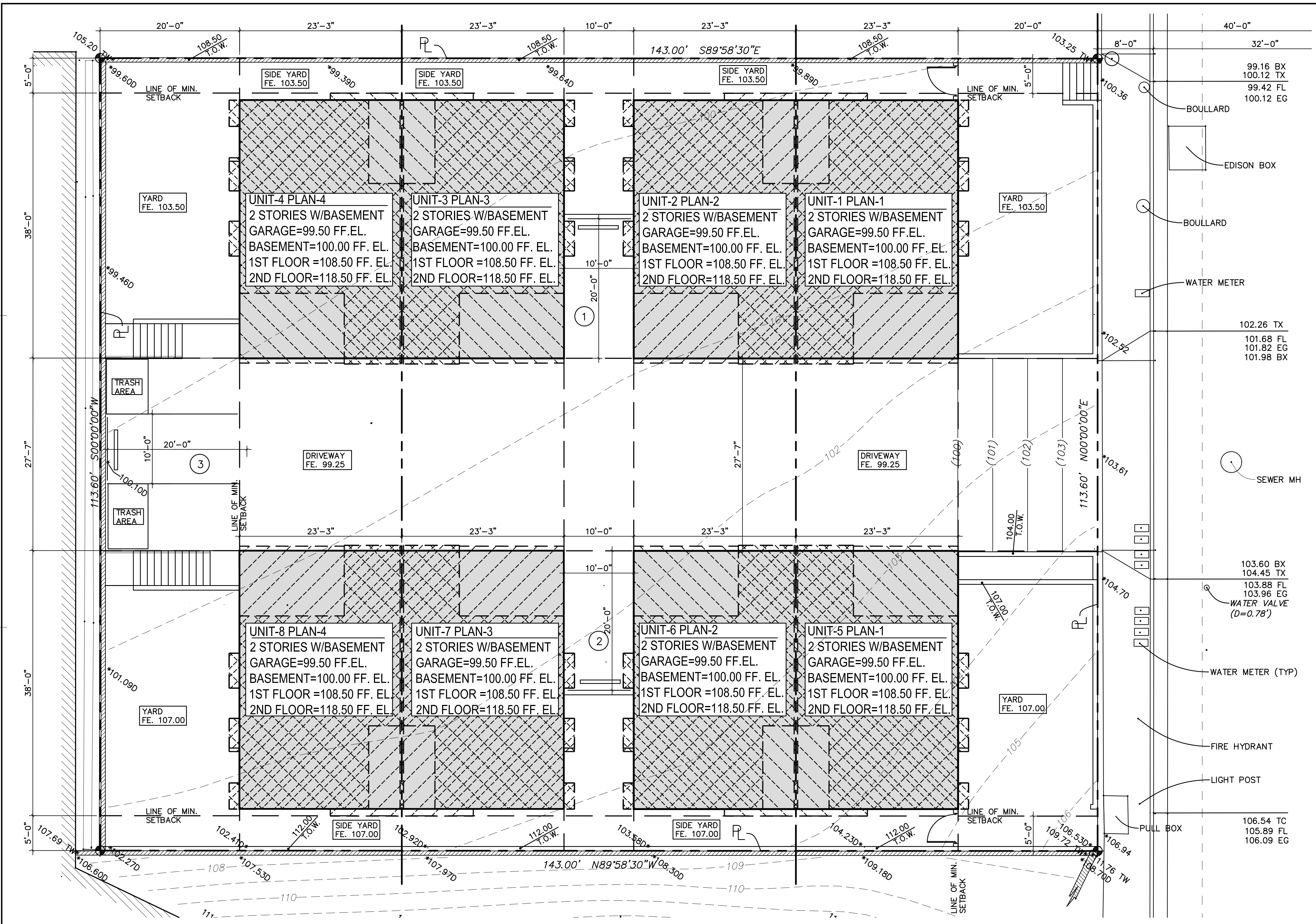
The Planning Division of the Community Development Department of the City of Lomita has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

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

**Supporting Reasons** Pursuant to Section 15332 (In-Fill Development) of the CEQA Guidelines, the proposed project consisting of a Site Plan Review is categorically exempt from the requirements of CEQA. Section 15332 exempts those projects which: (1) are consistent with the applicable general plan designation and all applicable general plan policies (as well as with applicable zoning designation and regulations); (2) occur within city limits on a project site of no more than five acres substantially surrounded by urban uses; (3) have no value as a habitat for endangered, rare or threatened species; (4) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) have a project site that can be adequately served by all required utilities and public services. The eight proposed three-story townhome units and eight-foot high wall are located on a lot of less than half of an acre and surrounded by urban uses. The development is fully located within the City limits, is consistent with the applicable General Plan and zoning designations and is fully served by all required utilities. The site also has no value for a sensitive or endangered habitat. Therefore, the Planning Commission determined that there is no substantial evidence that the project may have a significant effect on the environment.

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

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



**SITE PLAN**  
SCALE: 1/8"=1'-0"

LEGEND	
F.G.	INDICATES FINISHED GRADE
F.S.	INDICATES FINISHED SURFACE
T.C.	INDICATES TOP OF CURB
F.L.	INDICATES FLOW LINE
F.G.	INDICATES FINISHED GRADE
W.M.	INDICATES WATER METER
F.H.	INDICATES FIRE HYDRANT
CONC.	INDICATES CONCRETE
FNC.	INDICATES FENCE
F.F.	INDICATES FINISH FLOOR
B.W.	INDICATES BACK OF WALK
E.M.	INDICATES ELECTRIC METER
G.M.	INDICATES GAS METER
EPB	INDICATES EDISON PULL BOX
CTV	INDICATES CABLE T.V.
CBW	INDICATES CONCRETE BLOCK WALL
L.P.	INDICATES LIGHT POLE
N.F.G.	INDICATES NATURAL FINISH GRADE
---	4" PVC PIPE @ 2% SLOPE (UNDERGROUND)
DS	DOWNSPOUT
⊠	AREA DRAIN MIN. 10"x10" WITH 50% MIN. OPENING
---	NATURAL GRADE
(100)	NEW CONTOUR LINE
▒	GARAGE/BASEMENT LEVEL
▨	1ST FLOOR
▩	2ND FLOOR

**PROJECT SUMMARY**

**A. BUILDING DATA**

**PROJECT DESCRIPTION:** 8-UNIT MULTI-RESIDENTIAL  
2 STORIES OVER GARAGE AND BASEMENT

**PROJECT ADDRESS:** 26109 NARBONNE AVE. LOMITA, CA 90717

**OWNER:** PETER FREDRIKSEN

**OWNER AGENT:** CAUTHEN DESIGN INC. 15332 NARBONNE AVE SUITE 100 LOMITA, CA 90717

**APN#:** 7553-003-114

**LEGAL:** TRACT NO 46207 LOT 1

**ZONE:** RVD 1500

**USE AND OCCUPANCY CLASSIFICATION:** R-3/U

**BUILDING HEIGHT:** 27'-0"

**LOT AREA:** 16,245 SQ. FT.

**B. UNIT DENSITY CALCULATIONS**

ALLOWED UNITY DENSITY: 16,245 S.F. / 1,500 = 10.83  
PROPOSED 8 UNITS < ALLOWED 10.83 UNITS

**C. PARKING CALCULATIONS**

**PARKING REQUIRED:** TOTAL GUEST PARKING REQUIRED=4  
**PARKING PROVIDED:** 3 STANDARD SPACES PROVIDED ON SITE ONE PERMITTED ON STREET PER 74' OF STREET FRONTAGE AVAILABLE FOR PARKING

TOTAL GUEST PARKING PROVIDED=4

TOTAL PARKING PROVIDED 4

**D. UNIT COUNT**

BUILDING	PLAN 1	PLAN 2	PLAN 3	PLAN 4	PLAN 5	PLAN 6	PLAN 7	PLAN 8	TOTAL UNITS
BUILDING 1	1	1							2
BUILDING 2			1	1					2
BUILDING 3					1	1			2
BUILDING 4							1	1	2
<b>TOTAL</b>									<b>8</b>

**E. UNIT SQUARE FOOTAGE**

FLOOR	PLAN 1	PLAN 2	PLAN 3	PLAN 4	PLAN 5	PLAN 6	PLAN 7	PLAN 8
BASEMENT	304	304	304	304	304	304	304	304
GARAGE	450	450	450	450	450	450	450	450
1ST FLOOR	670	670	670	670	699	699	699	699
2ND FLOOR	853	853	853	853	853	853	853	853
TOTAL FLOOR AREA	1,523	1,523	1,523	1,523	1,552	1,552	1,552	1,552
TOTAL INCLUDING GARAGE	1,973	1,973	1,973	1,973	2,002	2,002	2,002	2,002
TOTAL INCLUDING BASEMENT	1,827	1,827	1,827	1,827	1,856	1,856	1,856	1,856
TOTAL INCLUDING GARAGE AND BASEMENT	2,277	2,277	2,277	2,277	2,306	2,306	2,306	2,306

**F. OPEN SPACE CALCULATIONS**

**OPEN SPACE REQUIREMENTS**

UNIT 1=150 SQ. PRIVATE 150 SQ. FT. COMMON.  
UNIT 2=150 SQ. PRIVATE 150 SQ. FT. COMMON.  
UNIT 3=150 SQ. PRIVATE 150 SQ. FT. COMMON.  
UNIT 4=150 SQ. PRIVATE 150 SQ. FT. COMMON.  
UNIT 5=150 SQ. PRIVATE 150 SQ. FT. COMMON.  
UNIT 6=150 SQ. PRIVATE 150 SQ. FT. COMMON.  
UNIT 7=150 SQ. PRIVATE 150 SQ. FT. COMMON.  
UNIT 8=150 SQ. PRIVATE 150 SQ. FT. COMMON.

TOTAL: 1,200 SQ. FT. PRIVATE 1,200 SQ. FT. COMMON

**OPEN SPACE PROVIDED**

PUBLIC OPEN SPACE (REAR YARD / FRONT YARD)

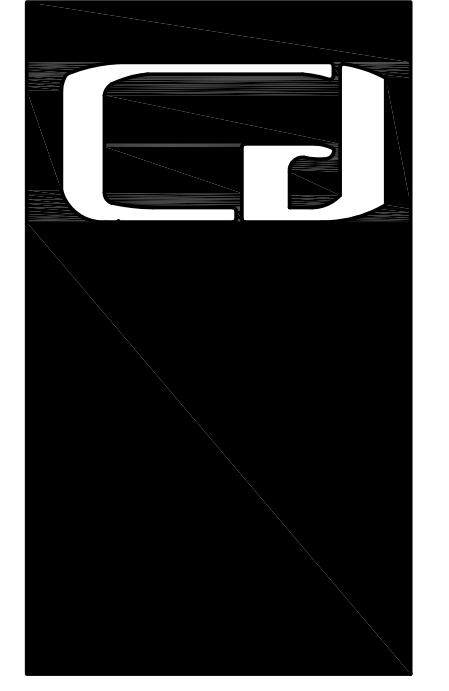
UNIT 1=150 SQ. PRIVATE 365 SQ. FT. COMMON.  
UNIT 2=150 SQ. PRIVATE 365 SQ. FT. COMMON.  
UNIT 3=150 SQ. PRIVATE 365 SQ. FT. COMMON.  
UNIT 4=150 SQ. PRIVATE 365 SQ. FT. COMMON.  
UNIT 5=150 SQ. PRIVATE 365 SQ. FT. COMMON.  
UNIT 6=150 SQ. PRIVATE 365 SQ. FT. COMMON.  
UNIT 7=150 SQ. PRIVATE 365 SQ. FT. COMMON.  
UNIT 8=150 SQ. PRIVATE 365 SQ. FT. COMMON.

TOTAL: 1,200 SQ. FT. PRIVATE 2,920 SQ. FT. COMMON

**G. GRADING CALCULATIONS**

CUT=419  
FILL=562  
TOTAL=981 143 CUBIC YARDS EXPORT

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LOMITA, CA 90717  
Phone: 310.462.3049  
EMAIL: CAUTHENDESIGN@AOL.COM

CONSULTANTS  
CONSULTING ENGINEERS  
STRUCTURAL DESIGN

**NAMVAR ASSOCIATES**  
231 VISTA DEL MAR, STE. D  
REDONDO BEACH, CA 90277  
(310) 540-7788 FAX (310) 510-7733



**REVISIONS**

NO.	DATE	REMARKS

**ISSUED**

Issued for: \_\_\_\_\_ Issued on: \_\_\_\_\_

PROGRESS PRINTS

**PROJECT TITLE**  
8 NEW UNITS

**JOB ADDRESS**  
26109 NARBONNE AVE  
LOMITA, CA 90717

**OWNER**  
PETER FREDRIKSEN

**LEGAL DESCRIPTION**  
LOT 1  
BLOCK  
TRACT 46207

Sheet Title  
**SITE PLAN**

Job No.: J-1714  
Date: 04/07/18  
Drawn by:  
Checked by:  
FILENAME

Drawing Type  
PROGRESS PRINTS

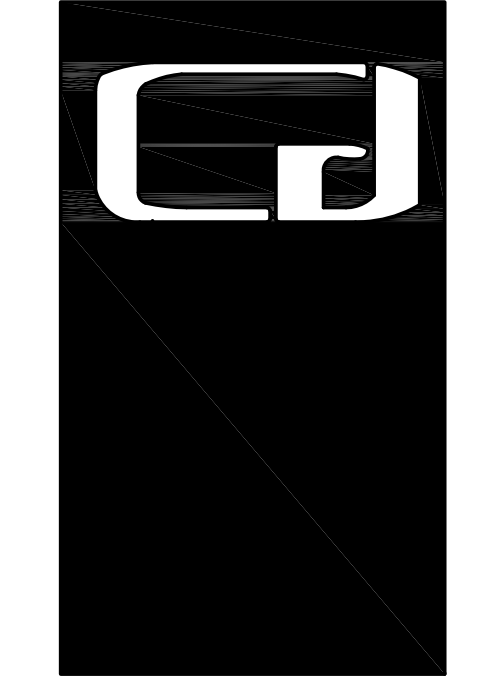
Drawing No.  
**A-101**

SHEET NO. OF SHEETS

Exhibit g



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Designer  
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**NAMVAR  
 ASSOCIATES**  
 231 VISTA DEL MAR, STE. D  
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 JOB No. #####



REVISIONS		
NO.	DATE	REMARKS

ISSUED	
Issued for	Issued on
PROGRESS PRINTS	

**PROJECT TITLE**  
**8 NEW UNITS**

**JOB ADDRESS**  
 26108 NARBONNE AVE  
 LOMITA, CA 90717

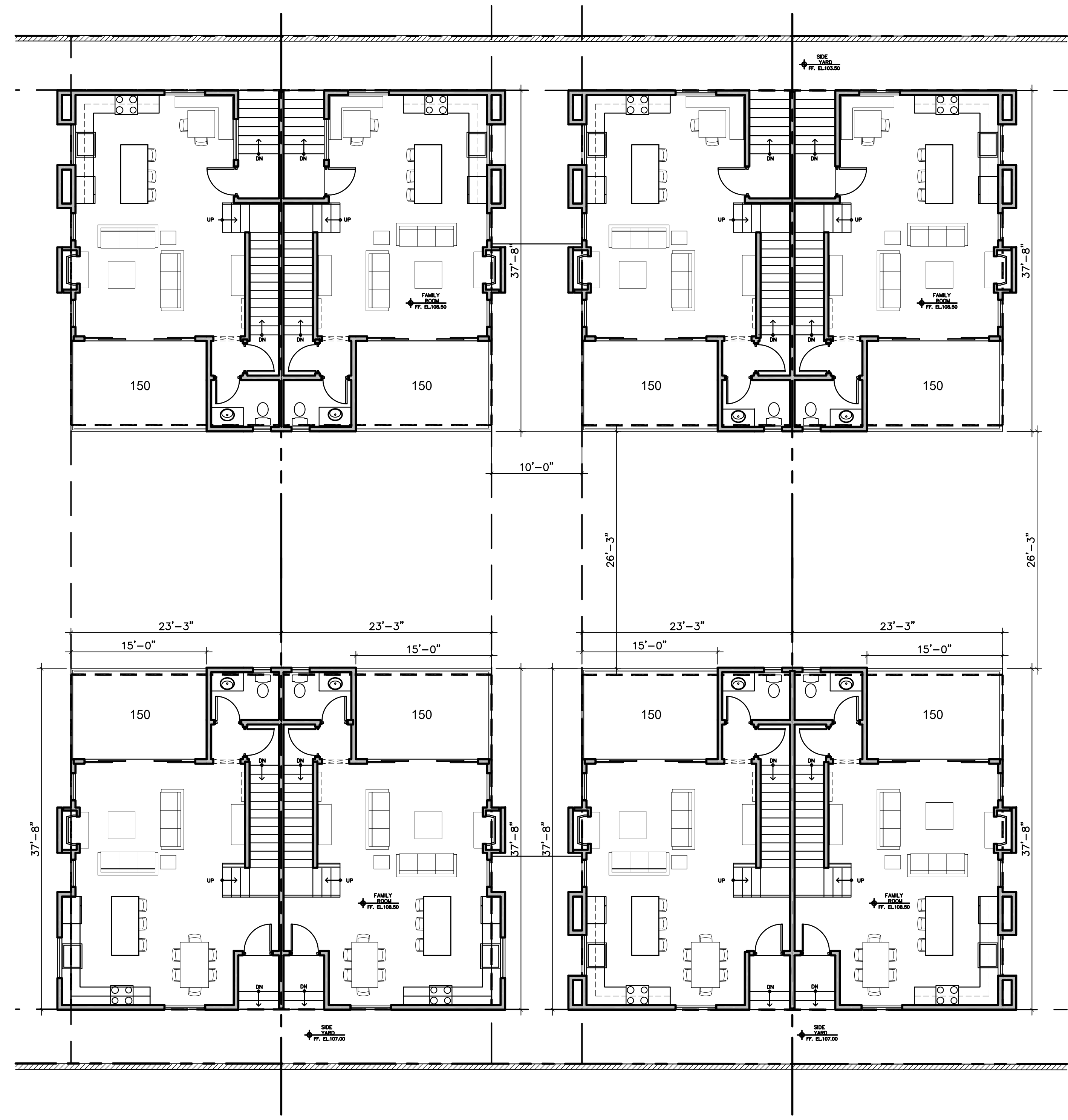
**OWNER**  
 PETER FREDRICKSON

**LEGAL DESCRIPTION**  
 LOT 1  
 BLOCK  
 TRACT 46207

Sheet Title  
**FLOOR PLANS**

Job No.: J-1714  
 Date: 04/03/18  
 Drawn by:  
 Checked by:  
 FILENAME

Drawing Type: PROGRESS PRINTS  
 Drawing No.:  
**A-102**  
 SHEET NO. OF SHEETS

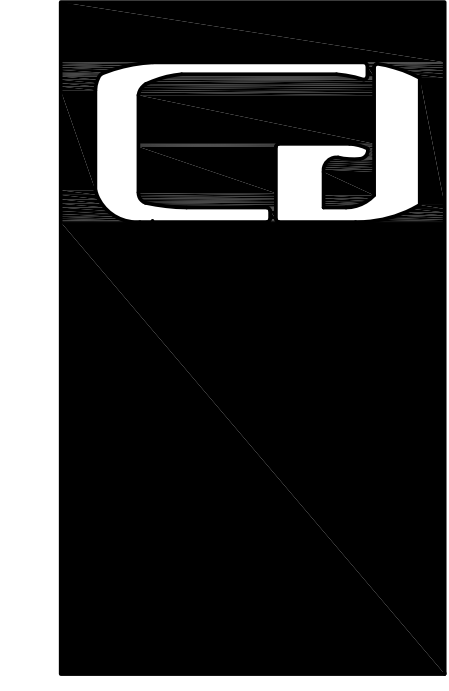


N  
**FIRST FLOOR**  
 SCALE: 1/8"=1'-0"



N  
**GARAGE / BASEMENT PLAN**  
 SCALE: 1/8"=1'-0"

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JOB No. #####



**SECOND FLOOR**  
 SCALE: 1/8"=1'-0"

REVISIONS		
NO.	DATE	REMARKS

ISSUED	
Issued for	Issued on
PROGRESS PRINTS	

**PROJECT TITLE**  
 8 NEW UNITS

**JOB ADDRESS**  
 26108 NARBONNE AVE  
 LOMITA, CA 90717

**OWNER**  
 PETER FREDRICKSON

**LEGAL DESCRIPTION**  
 LOT 1  
 BLOCK  
 TRACT 46207

Sheet Title  
**FLOOR PLANS**

Job No.: J-1714  
 Date: 04/03/18  
 Drawn by:  
 Checked by:  
 FILENAME

Drawing Type: PROGRESS PRINTS  
 Drawing No.: A-103

SHEET NO. OF SHEETS

D

C

B

A

1

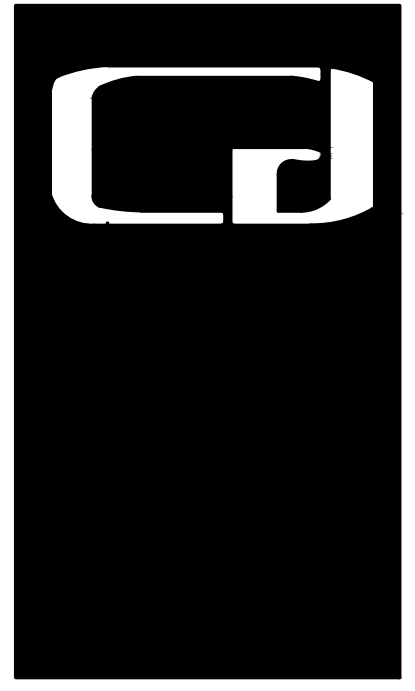
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3

4

5

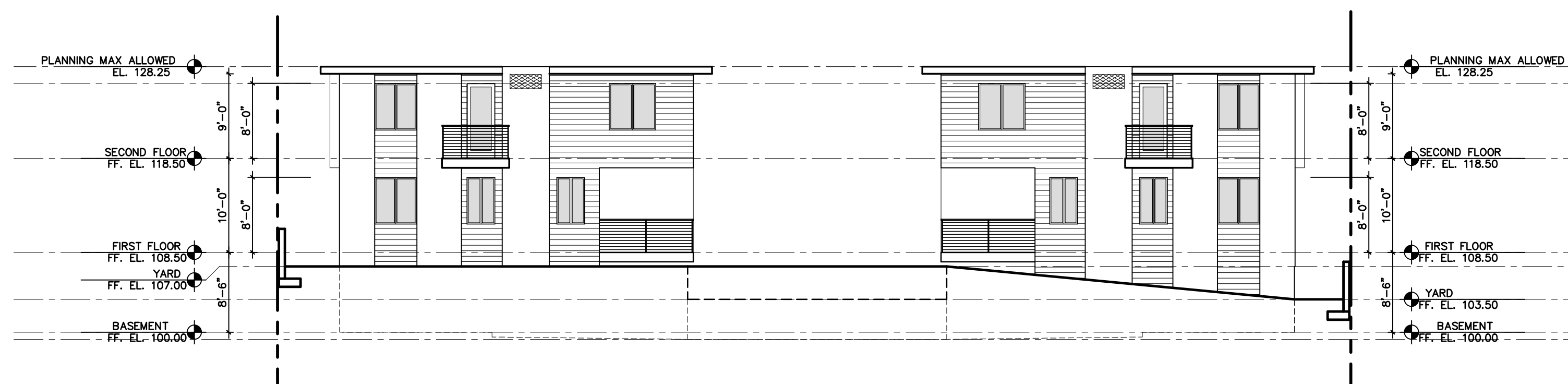
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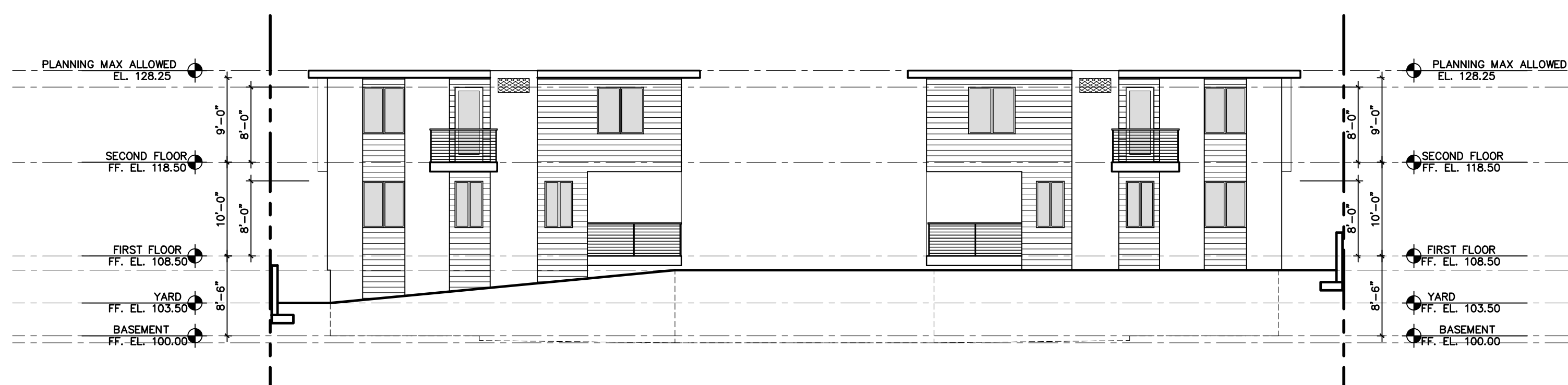
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**CONSULTING ENGINEERS  
 STRUCTURAL DESIGN**

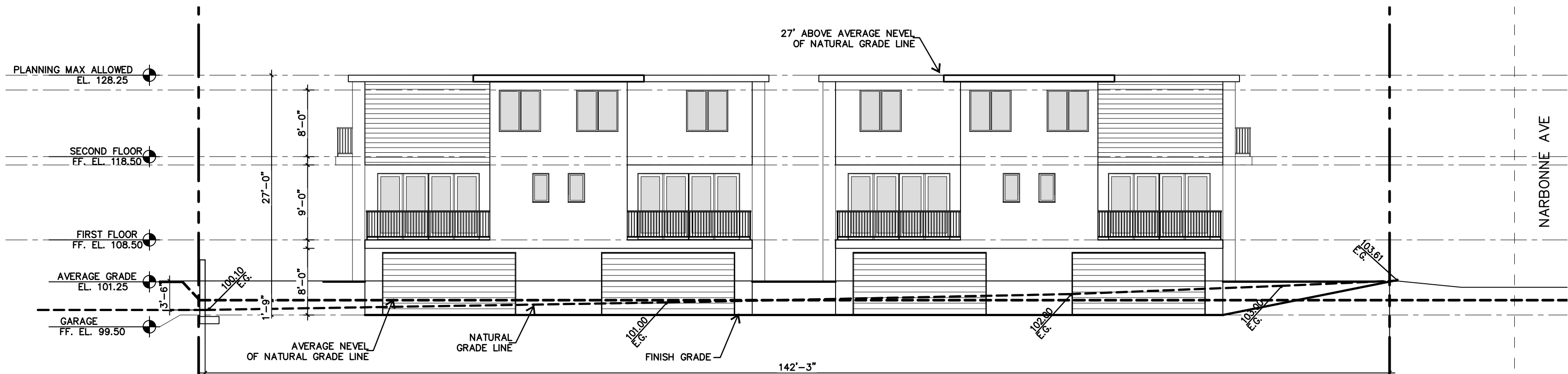
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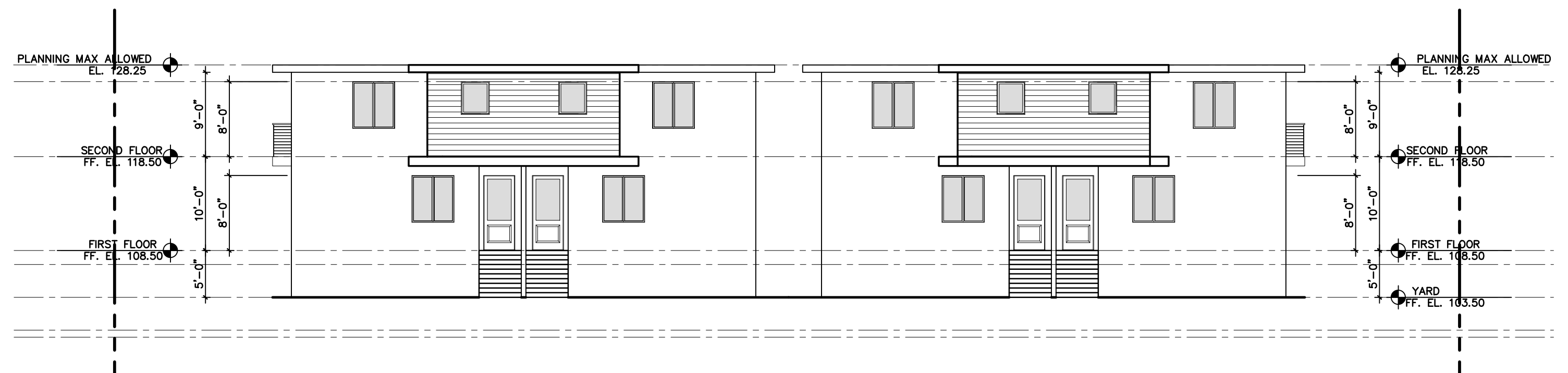
**EAST ELEVATION**  
 SCALE:3/32"=1'-0"



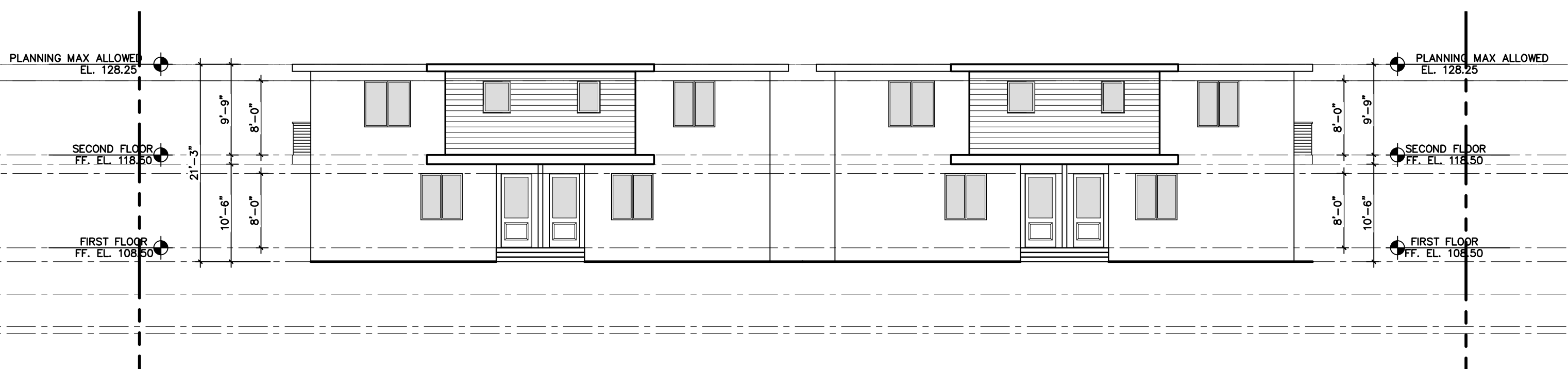
**WEST ELEVATION**  
 SCALE:3/32"=1'-0"



**NORTH INTERIOR ELEVATION**  
 SCALE:3/32"=1'-0"



**NORTH ELEVATION**  
 SCALE:3/32"=1'-0"



**SOUTH ELEVATION**  
 SCALE:3/32"=1'-0"

REVISIONS		
NO.	DATE	REMARKS

ISSUED	
Issued for	Issued on
PROGRESS PRINTS	

**PROJECT TITLE**  
 8 NEW UNITS

**JOB ADDRESS**  
 26109 NARBONNE AVE  
 LOMITA, CA 90717

**OWNER**  
 PETER FREDRICKSON

**LEGAL DESCRIPTION**  
 LOT 1  
 BLOCK  
 TRACT 46207

Sheet Title  
**ELEVATIONS**

Job No.: J-1714  
 Date: 04/10/18  
 Drawn by:  
 Checked by:  
 FILENAME

Drawing Type Drawing No.  
 PROGRESS Drawing No.  
 PRINTS

**A-201**

SHEET NO. OF SHEETS

1

2

3

4

5

Exhibit h

# TRACT NO. 46207

IN THE CITY OF LOMITA  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

90 950288  
90 950288

BEING A SUBDIVISION OF PORTIONS OF LOTS 12 AND  
13, TRACT No. 954, AS SHOWN ON MAP RECORDED IN  
BOOK 17, PAGE 16 OF MAPS IN THE OFFICE OF THE  
COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

MAY 25 1990

FILED  
AT REQUEST OF OWNER  
31 MIN PAST 3 p.m.  
IN BOOK 1156  
AT PAGE 80  
OF MAPS  
LOS ANGELES COUNTY, CA.  
Registrar-Recorder  
BY L.J. BOOKER  
Deputy  
FEE \$ 8.00

### OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

AS A DEDICATION TO PUBLIC USE, WHILE ALL OF NARBONNE AVENUE WITHIN OR ADJACENT TO THIS SUBDIVISION REMAINS A PUBLIC STREET, WE HEREBY GRANT TO THE CITY OF LOMITA THE RIGHT TO RESTRICT DIRECT VEHICULAR INGRESS AND EGRESS TO THE SAID STREET. IF ANY PORTION OF SAID STREET WITHIN OR ADJACENT TO THIS SUBDIVISION IS VACATED, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED.

MOGENS S. FREDERIKSEN  
EBBA T. FREDERIKSEN  
PETER M. FREDERIKSEN  
JUDITH FREDERIKSEN  
THOMAS FREDERIKSEN  
(OWNERS)

Peter M. Frederiksen  
PETER M. FREDERIKSEN  
Judith Frederiksen  
JUDITH FREDERIKSEN  
Thomas Frederiksen  
THOMAS FREDERIKSEN  
Mogens S. Frederiksen  
MOGENS S. FREDERIKSEN  
Edba T. Frederiksen  
EBBA T. FREDERIKSEN

### ENGINEER'S STATEMENT

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA; THAT THIS FINAL MAP, CONSISTING OF 2 SHEETS, IS A TRUE AND COMPLETE SURVEY AS SHOWN, AND WAS MADE BY ME OR UNDER MY DIRECTION EDWARD G. SHWEIRI, ON 6-6-88, THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Edward G. Shweiri  
EDWARD G. SHWEIRI R.C.E. 11284  
EXPIRATION: 12-31-92

### CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF SUBDIVISION ORDINANCES OF THE CITY OF LOMITA APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT WITH RESPECT TO CITY RECORDS.

5-11-90 DATE  
T.A. TIDEMANSON  
CITY ENGINEER  
RCE: 22582 EXPIRATION: 12-31-93

STATE OF CALIFORNIA )  
                                  ) SS.  
COUNTY OF LOS ANGELES )

ON THIS 24th DAY OF April, 1989 BEFORE ME Lori A. Packelford, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MOGENS S. FREDERIKSEN, EBBA T. FREDERIKSEN, PETER M. FREDERIKSEN, JUDITH FREDERIKSEN AND THOMAS FREDERIKSEN, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

Lori A. Packelford  
NOTARY PUBLIC  
NAME OF NOTARY Lori A. Packelford  
DATE OF EXPIRATION 10-13-90  
PLACE OF EXECUTION COUNTY OF LOS ANGELES

### SPECIAL ASSESSMENT CERTIFICATE

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF LOMITA, TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

5-22-90 DATE  
Fitona Pischocinski  
DEPUTY CITY CLERK OF THE CITY OF LOMITA

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF LOMITA BY MOTION ADOPTED AT ITS SESSION ON THE 21st DAY OF MAY 1989 APPROVED THE ANNEXED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC THE DEDICATION OF THE RIGHT TO RESTRICT VEHICULAR ACCESS ON NARBONNE AVENUE

5-22-90 DATE  
Fitona Pischocinski  
DEPUTY CITY CLERK OF THE CITY OF LOMITA

THE SIGNATURE OF COUNTY WATER WORKS DISTRICT NO 13 OF THE COUNTY OF LOS ANGELES, SUCCESSORS IN INTEREST TO NARBONNE RANCH WATER COMPANY NO. 5 OWNER OF THE BLANKET EASEMENT FOR WATER LINE PURPOSES AS DISCLOSED BY DEED RECORDED IN BOOK 4853 PAGE 234 OF DEEDS, OFFICIAL RECORDS OF LOS ANGELES COUNTY HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, (a) 3A(I-VII) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ 4,900.00 HAS BEEN FILED WITH THE CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. /PARCEL MAP NO. 46207 AS REQUIRED BY LAW.

EXECUTIVE OFFICER-CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
BY Clara Aurora  
DEPUTY



I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT IT COMPLIES WITH ALL PROVISIONS OF STATE LAW APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED TO BY THE CITY ENGINEER.

COUNTY ENGINEER  
DATE 5-25-90 BY Frank C. Thompson  
DEPUTY RCE: 19763  
EXP: 9-30-93

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER-CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
BY Clara Aurora  
DEPUTY

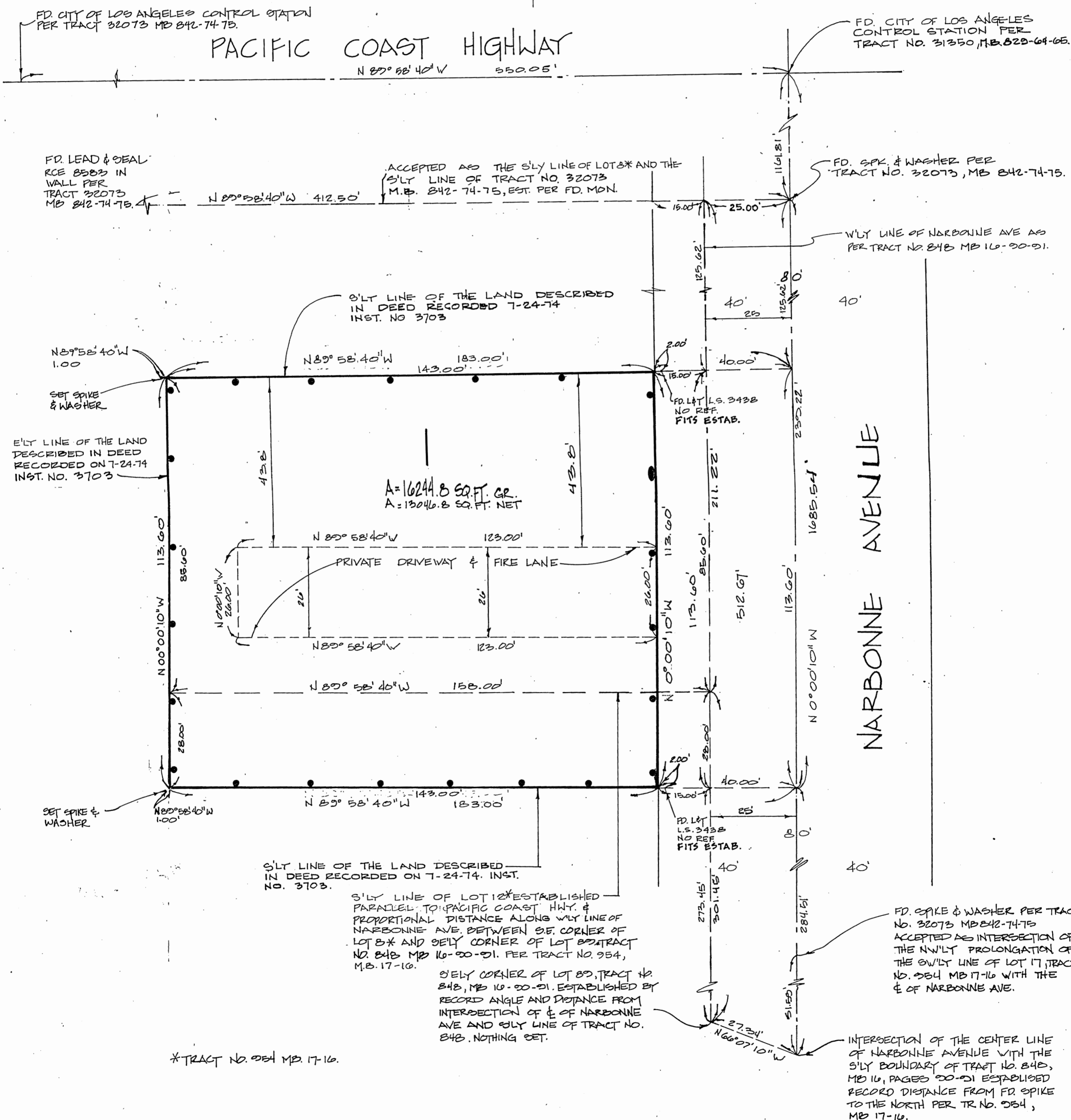


SCALE: 1" = 20'

# TRACT NO. 46207

IN THE CITY OF LOMITA  
 COUNTY OF LOS ANGELES  
 STATE OF CALIFORNIA  
 FOR CONDOMINIUM PURPOSES

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.



INTERSECTION OF THE CENTER LINE OF NARBONNE AVENUE WITH THE S'LY BOUNDARY OF TRACT NO. 848, MB 10, PAGES 00-01 ESTABLISHED RECORD DISTANCE FROM FD SPIKE TO THE NORTH PER TR. NO. 954, MB 17-16.

S'LY LINE OF LOT 12 ESTABLISHED PARALLEL TO PACIFIC COAST HWY. & PROPORTIONAL DISTANCE ALONG W'LY LINE OF NARBONNE AVE. BETWEEN SE CORNER OF LOT 8 & S'LY CORNER OF LOT 80. TRACT NO. 848 MB 10-00-01. PER TRACT NO. 954, M.B. 17-16.

\*TRACT NO. 954 MB 17-16.