

Steve Cammarata, Chair
Michael Graf, Vice-Chair
Monica Dever, Commissioner
Joaquin Santos, Commissioner
Bob Steinbach, Commissioner
Brenda Stephens, Commissioner
Jim Thompson, Commissioner



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

Next Resolution No. PC 2021-17

AGENDA
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, OCTOBER 11, 2021
VARIOUS TELECONFERENCE LOCATIONS

SPECIAL NOTICE:

PURSUANT TO AB-361, THE COUNCIL AND THE PUBLIC MAY PARTICIPATE IN THIS MEETING VIA TELECONFERENCE. THE 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 AS SOCIAL DISTANCING MEASURES ARE RECOMMENDED BY STATE AND COUNTY OFFICIALS AND MEETING IN PERSON WOULD PRESENT IMMINENT RISKS TO THE HEALTH OR SAFETY OF ATTENDEES. ALL VOTES TAKEN DURING THIS MEETING WILL BE BY ROLL CALL VOTE, AND THE VOTE WILL BE PUBLICLY REPORTED.

Access to the meeting will be available via URL: <https://us06web.zoom.us/j/81372892532> or by phone by calling 1 (669) 900 6833, Meeting ID: 813 7289 2532.

In order to effectively accommodate public participation, participants are asked to provide their comments via e-mail before 5:00 p.m. on Monday, October 11, 2021, to 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:** August 9, 2021, minutes

RECOMMENDED ACTION: Approve minutes.

PUBLIC HEARINGS

4. **VESTING TENTATIVE PARCEL MAP**, a request to subdivide an existing 19,148 square-foot single family residential lot into two single-family lots and to confirm the categorical exemption, located at 25307 Oak Street, in the R-1, Single-Family Residential Zone.

APPLICANT: Ryan Baksh, 25048 Narbonne Avenue, Unit A, Lomita CA 90717

PRESENTED BY: Associate Planner MacMorran

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

5. **SITE PLAN REVIEW**, a request for a Site Plan Review to allow beauty shop uses to occupy more than 30 percent of the ground floor area of an existing multi-story commercial building and to confirm the categorical exemption at 25820 Lucille Avenue, in the C-R (Commercial Retail) Zone. Pursuant to Lomita Municipal Code 11-1.48.03(B), beauty shops are a permissible use in the C-R Zone but are subject to Planning Commission review if the ground floor area occupied by the use exceeds 30 percent of the total ground floor area.

APPLICANT: David Nosrati, 3435 Ocean Park Boulevard, Suite #107-502, Santa Monica CA 90405

PRESENTED BY: Community and Economic Development Director Kapovich

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

SCHEDULED MATTERS

6. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

7. PROJECT STATUS UPDATES

OTHER MATTERS

8. STAFF ITEMS – ANNOUNCEMENTS

9. PLANNING COMMISSIONER ITEMS

10. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Tuesday, November 2, 2021, and Tuesday, November 16, 2021

11. ADJOURNMENT

The next regular meeting of the Planning Commission is scheduled for Monday, November 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/.

Dated Posted: October 8, 2021



Linda E. Abbott
Deputy City Clerk

**MINUTES
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, AUGUST 9, 2021
VARIOUS TELECONFERENCE LOCATIONS**

1. OPENING CEREMONIES

a. Chair Cammarata called the meeting to order at 6:01 p.m. via teleconference pursuant to Governor Newsom's Executive Order N-29-20 issued on March 17, 2020.

b. Roll Call

Responding to the roll call by Deputy City Clerk Abbott were Commissioners Dever, Santos, Steinbach, Stephens, Thompson, Vice-Chair Graf, and Chair Cammarata. Also present were Assistant City Attorney Nathalie Camarena, Community and Economic Development Director Kapovich, and Associate Planner MacMorran (all participated via Zoom).

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

ABSENT: None

2. ORAL COMMUNICATIONS

None

3. CONSENT AGENDA

a) **APPROVAL OF MINUTES:** July 12, 2021, minutes

RECOMMENDED ACTION: Approve minutes.

Vice-Chair Graf made a motion, seconded by Commissioner Santos, to approve the minutes of the July 12, 2021, Planning Commission meeting.

MOTION CARRIED by the following vote:

AYES: COMMISSIONERS: Dever, Santos, Steinbach, Stephens, Thompson, Vice-Chair Graf, and Chair Cammarata

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

PUBLIC HEARINGS

4. DETERMINATION OF SIMILARITY NO. 2021-01, a request for a Determination of Similarity to find that an indoor golf simulation facility is comparable in nature to uses listed within the Lomita Municipal Code's Permitted Use Section 11-45.02 and that an indoor golf simulation

facility is within the intent and purpose of the Commercial General (C-G) Zone. The project is categorically exempt from the California Environmental Quality Act per Section 15301 (Existing Facilities). Applicant: Julie Lim, 23109 Los Codona Avenue, Torrance, CA 90505.

Associate Planner MacMorran presented the staff report as per the agenda material.

The applicant, Trent Lim, stated that he was excited to create a new business concept in Lomita. He added that he is still working to determine the business hours.

Chair Cammarata opened the public hearing at 6:20 p.m. As there were no requests from the public to speak on this item, Chair Cammarata closed the public hearing at 6:20 p.m. and brought the item back to the Commission for further discussion or a motion.

Commissioner Steinbach made a motion, seconded by Commissioner Santos, to adopt a resolution approving a Determination of Similarity, finding that an indoor golf simulation facility is comparable in nature to uses listed within the Lomita Municipal Code's Permitted Use Section 11-45.02 and that an indoor golf simulation facility is within the intent and purpose of the Commercial General (C-G) Zone, and to confirm the categorical exemption to the requirements of the California Environment Quality Act (CEQA).

MOTION CARRIED by the following vote:

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

SCHEDULED MATTERS

5. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Director Kapovich stated that both Vesting Tentative Tract Maps discussed at the July 12, 2021, Planning Commission meeting were approved by the City Council at the August 3, 2021, meeting. The Memorial at Teuchert Park, in remembrance of the October 1, 2017, Las Vegas mass shooting victims (including Lomita resident Lisa Patterson), was approved at the July 20, 2021, City Council meeting.

6. PROJECT STATUS UPDATES

Director Kapovich stated that staff had spoken with the owner of the self-storage property on Lomita Boulevard regarding the state of the site. They will be noticed tomorrow if it is still full of trash and debris.

He updated the Commission on efforts to curb illegal street vendor activity in the City. Such vendors are allowed on the sidewalk per State law, as long as they leave enough room for ADA accessibility. Such vendors on private property (as in parking lots) require more staff review, as a special event permit is required.

OTHER MATTERS

7. STAFF ITEMS – ANNOUNCEMENTS

Director Kapovich stated that Lemonade Day had over 50 participating kids, with 30 stands throughout the City. Awards will be presented to participants at the upcoming Lemmy Awards, and this will be an annual event in Lomita.

8. PLANNING COMMISSIONER ITEMS

Vice-Chair Graf stated that Lemonade Day was fantastic. He asked the status of having the kitchens removed at the mixed-use property at 25024 Narbonne Avenue and 2154 250th Street.

Director Kapovich stated that there is an ongoing investigation regarding the unpermitted kitchens and that he will update the Commission as soon as possible.

Chair Cammarata commented on SB9 and SB10, to be voted on August 27. He urged residents to contact Assembly Member Al Muratsuchi to express opposition to the proposed legislation.

9. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Stephens will attend the City Council meeting on Tuesday, September 7, 2021. Commissioner Steinbach will attend the Tuesday, September 21, 2021, City Council meeting.

10. ADJOURNMENT

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

Attest:

Linda E. Abbott
Deputy City Clerk



CITY OF LOMITA PLANNING COMMISSION REPORT

TO: Planning Commission

October 11, 2021

FROM: Laura MacMorran, Associate Planner

SUBJECT: Vesting Tentative Parcel Map No. 83039
25307 Oak Street in the Single-Family Residential (R-1) Zone

APPLICANT'S REQUEST

The applicant is requesting a Vesting Tentative Parcel Map to subdivide an existing 19,148 square-foot single-family residential lot into two single-family residential lots at 25307 Oak Street. At this time, no new homes are proposed on either lot. This project is categorically exempt from California Environmental Quality Act per Section 15315 (Minor Land Divisions). Filed by Ryan Baksh, 25048 Narbonne Avenue, Unit A, Lomita, CA 90717 ("Developer")

RECOMMENDATION

Staff recommends that the Planning Commission adopts the resolution to provide a formal positive recommendation that the City Council approves Vesting Tentative Parcel Map (VTPM) No. 83039, and the corresponding CEQA Categorical Exemption, subject to the conditions of approval contained in the attached draft resolution (Attachment 1).

BACKGROUND

Prior to submission to the Planning Commission, the project was reviewed by the City's Public Works Department and received the following recommendations and approvals.

1. On June 3, 2021, the City of Lomita's consulting engineer, Quantum Quality Consulting recommended approval of Vesting Tentative Parcel Map No. 83039, subject to the public hearing process.
2. On June 17, 2021, the County of Los Angeles Fire Department cleared the tentative vesting parcel map and provided one condition, which has been included as a condition of approval in the draft resolution.
3. On August 26, 2021, the Los Angeles County Sanitation District determined that the proposed two-lot project would continue to be served by existing facilities. The Sanitation District provided conditions, which have been included as conditions of approval in the draft resolution.

Existing Conditions

The subject property consists of a 19,148 square-foot, flat lot with a single-family home located on the westerly side of Oak Street. The lot is 105.64 feet wide and 181.25 feet deep. The lot has an existing 2,016-square-foot residence that was constructed in 1922 as well as two driveway aprons (one single wide and one double wide) for direct access to the site from Oak Street. The existing parkway contains one water meter, a street parking sign, and lacks any parkway trees. The electrical poles servicing the neighborhood are located across Oak Street from the subject site.

Project Description

The applicant is requesting a subdivision to split an existing 19,148-square-foot single-family lot into two 9,310-square-foot single-family residential lots (net lot area). All existing structures would be removed to eventually allow for the development of single-family dwelling units on each lot. A condition of approval has been added requiring all existing structures to be demolished prior to the final map's recordation to ensure that the existing home does not straddle the new property line. No new single-family homes are proposed at this time. All future applications for new single-family homes are subject to additional review by staff administratively.

ANALYSIS

General Plan Designation

The General Plan designation for the subject property is Low-Density Residential. The Low-Density Residential designation "applies to areas of the city which are developed with single-family residential uses" and prescribes a density not to exceed 8.71 units per acre. At this time, the project does not include a proposal to construct any new residential dwelling units, but the two proposed lots have been designed in compliance with lot size requirements and can therefore accommodate future single-family residences as envisioned by the General Plan. Future proposals to construct a single-family residence on each lot or to take advantage of recent state housing laws (i.e., Senate Bill 9 or Accessory Dwelling Units), would achieve the minimum density and not exceed the maximum density allowed and. For these reasons, the project complies with the General Plan.

Zoning Designation

The zoning designation for the subject property is R-1 (Residential, Single-Family). The R-1 Zone is established to create one-family dwelling areas with minimum lot areas of 5,000 square feet and lots with minimum frontages of 50 feet. The two proposed single-family residential lots will each be 9,310 square feet in size and possess 52.82 of street frontage, which is consistent with the minimum standards established by the R-1 zoning district.

Adjacent Zoning and Land Uses

The subject property is surrounded by R-1 zoned properties.

North	R-1 (Residential, Single Family) Land use: Single-family dwelling
South	R-1 (Residential, Single Family) Land use: Multi-family use
West	R-1 (Residential, Single Family) Land use: Single-family dwelling

East	R-1 (Residential, Single Family) Land use: Single-family dwelling
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Vesting Tentative Parcel Map

The project has been reviewed in accordance with Article 4 (Design) of Chapter 2 (Division of Land) of Title IX of the LMC as follows:

Development Standard	Project	Allowed/Required	Compliance
Street Alignment/ Frontage (Sec. 11-2.156)	Lot 1: 52.82' Lot 2: 52.82'	Min. 50 feet of frontage/lot	Yes
Right-of-Way Widths (Sec. 11-2.158)	30' to Centerline	27' to Centerline 54' Full Right-of-Way	Yes
Right-of-Way per General Plan Circulation Element	30' to Centerline	30' to Centerline	Yes
Lot Design (Sec.11-2.171)	Lot 1: 9,310 sq. ft. Lot 2: 9,310 sq. ft.	Area: 5,000 sf min. Frontage: 50' min.	Yes
Sidewalk (Sec. 11-2-217)	Min. of 4 feet wide	Not less than 4 feet wide	Yes
Street Trees and Plants (Sec. 11- 2.219)	Trees will be planted in the parkways	Plant trees in parkway panels of streets or within the adjacent divisions of land. Species and exact location to be determined by City staff	Yes

The proposed vesting tentative parcel map to subdivide one single-family lot into two single-family residential lots is in conformance with Section 11-2.116 of the Lomita Municipal Code and the City's General Plan.

Circulation and Access

The subject property is located on the 25300 block of Oak Street between 250th Street and 253rd Street. The closest highway and traffic light is Pacific Coast Highway. There is an existing sidewalk and a parkway that separates the sidewalk from the road. The City will receive an additional five feet of right-of-way dedication with the proposed subdivision. The five-foot dedication will bring the right-of-way width in compliance with the General Plan's right-of-way standard. The additional five feet of dedication will also ensure that the right of way, specifically the sidewalk, complies with the American Disability Act standards. The City's Public Works Department has reviewed and supports the dedication and right-of-way design.

Findings

Pursuant to California Government Code Section 66410 et seq., Section 66412.3, (Subdivision Map Act), Section 11-2.116 of the Lomita Municipal Code, and the City's General Plan, based on the entire record before the Planning Commission and all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

1. *The proposed subdivision is designed, to the extent feasible, to provide for passive or natural heating or cooling opportunities.* (See Gov. Code Section 66473.1.)

The subdivision's design grants a five-foot wide right-of-way dedication, which will provide additional area to plant trees on public property, and thereby cool surfaces and air temperature. The lots and homes will be orientated east-west and will capture the ocean's westerly breezes. Lastly, the lots' sizes and shapes are conforming, which allows for 20-foot front and rear yard setback areas and presents additional planting opportunities.

2. *The proposed subdivision and the provisions for its design and improvement are consistent with the general plan for the City of Lomita ("General Plan").* (See Gov. Code Section 66474; Lomita Municipal Code Section 2.116.)

The project site has a General Plan Land Use Designation of Low Density Residential (5.8 to 8.71 units per acre). The two proposed lots have been designed in compliance with lot size requirements and can therefore accommodate future single-family residences as envisioned by the General Plan. Future proposals to construct a single-family residence on each lot or to take advantage of recent state housing laws (i.e., Senate Bill 9 or Accessory Dwelling Units), would achieve the minimum density and not exceed the maximum density allowed and is subject to additional review by staff. In addition, the Circulation Element indicates that a local street's right-of-way standard is 60 feet. The subdivision includes a five-foot dedication, which will extend the distance of the right-of-way's centerline to comply with the Circulation Element's minimum right-of-way width standards.

3. *The Subject Site is physically suitable for the type and density of development proposed in the Tentative Map.* (See Gov. Code Section 66474; Lomita Municipal Code Section 2.116.)

The project site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed two single-family lots. The development will have pedestrian and vehicular accessibility via Oak Street. As the lot is relatively flat, the proposed grade will not exceed 10%.

4. *The subdivision design and improvements proposed in the Tentative Parcel Map are not likely to cause substantial environmental damage nor substantially injure fish or wildlife or their habitat.* (See Gov. Code Section 66474; Lomita Municipal Code Section 2.116.)

The subject property is located in a fully developed urbanized area that is not adjacent to any marshes, preserves, rivers, forests, lakes and oceans. The General Plan does not identify the site or its surroundings as being a habitat for any sensitive species. Therefore, the subdivision design and improvements cannot conceivably injure fish or wildlife or their habitat.

5. *The subdivision design and type of improvements proposed in the Tentative Parcel Map are not likely to cause serious public health problems because all development and public improvements will be performed per the requirements of all applicable standards and codes, including the zoning and building codes. (See Gov. Code Section 66474; Lomita Municipal Code Section 2.116.)*

The subdivision design, which equally divides the lot into two 9,310-square-foot lots, is not likely to cause serious public health problems. The two new lots adhere to minimum lot size and lot frontage requirements and can be developed for future single-family units, subject to additional and separate review. Any future residential units will be in compliance with applicable standards and codes, including but not limited to building codes, zoning codes, low impact development requirements, Model Water Efficient Landscape requirements, and the City's Public Works and water agency's requirements for utilities and right-of-way improvements.

6. *The subdivision design and type of improvements proposed in the Tentative Map will not conflict with easements acquired by the public at large for access through or use of the Subject Site. (See Gov. Code Section 66474; Lomita Municipal Code Section 2.116.)*

The title report did not contain any access easements held by the public at-large through or use of the property. The map indicates that there is an incidental public utilities easement.

7. *The discharge of waste into an existing sewer system from development proposed in the Tentative Map will not cause a violation of existing requirements prescribed by the local water quality control board. (See Gov. Code Section 66474.6.)*

The design of the subdivision will discharge waste into an existing community sewer system and will not result in violation of existing requirements prescribed by Los Angeles Regional Water Quality Control Board per Division 7 of the Water Code. Los Angeles County Sanitation Districts has confirmed existing sewer service is available.

8. *The subdivision and improvements proposed in the Vesting Tentative Parcel Map help the City of Lomita meet its regional housing needs. (See Gov. Code Section 66412.3.)*

The Housing Element noted that more than 32% of households in 2013 were overpaying for their housing. Even though any future homes would not be subject to an affordable housing deed restriction, increasing the supply of housing units helps reduce the scarcity of housing and by extension the cost burden.

Therefore, pursuant to the Municipal Code and Government Code Sections 66473.5 and 66474 (A through G), the proposed parcel map qualifies for approval.

Environmental Determination

In accordance with § 15315 (Minor Land Divisions) of the CEQA Guidelines, the division of property in urbanized areas zoned for residential use into four or fewer parcels may be considered exempt from CEQA review. The proposed project will divide a residential parcel into two

residential parcels. Both parcels conform to the General Plan and zoning requirements and require no variances. In addition, all services and access to the proposed parcels meet local standards and are available. Finally, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the lot does not have an average slope greater than 20 percent. The proposed Vesting Tentative Parcel Map meets the above referenced requirements as outlined in the attached Notice of Exemption. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.

Public Notice

Notice of this hearing, dated September 28, 2021 were mailed to property owners within 300 feet of the subject property and posted at the subject site, City Hall, Lomita Park and on the web page. As of the date this staff report was prepared, staff has not received written correspondence against this specific proposed project.

Recommended by:



Greg Kapovich
Community and Economic
Development Director

Prepared by:



Laura MacMorran
Associate Planner

ATTACHMENTS:

1. Draft Resolution (Vesting Tentative Parcel Map)
2. Vicinity Map
3. Zoning Map
4. General Plan Map
5. Aerial Photograph
6. Notice of Exemption
7. Vesting Tentative Parcel Map

DRAFT
PLANNING COMMISSION
RESOLUTION NO. #####

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA RECOMMENDING CITY COUNCIL APPROVAL OF VESTING TENTATIVE PARCEL MAP NO. 83039 FOR THE SUBDIVISION OF 25307 OAK STREET INTO TWO LOTS IN THE RESIDENTIAL SINGLE-FAMILY (R-1) ZONE. FILED BY RYAN BAKSH, 25046 NARBONNE AVENUE, UNIT A, LOMITA, CA 90717

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

Section 1. Recitals

- A. The City of Lomita has received an application for a Vesting Tentative Parcel Map to subdivide an existing single family residential lot into two single family residential lots. Filed by Ryan Baksh, 25048 Narbonne Avenue, Unit A, Lomita, CA 90717 (“Developer”), in accordance with Articles 3 and 8, Chapter 2 of Title XI of the Lomita Municipal Code.
- B. On October 11, 2021 the Planning Commission held a duly notice public hearing and accepted public testimony.
- C. The subject site is zoned Single Family Residential (R-1) and designated Low-Density Residential by the City’s General Plan.
- D. The proposed Vesting Tentative Parcel Map has been reviewed by the City’s Public Works Department, the City of Lomita’s consulting engineer, Quantum Quality Consulting, the County of Los Angeles Fire Department, and the Los Angeles County Sanitation District with recommended conditions of approval included in this resolution.
- E. In accordance with Section 15315 (Minor Land Divisions) of the CEQA Guidelines, the division of property in urbanized areas zoned for residential use into four or fewer parcels may be considered exempt from CEQA review. The proposed project will divide a residential parcel into two parcels. Both parcels conform to the General Plan and zoning requirements and requires no variances. In addition, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. As there is no substantial evidence that the project may have a significant effect on the environment, Planning Commission recommends compliance with the CEQA exemption.
- F. The Planning Commission finds that the applicant agrees with the necessity of, and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

Section 2. Pursuant to California Government Code Section 66410 et seq. (Subdivision Map Act), Section 66412.3, Section 11-2.116 of the Lomita Municipal Code, and the City's General Plan, based on the entire record before the Planning Commission and all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

1. *The proposed subdivision is designed, to the extent feasible, to provide for passive or natural heating or cooling opportunities.* (See Gov. Code Section 66473.1.)

The subdivision's design grants a five-foot wide right-of-way dedication, which will provide additional area to plant trees on public property, and thereby cool surfaces and air temperature. The lots and homes will be orientated east-west and will capture the ocean's westerly breezes. Lastly, the lots' sizes and shapes are conforming, which allows for 20-foot front and rear yard setback areas and presents additional planting opportunities.

2. *The proposed subdivision and the provisions for its design and improvement are consistent with the general plan for the City of Lomita ("General Plan").* (See Gov. Code Section 66474; Lomita Municipal Code Section 2.116.)

The project site has a General Plan Land Use Designation of Low Density Residential (5.8 to 8.71 units per acre). The two proposed lots have been designed in compliance with lot size requirements and can therefore accommodate future single-family residences as envisioned by the General Plan. Future proposals to construct a single-family residence on each lot or to take advantage of recent state housing laws (i.e. Senate Bill 9 or Accessory Dwelling Units), would achieve the minimum density and not exceed the maximum density allowed and is subject to additional review by staff. In addition, the Circulation Element indicates that a local street's right-of-way standard is 60 feet. The subdivision includes a five-foot dedication, which will extend the distance of the right-of-way's centerline to comply with the Circulation Element's minimum right-of-way width standards.

3. *The Subject Site is physically suitable for the type and density of development proposed in the Tentative Map.* (See Gov. Code Section 66474; Lomita Municipal Code Section 2.116.)

The project site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed two single-family lots. The development will have pedestrian and vehicular accessibility via Oak Street. As the lot is relatively flat, the proposed grade will not exceed 10%.

4. *The subdivision design and improvements proposed in the Tentative Parcel Map are not likely to cause substantial environmental damage nor substantially injure fish or wildlife or their habitat.* (See Gov. Code Section 66474; Lomita Municipal Code Section 2.116.)

The subject property is located in a fully developed urbanized area that is not adjacent to any marshes, preserves, rivers, forests, lakes and oceans. The General Plan does not identify the site or its surroundings as being a habitat for any sensitive species. Therefore, the subdivision design and improvements cannot conceivably injure fish or wildlife or their habitat.

5. *The subdivision design and type of improvements proposed in the Tentative Parcel Map are not likely to cause serious public health problems because all development and public improvements will be performed per the requirements of all applicable standards and codes, including the zoning and building codes.* (See Gov. Code Section 66474; Lomita Municipal Code Section 2.116.)

The subdivision design, which equally divides the lot into two 9,310-square-foot lots, is not likely to cause serious public health problems. The two new lots adhere to minimum lot size and lot frontage requirements and can be developed for future single-family units, subject to additional and separate review. Any future residential units will be in compliance with applicable standards and codes, including but not limited to building codes, zoning codes, low impact development requirements, Model Water Efficient Landscape requirements, and the City's Public Works and water agency's requirements for utilities and right-of-way improvements.

6. *The subdivision design and type of improvements proposed in the Tentative Map will not conflict with easements acquired by the public at large for access through or use of the Subject Site. (See Gov. Code Section 66474; Lomita Municipal Code Section 2.116.)*

The title report did not contain any access easements held by the public at-large through or use of the property. The map indicates that there is an incidental public utilities easement.

7. *The discharge of waste into an existing sewer system from development proposed in the Tentative Map will not cause a violation of existing requirements prescribed by the local water quality control board. (See Gov. Code Section 66474.6.)*

The design of the subdivision will discharge waste into an existing community sewer system and will not result in violation of existing requirements prescribed by Los Angeles Regional Water Quality Control Board per Division 7 of the Water Code. Los Angeles County Sanitation Districts has confirmed existing sewer service is available.

8. *The subdivision and improvements proposed in the Vesting Tentative Parcel Map help the City of Lomita meet its regional housing needs. (See Gov. Code Section 66412.3.)*

The Housing Element noted that more than 32% of households in 2013 were overpaying for their housing. Even though any future homes would not be subject to an affordable housing deed restriction, increasing the supply of housing units helps reduce the scarcity of housing and by extension the cost burden.

Section 3. Decision.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lomita hereby recommends City Council approval of Vesting Tentative Parcel Map No. 83039 subject to the following conditions:

GENERAL PROJECT CONDITIONS

1. This Vesting Tentative Parcel Map 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. Pursuant to Lomita Municipal Code sections 11-2.357 and 11-2.251, this Vesting Tentative Parcel Map dated September 15, 2021 shall automatically become null and void 24 months from the date of its issuance. If the final map has not been recorded prior to expiration date, the Subdivider may apply for an extension in writing to the City of Lomita Planning Commission, provided that the request is received before expiration of this tentative map.
3. The Developer shall comply with the attached conditions of approval (Attachment A) developed

by City of Lomita Public Works Department, Quantum Quality Consulting and the County of Los Angeles Fire Department and the Los Angeles County Sanitation Districts.

4. Prior to the final map recordation, all existing structures shall be demolished to ensure that there are no improvements straddling the new property line.
5. This subdivision shall comply with Title 11 of the Lomita Municipal Code (Vesting Tentative Map) as determined by the City Engineer.
6. The final map shall not be recorded until there has been compliance with all conditions of approval.
7. The Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. Developer's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof.
8. Removal of existing trees shall be performed outside of the nesting season defined by the California Department of Fish and Wildlife as February 1 through August 15.
9. Developer shall pay all in lieu of dedication fees prior to recording the final map.
10. Developer shall satisfy all parkway tree requirements prior to recording the final map.

PUBLIC WORKS CONDITIONS

11. Developer shall pay the applicable Water Facilities fee.
12. All public improvements, including new water service lines, meters, and frontage improvements shall be constructed per the City's Standard Drawings and Standard Specifications. All new and modified utility lines shall be placed underground.
13. As required by the Public Works Department, the developer shall submit calculations, prepared by a licensed civil engineer, determining the size of the water service laterals, water meters and backflow device. A separate fire service line may be required. A separate irrigation meter may be required.
14. As required by the Public Works Department, each lot will require its own water and sewer service and laterals. New service laterals shall be installed per City Standard Drawings. Existing unused water service lateral(s) shall be abandoned. New water service laterals shall not share the same trench as electrical service lines and shall maintain a minimum 2-foot separation.
15. All water meters shall be located outside of the driveway apron. The new location shall be to the satisfaction of the Public Works Director.
16. Remove and replace existing damaged curb, gutter, and sidewalk adjacent to the proposed development. Any modifications to the driveway location shall require curb, gutter and sidewalk modifications to replace the existing driveway.

17. All project driveways, approaches, and adjacent sidewalk area shall be constructed to meet American Disabilities Act requirements.
18. Civil engineering plans shall be submitted for all right-of-way improvement prior to plan submission to the Building and Safety Division.
19. The developer shall obtain an encroachment permit from the City of Lomita, and place bonds as necessary from the City of Lomita for all proposed public improvements, including payment of all plan check and inspection fees.
20. Prior to issuing a grading permit or final map approval the developer shall either construct or post security for all required public improvements.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 11th day of October 2021 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners

Steven Cammarata, Chairperson

ATTEST: _____
Greg Kapovich
Director of Community and Economic Development

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.

June 3, 2021

Subject: PARCEL MAP NO. 83039
25307 Oak Street

Laura MacMorran
Assistant Planner
City of Lomita
24300 Narbonne Ave
Lomita, CA 90717

Dear Ms. MacMorran,

Quantum Consulting (QC) has completed the review of the Parcel Map No. 83039 and recommends approval.

If you should have any questions or comments, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Frank Bigdeli". The signature is written in a cursive style with a large, stylized "F" and "B".

Frank Bigdeli, P.E.



Robert C. Ferrante
Chief Engineer and General Manager

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
(562) 699-7411 • www.lacsd.org

August 26, 2021

Ref. DOC 6273379

Ms. Laura MacMorran
Associate Planner
City of Lomita
24300 Narbonne Avenue
Lomita, CA 90717

Dear Ms. MacMorran:

Will Serve Letter for Vesting Tentative Parcel Map No. 83039

The Los Angeles County Sanitation Districts (Districts) received your will serve letter request for the subject project on August 2, 2021. The proposed project is located within the jurisdictional boundary of District No. 5. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Narbonne Avenue Connection Trunk Sewer, located in 250th Street at Oak Street. The Districts' 18-inch diameter trunk sewer has a capacity of 2.9 million gallons per day (mgd) and conveyed a peak flow of 1.2 mgd when last measured in 2017.
2. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 mgd and currently processes an average flow of 259.1 mgd.
3. The expected increase in average wastewater flow from the project site, described in the application as a 2-lot single-family subdivision, is 260 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, under Services, then Wastewater Program and Permits, select Will Serve Program, and scroll down to click on the [Table 1, Loadings for Each Class of Land Use](#) link.
4. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is used by the Districts to upgrade or expand the Sewerage System. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, the developer should contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727.
5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of

the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2708 or at dcurry@lacsdsd.org.

Very truly yours,



Donna J. Curry
Customer Service Specialist
Facilities Planning Department

DC:dc



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

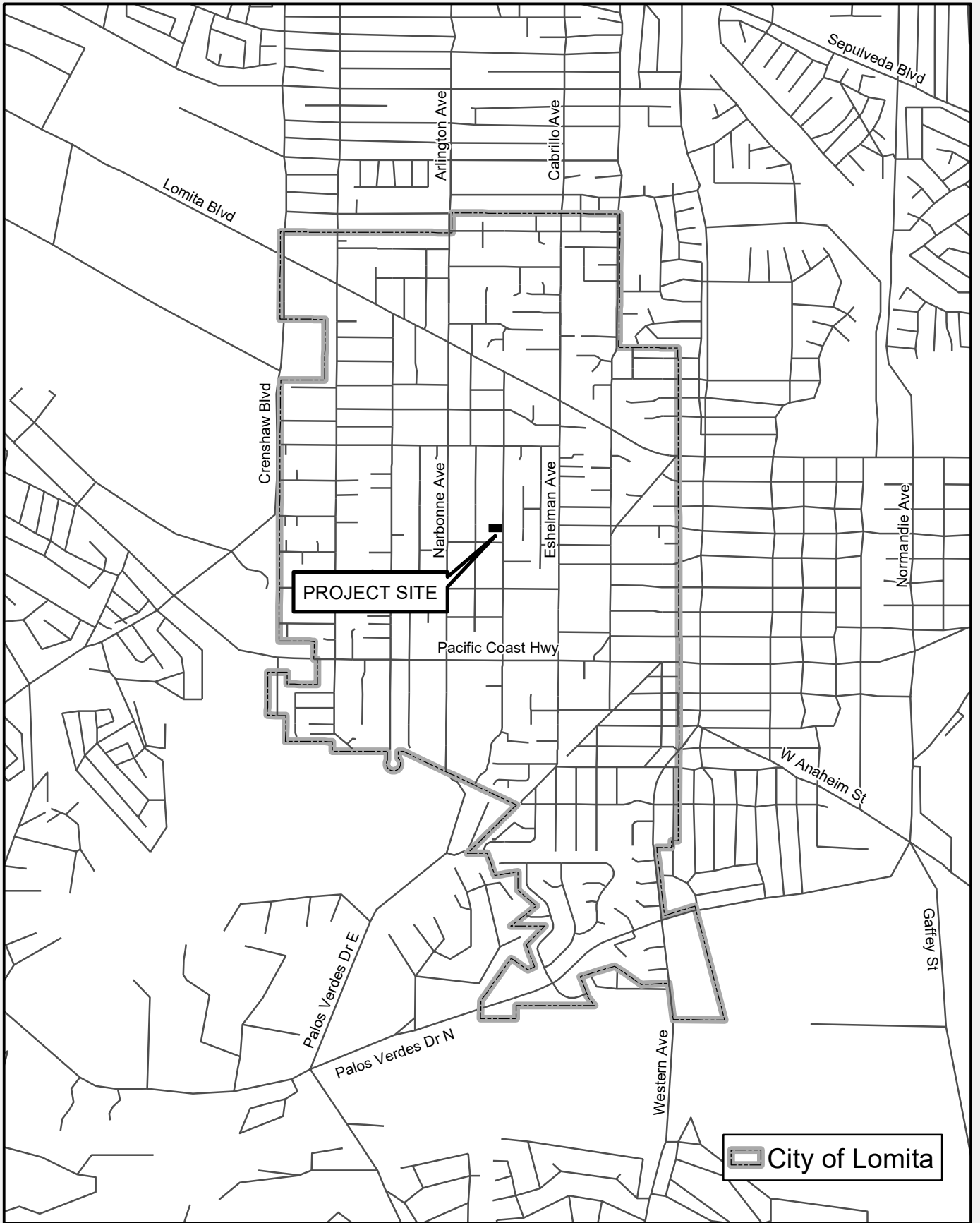
Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER: FLDU2021006465 PROJECT NUMBER: PM83039
CITY/COMMUNITY: Lomita STATUS: Cleared
PROJECT ADDRESS: 25307 Oak Street DATE: 06/17/2021
Lomita, CA 90717

CONDITIONS

1. Submit the Final Map to the County of Los Angeles Fire Department Fire Prevention Land Development Unit for review and approval prior to recordation.

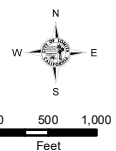
For any questions regarding the report, please contact Nancy Rodeheffer at (323) 890-4243 or Nancy.Rodeheffer@fire.lacounty.gov.



Vesting Tentative Parcel Map No. 83039
25307 Oak Street
Attachment 2

Community Development
 September 2021

Source: Lomita GIS Data Layers, TIGER Files
 GIS/Apps/25307Oak_2vty.mxd





ZONING

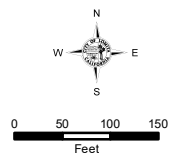
- Commercial, General (CG)
- Single Family Residential (R1)

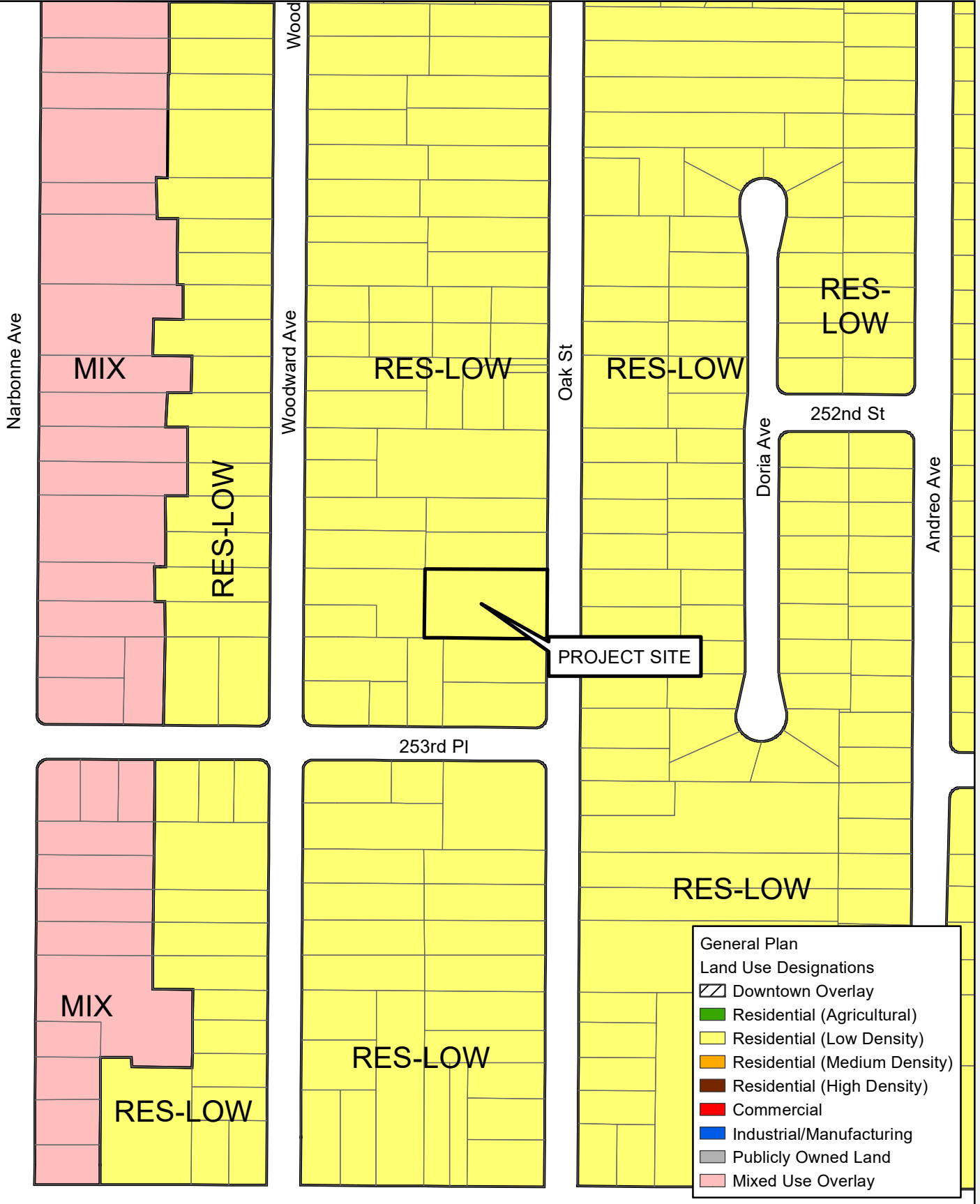


Vesting Tentative Parcel Map No. 83039
25307 Oak Street
Attachment 3










Community Development
 September 2021

Source: Lomita GIS Data Layers
 GIS/Apps/25307Oak_2zon.mxd





**General Plan
Land Use Designations**

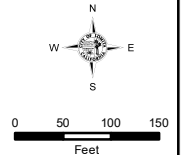
-  Downtown Overlay
-  Residential (Agricultural)
-  Residential (Low Density)
-  Residential (Medium Density)
-  Residential (High Density)
-  Commercial
-  Industrial/Manufacturing
-  Publicly Owned Land
-  Mixed Use Overlay



Vesting Tentative Parcel Map No. 83039
25307 Oak Street
Attachment 4

Community Development
September 2021

Source: Lomita GIS Data Layers
GIS/Apps/25307Oak_2gp.mxd





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

NOTICE OF EXEMPTION

Project Description:

Vesting Tentative Parcel Map No. 83039 A request for a vesting tentative parcel map to equally subdivide a 19,148-square-foot single-family residential lot into lots at 25307 Oak Street. This project is categorically exempt from California Environmental Quality Act per Section 15315. Filed by Ryan Baksh, 25048 Narbonne Avenue, Unit A, Lomita, CA 90717 (“Developer”).

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 15315 (Minor Land Divisions))
- 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 15315 (Minor Land Divisions) of the CEQA Guidelines, the division of property in urbanized areas zoned for residential use into four or fewer parcels may be considered except from CEQA review. The proposed project will divide a residential parcel into two residential parcels. Both parcels conform to the General Plan and zoning requirements and require no variances. In addition, all services and access to the proposed parcels meet local standards and are available. Finally, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the lot does not have an average slope greater than 20 percent. The proposed Vesting Tentative Parcel Map meets the above referenced requirements as outlined in the attached Notice of Exemption. Therefore, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment.

(Date)

Laura MacMorran
Associate Planner

SCALE: 1" = 20'

VESTING TENTATIVE

SHEET 1 OF 1 SHEET

PARCEL MAP NO.83039

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

FOR SUBDIVISION PURPOSES

ENGINEER

DENN ENGINEERS

3914 DEL AMO BLVD., STE. 921
TORRANCE, CA 90503
(310) 542-9433



Gary J. Roehl
GARY J. ROEHL R.C.E. 30826

REV. 9/15/2021
DATE 2/21/2020

20-045

ATTACHMENT 7

LEGEND

- EXISTING BUILDING
- CONCRETE
- BRICK
- WOOD DECK
- +106.76 EXISTING ELEVATION
- EXISTING CONTOUR
- BLOCK WALL
- EXISTING FENCE
- BCR BEGINNING OF CURB RETURN
- CL CENTERLINE
- ELY EASTERLY
- FD FOUND
- FF FINISH FLOOR
- FH FIRE HYDRANT
- FL FLOW LINE
- GFF GARAGE FINISH FLOOR
- GM GAS METER
- GW GUY WIRE
- L&T LEAD AND TAG
- MH MANHOLE
- NLY NORTHERLY
- PC PROPERTY CORNER
- PL, P/L PROPERTY LINE
- PP POWER POLE
- S&W SPIKE AND WASHER
- S/LY SOUTHERLY
- SPK SPIKE
- SSMH SANITARY SEWER MANHOLE
- STK STAKE
- STLT STREET LIGHT
- TC TOP OF CURB
- TW TOP OF WALL
- TX TOP OF DRIVEWAY APRON
- WLY WESTERLY
- WM WATER METER

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

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

SUBDIVIDER/OWNER
BAKSH CONSTRUCTION INC.
RYAN BAKSH
283 CALLE DE MADRID
REDONDO BEACH, CA 90277
PHONE 310-765-0727

LEGAL DESCRIPTION
E'LY 181.25' OF LOT 132
TRACT NO. 480
M.B. 15-5
APN: 7375-005-009

JOB ADDRESS
25307 OAK STREET
LOMITA, CA 91717



250TH STREET

TO FD SPK @ C/L NARBONNE

S 89°59'16"E 824.79'

FD N&T, T/O'S

1161.94'

SET N&T RCE 30826
IN FENCE
2.09' S'LY & 1.24' W'LY
OF PROPERTY CORNER
N&T ELEV = 101.88

N'LY LINE OF LOT 132
TRACT NO. 480
M.B. 15-5

SET L&T RCE 30826
1.00' E'LY OF CORNER
ON PROPERTY LINE PROD.
L&T ELEV = 95.59

W'LY LINE OF E'LY 181.25'
PER DEED 20111497559

SET N&T RCE 30826
ON FENCE
1.17' W'LY & 0.16' S'LY
OF PROPERTY CORNER
L&T ELEV = 103.50

N'LY LINE OF TR NO. 11836
M.B. 216-50.

FD 2" I.P. ON CORNER
PER TR NO. 11836
M.B. 216-50.
I.P. ELEV = 97.10

OAK STREET

- NOTES:**
1. THIS IS A 2 LOT SUBDIVISION
 2. ALL EXISTING STRUCTURES ARE TO BE REMOVED
 3. THERE ARE NO OAK TREES ON THIS SITE
 4. ALL UTILITIES & SEWER ARE AVAILABLE IN OAK STREET
 5. THERE IS NO GRADING PROPOSED ON THIS SITE.

UTILITY NOTES:
6" LACO WATER 15' E'LY OF W'LY R.O.W.
2" SOCAL GAS 15.5' W'LY OF E'LY R.O.W.
8" SEWER ON C/L
24" STORM DRAIN 19' E'LY OF W'LY R.O.W.

TITLE NOTE:
A TITLE POLICY HAS BEEN PROVIDED AND REVIEWED BY DENN ENGINEERS AT THE TIME OF THIS SURVEY. ANY READILY AVAILABLE ITEMS AFFECTING THIS PROPERTY HAVE BEEN PLOTTED BASED ON PROVIDED DOCUMENTS.

ITEM #7 - EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL PURPOSES RECORDED IN BOOK 5592, PAGE 149 OF DEEDS. (BLANKET IN NATURE)

USA NATIONAL TITLE COMPANY
ORDER NO. 072037640-30
DATED MAY 18, 2020

TO FD SPK @ C/L NARBONNE

S 89°59'50"E 825.17'

253RD PLACE

FD NAIL T/O'S

158.46'

20-045



CITY OF LOMITA PLANNING COMMISSION REPORT

TO: Planning Commission October 11, 2021

FROM: Greg Kapovich, Community & Economic Development Director

SUBJECT: Site Plan Review No. 1212
25820 Lucille Avenue, in the C-R (Commercial Retail) Zone

PROJECT DESCRIPTION

A request for a Site Plan Review to allow a combination of uses identified by Lomita Municipal Code 11-1.48.03.B (beauty shops, nail salon, office, etc.) to occupy 46 percent of the ground floor area of an existing multi-story commercial building and to confirm the categorical exemption at 25820 Lucille Avenue, in the C-R (Commercial Retail) Zone. Pursuant to Lomita Municipal Code 11-1.48.03(B), uses such as beauty shops, offices, and nail salons are permissible in the C-R zone but are subject to Planning Commission review if the ground floor area occupied by the use exceeds 30 percent of the total ground floor area. Filed by David Nosrati, 3435 Ocean Park Boulevard, Suite #107-502, Santa Monica CA 90405 (the “Applicant”).

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution approving Site Plan Review No. 1212, subject to the attached findings and conditions and confirming that the project is exempt from CEQA requirements.

SITE DESCRIPTION

The relatively flat project site is located at the southeast corner of Pacific Coast Highway and Lucille Avenue. The site contains an existing two-story, 20,000 square-foot commercial building with associated ground level and subterranean parking that can accommodate up to 70 vehicles. There are existing driveways located along Pacific Coast Highway and Lucille Avenue providing ingress/egress to the site. The project scope does not include any physical changes to the site itself.

Currently, the ground floor of the existing commercial building is 9,300 square feet in size, which is divided amongst eight tenant spaces. The existing ground floor space is occupied by a combination of restaurant, retail, and service-based uses. Pursuant to Lomita Municipal Code 11-1.48.03(B), beauty shops (including nail care), barber shops, and offices (medical included) are permitted uses in the C-R zone, however the total area occupied by those uses may not exceed 30 percent of the total floor area on the ground level. Applicants may request to exceed the 30 percent standard upon review by the Planning Commission but in no case shall the uses occupy more than 50% of the ground floor.

The subject site contains existing service-oriented uses on the ground floor in the form of an existing medical office (optometrist) and nail salon. Currently, the existing optometrist office and nail salon represent 26 percent of the total ground floor area, which is below the 30 percent threshold and were therefore permissible by right without a required review by Planning Commission. The applicant requests to locate two additional service type uses on the ground floor. Specifically, the applicant first requests to locate a hair salon within a 1,000 square-foot tenant space. In addition, the applicant proposes to locate an eye lash salon within another 1,000 square-foot tenant space, which raises the percentage of floor area dedicated to service based uses on the ground level to 37 percent and 48 percent, respectively and therefore subject to Planning Commission review.

ANALYSIS

It is common for municipal land use ordinances to limit the ground floor area dedicated to service-based uses in an effort to encourage pedestrian activity and attract businesses that thrive on foot traffic, visibility, and neighboring stores for success. Businesses such as retail and restaurants are encouraged at the ground level with no size limitations because they enliven the sidewalks and public spaces in the form of outdoor dining and displays. They rely on high visibility and a good location for success more so than the service industry. Alternatively, service-based uses such as medical, hair, and nail appointments, etc., are operated in a manner where customers seek out the business in advance and make appointments that are spread throughout the day, which minimizes the potential of multiple customers arriving at once to seek a service. Additionally, customers are more likely to drive directly to the appointment without walking the surrounding neighborhood and are generally less reliant on surrounding businesses for spillover customers. For these reasons, local governments encourage service type uses on the second stories (or above) and retail/restaurants on the ground level.

However, local municipalities usually limit implementation of ground floor performance standards to downtown core areas, which are typically more dense, less auto dependent, and contain an existing inventory of well-connected sidewalks, pathways, and public spaces that create a sense of place and encourage people to park once and walk an entire neighborhood. Downtown areas are the perfect environment for retail and restaurant businesses seeking the most visibility. While appointment-based service uses can thrive on the ground floor within downtown areas, they can also thrive in more auto dependent environments, such as strip shopping centers where customers specifically seek out the location prior to arrival. Therefore, it is common for local agencies to eliminate a ground floor threshold for areas outside downtown areas. The Lomita Municipal Code does not differentiate based on location and applies the ground floor standard citywide. However, the Lomita Municipal Code does allow for Planning Commission consideration to exceed the 30 percent threshold on a case-by-case basis.

In this case, the existing two-story commercial building is located outside the “walkable” downtown environment. In addition, the building was oriented to face away from Pacific Coast Highway, thus reducing the visibility that retail and restaurant tenants seek. Finally, the site was physically designed with a heavy focus to accommodate vehicles in the form of 70 on-site parking stalls, two vehicle driveway approaches, and direct access off Pacific Coast Highway, which predominantly caters to fast moving vehicles. The surface parking lot and subterranean parking garage represent one of the largest private property parking accommodations in Lomita. For these

reasons, the subject site ground floor is less suitable for the protected retail and restaurant uses and more suitable for additional service-oriented uses.

General Plan and Zoning Designation Compliance

The General Plan designation for the subject site is commercial. The zoning designation for the subject property is C-R (Commercial Retail). Subject to Planning Commission site plan review, ground floor uses that are listed in Sec. 11-1.48.03(B) that do not exceed 50% the ground floor area are permitted in C-R zone. The project is consistent with these designations.

Development Standards

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

Development Standards	Project	Allowed/Required	Compliance
Lot Size	33,450 square feet	10,000 square feet	Yes
Square Footage of Uses	46%	< 50%	Yes
Off-Street Parking	70 stalls provided	70 stalls required	Yes

Uses specified in Section 11-1.48.03 (B) of the LMC are permitted with the Planning Commission’s approval if they do not exceed 50% of the ground floor area. After reviewing the proposed development in accordance with Section 11-1.70.07 (Administration of Site Plan Review applications), 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 staff report and with Planning Commission review of the two beauty salon uses as required under Section 11-1.48.03(B) of the LMC, the project complies with the applicable provisions of Title 11. As a whole, the ground floor of the commercial building will have 4,500 square feet of service-based uses, which is less than 50% of the total ground floor square footage.

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

The site has not changed since its original approval in 2005. The proposed project to locate two new beauty salon uses within existing ground floor tenant spaces does not change the suitability of the building from its original approval in 2005. The site possesses two driveway aprons, access off Pacific Coast Highway, and a combination surface parking lot and underground parking to accommodate 70 vehicles. The driveway design permits vehicles to enter the shopping center

with ease and not cause traffic congestion. There is no foreseeable increase in traffic due to the proposed beauty shops and the site meets minimum parking standards.

A beauty salon (hair and nails) does not generate noise, pollution, or excessive trash; therefore, it should not create adverse effects on public health, safety and the general welfare.

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

The exterior façade of the existing commercial building will remain unchanged with the exception of new signage attributable to the two proposed uses. As such, the building design remains suitable and functional for the neighborhood.

Environmental Determination

Section 15301 exempts the operation, permitting, licensing or minor alteration of private structures involving negligible or no expansion of use beyond that existing use. The project consists of leasing two 1,000 square-foot, ground floor spaces to a hair salon and eye lash salon, which are classified as a beauty salon use. Only minor interior work will occur, and no new square footage will be created. Staff has determined that there is no substantial evidence that the project may have a significant effect on the environment and recommends that the Planning Commission confirms the CEQA exemption. The Notice of Exemption is included as Attachment 6.

Public Notice

Notices of this hearing, dated September 29, 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:



Greg Kapovich
Director of Community and Economic Development

Attachments:

1. Resolution
2. Vicinity Map
3. Zoning Map
4. General Plan Map
5. Aerial Photograph
6. Notice of Exemption
7. Project Plans

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING SITE PLAN REVIEW NO. 1212, TO ALLOW 46 PERCENT OF THE GROUND LEVEL FLOOR AREA TO BE OCCUPIED BY A COMBINATION OF USES OUTLINED BY LMC 11-1.48.03(B) WHERE 30 PERCENT IS PERMITTED BY RIGHT AT 25820 LUCILLE AVENUE IN THE COMMERCIAL RETAIL ZONE (C-R) ZONE.

Section 1. Recitals

- A. The Planning Commission of the City of Lomita has considered an application to permit a combination of uses outlined by 11-1.48.03.B (beauty shop, nail salon, office, etc.) to occupy 46 percent of the ground floor area of an existing multi-story commercial building where 30 percent is permitted by right at 25820 Lucille Avenue, in the Commercial Retail Zone (C-R) Zone. Filed by David Nosrati, 3435 Ocean Park Boulevard, Suite #107-502, Santa Monica CA 90405 (the “Applicant”).
- B. Under Section 11-1.48.03(B) of the Lomita Municipal Code (Code), uses exceeding 30% of the ground floor space where the total ground floor area exceeds 5,000 square feet in the C-R Zone are subject to site plan review and approval by the Planning Commission.
- C. Section 15301 of the California Environmental Quality Act guidelines exempts the operation, permitting, licensing or minor alteration of private structures involving negligible or no expansion of use beyond that existing use. The project consists of leasing two 1,000 square-foot, ground floor tenant spaces to two beauty shop uses (hair and eye lash salons). Only minor interior work will occur, and no new square footage will be created.
- D. On October 11, 2021, the Planning Commission held a duly noticed public hearing and accepted public testimony.

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

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

As set forth in the staff report and with Planning Commission review of the two beauty salon uses as required under Section 11-1.48.03(B) of the LMC, the project complies with the applicable provisions of Title 11. As a whole, the ground floor of the commercial building will have 4,500 square feet of service-based uses, which is less than 50% of the total ground floor square footage.

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

The site has not changed since its original approval in 2005. The proposed project to locate two new beauty salon uses within existing ground floor tenant spaces does not change the suitability of the building from its original approval in 2005. The site possesses two driveway aprons, access off Pacific Coast Highway, and a combination surface parking lot and underground parking to accommodate 70

vehicles. The driveway design permits vehicles to enter the shopping center with ease and not cause traffic congestion. There is no foreseeable increase in traffic due to the proposed beauty shops and the site meets minimum parking standards. A beauty salon (hair and nails) does not generate noise, pollution, or excessive trash; therefore, it should not create adverse effects on public health, safety and the general welfare.

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

The exterior façade of the existing commercial building will remain unchanged with the exception of new signage attributable to the two proposed uses. As such, the building design remains suitable and functional for the neighborhood.

Section 3. The Planning Commission of the City of Lomita hereby approves Site Plan Review No. 1212, subject to the attached conditions.

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division and may not be transferred from one property to another.
2. This approval is to allow for 46 percent of the ground level floor area to be occupied by a combination of uses outlined by 11-1.48.03(B) where 30 percent is permitted by right.
3. Approval of this permit shall expire 24 months from the date of approval by the Planning Commission, unless significant construction or improvements or the use authorized hereby have commenced. One or more extensions of time for use inauguration may be requested. No extension shall be considered unless requested prior to the expiration date.
4. By commencing any activity related to the project or using any structure authorized by this permit, Applicant accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein.
5. Applicant agrees, as a condition of adoption of this resolution, at Applicant's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. Applicant's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof.
6. Applicant shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit.
7. If Applicant, owner or tenant fails to comply with any of the conditions of this permit, the Applicant, owner or tenant shall be subject to a civil fine pursuant to the City Code.
8. Prior to issuance of building permits, Applicant shall correct all violations of the City Code existing on the project property.

9. Prior to issuance of building permits, Applicant shall sign a letter agreeing to the conditions of approval within this resolution.

PLANNING STANDARD CONDITIONS

10. Before the City issues building permits, Applicant shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project.
11. It is hereby declared to be the intent that if any provision of this permit is held or declared invalid, the permit shall be void and the privileges granted hereunder shall lapse.
12. It is further declared and made a condition of this permit that if any condition of this permit is violated, or if any law, statute or ordinance is violated, the permit shall be suspended and the privileges granted hereunder shall lapse. The Applicant shall have been provided written notice to cease such violations and have failed to comply for a period of thirty days.
13. That the Planning Commission may review this approval upon notice of violation by the Code Enforcement Officer.
14. That, in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred to the Planning Commission for a decision prior to the issuance of a building permit.
15. That final inspection shall not be granted until all conditions of approval have been met and verified by staff.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 11th day of October, 2021 by the following vote:

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


Steven Cammarata, Chairperson

ATTEST: _____
Greg Kapovich
Community and Economic Development Director

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

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

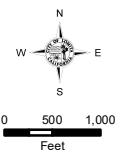


 City of Lomita

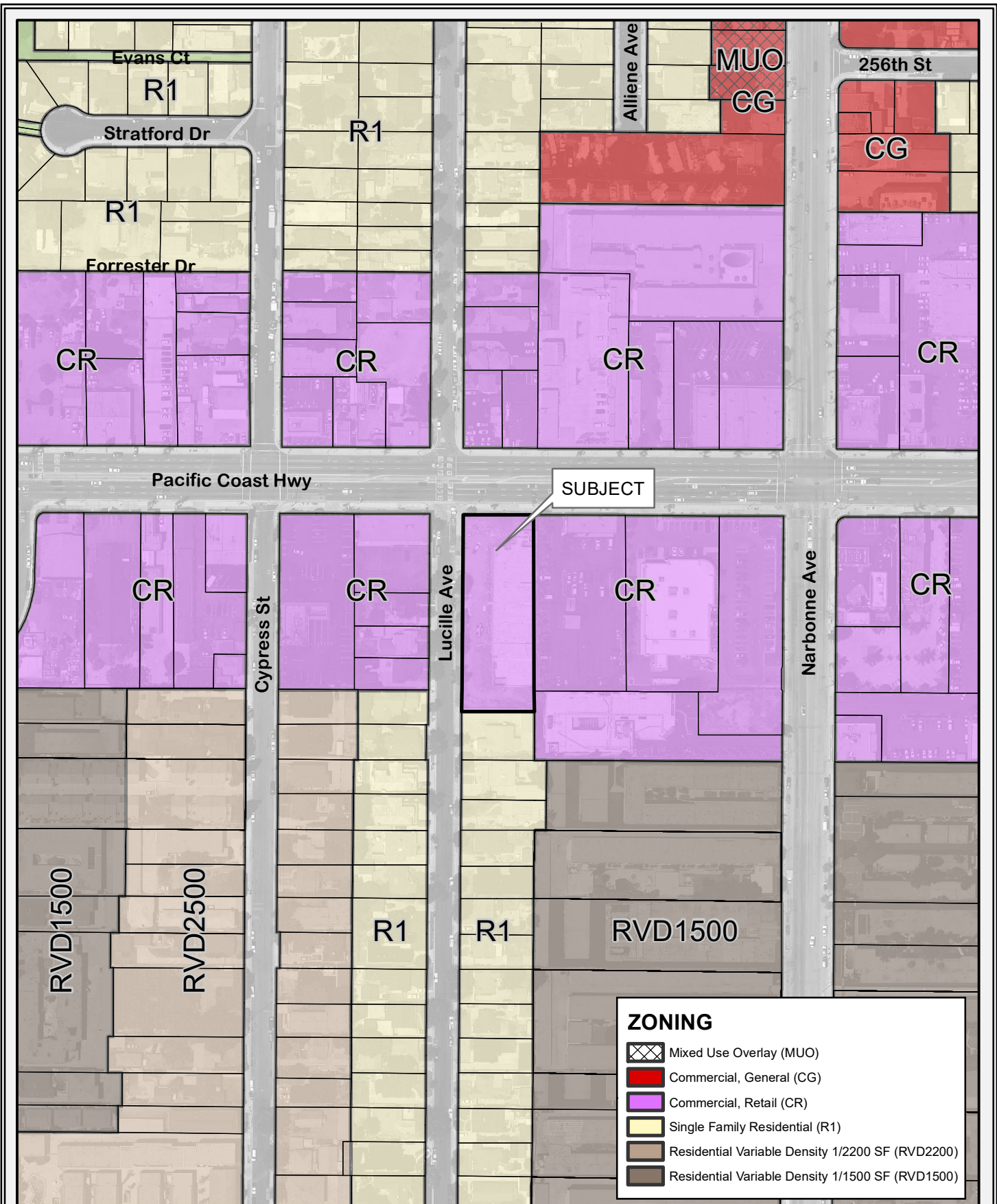


Site Plan Review No. 1212
25820 Lucille Avenue
(2244 Pacific Coast Highway)
Exhibit B

Community Development
 September 2021



Source: Lomita GIS Data Layers, TIGER Files
 GIS/Apps/2244PCH_3vty.mxd



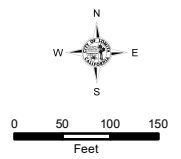
ZONING

	Mixed Use Overlay (MUO)
	Commercial, General (CG)
	Commercial, Retail (CR)
	Single Family Residential (R1)
	Residential Variable Density 1/2200 SF (RVD2200)
	Residential Variable Density 1/1500 SF (RVD1500)

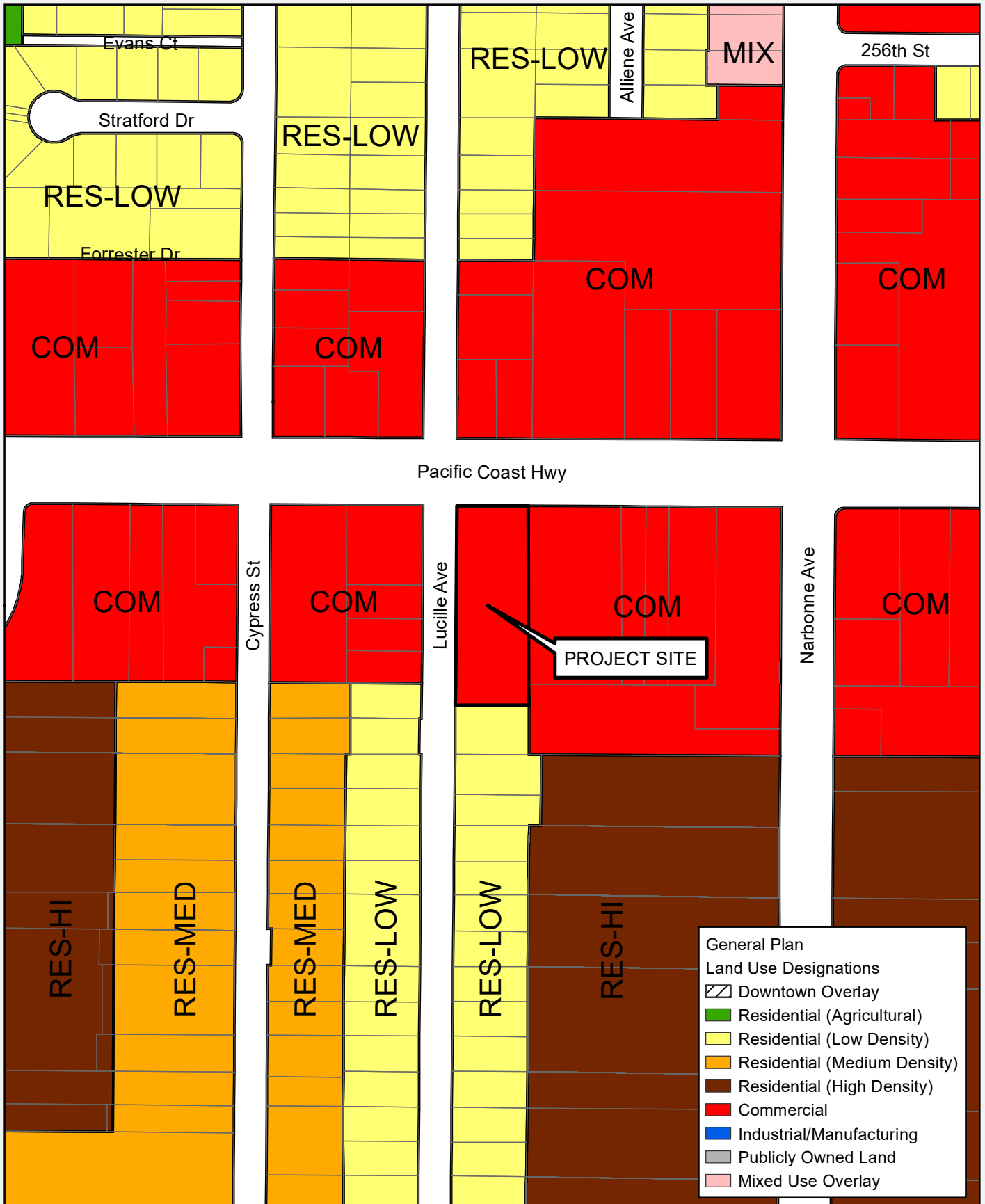


Site Plan Review No. 1212
25820 Lucille Avenue
(2244 Pacific Coast Highway)
Exhibit C

Community Development
 September 2021



Source: Lomita GIS Data Layers
 /Apps/2244PCH_zon.mxd



General Plan
Land Use Designations

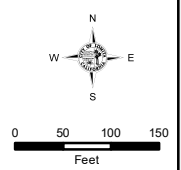
- Downtown Overlay
- Residential (Agricultural)
- Residential (Low Density)
- Residential (Medium Density)
- Residential (High Density)
- Commercial
- Industrial/Manufacturing
- Publicly Owned Land
- Mixed Use Overlay

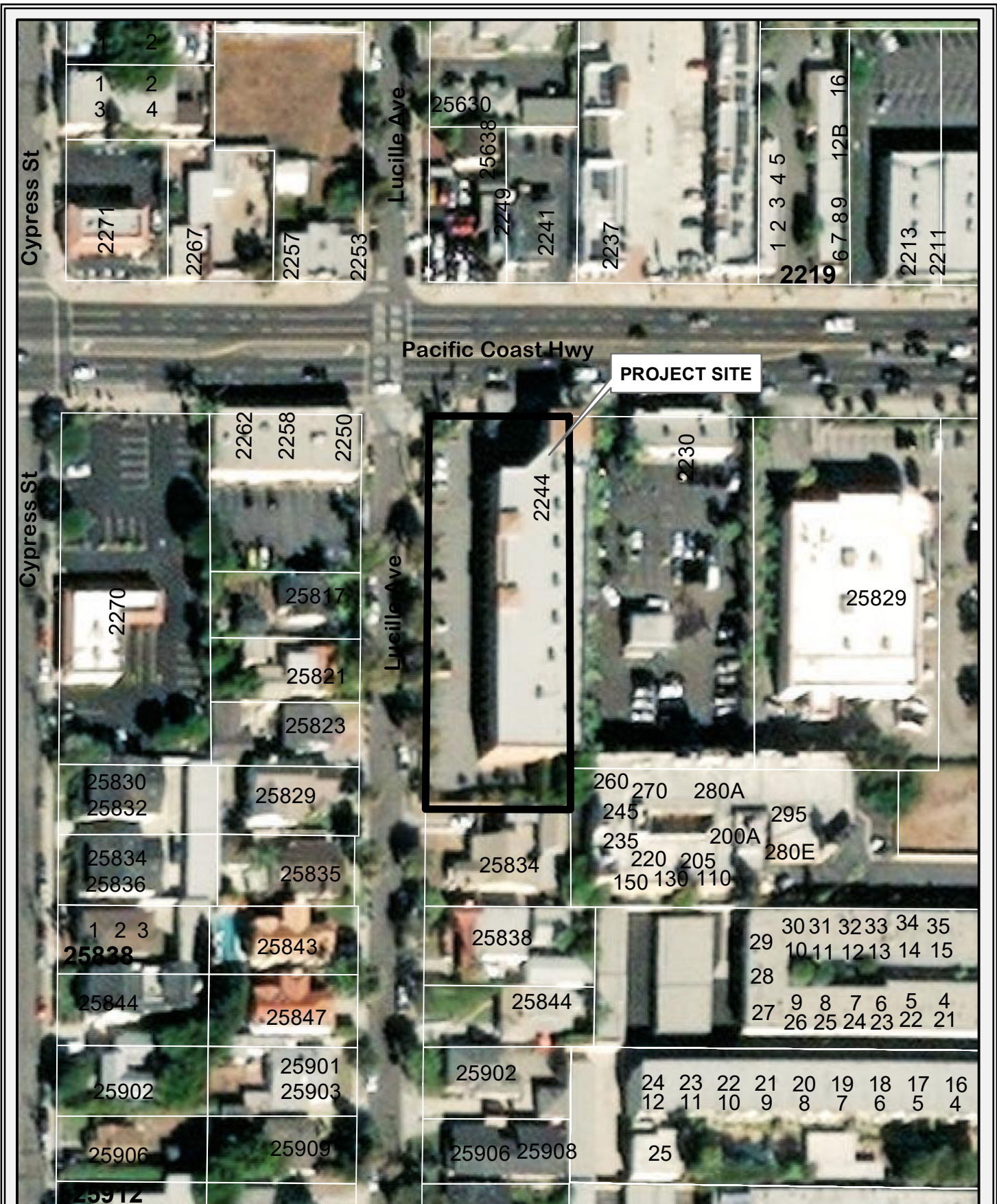


Site Plan Review No. 1212
25820 Lucille Avenue
(2244 Pacific Coast Highway)
Exhibit D

Community Development
 September 2021

Source: Lomita GIS Data Layers
 GIS/Apps/2244PCH_3gp.mxd

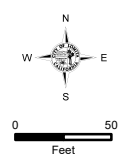




Site Plan Review No. 1212
25820 Lucille Avenue
(2244 Pacific Coast Highway)
Exhibit E

Community Development
 September 2021

Source: Lomita GIS Data Layers
 /Apps/2244PCH_3aer.mxd





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

NOTICE OF EXEMPTION

Project Description:

Site Plan Review No. 1212: A request for a Site Plan Review to allow a combination of uses identified by Lomita Municipal Code 11-1.48.03.B (beauty shops, nail salon, office, etc.) to occupy 46 percent of the ground floor area of an existing multi-story commercial building at 25820 Lucille Avenue, in the C-R (Commercial Retail) Zone. Pursuant to Lomita Municipal Code 11-1.48.03(B), uses such as beauty shops, offices, and nail salons are permissible in the C-R zone but are subject to Planning Commission review if the ground floor area occupied by the uses exceed 30 percent of the total ground floor area. Filed by David Nosrati, 3435 Ocean Park Boulevard, Suite #107-502, Santa Monica CA 90405 (the “Applicant”).

Finding:

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

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

Supporting Reasons: Section 15301 exempts the operation, permitting, licensing or minor alteration of private structures involving negligible or no expansion of use beyond that existing use. The project consists of leasing two 1,000 square-foot, ground floor spaces to a hair salon and eye lash salon, which are classified as a beauty salon use. Only minor interior work will occur, and no new square footage will be created. Therefore, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment.

 (Date)

 Greg Kapovich
 Director of Community and Economic
 Development

Application Number	Project Planner	Project Name, Location, Contact	Description	CEQA Status						STATUS	Construction		
				Exempt	Negative Declaration	Notice of EIR Prep	Draft EIR	Final EIR	Certified EIR		Expected Start	Expected End	
SPR-1211 VTMP-83029	Laura MacMorran (310) 325-7110 x120 l.macmorran@lomitacity.com	3-Lot Subdivision at 26275 Appian Way Applicant: Kevin McMinn (310) 320-1525	A project to subdivide a vacant 23,200 square-foot single family residential lot into three new lots. The project also includes a site plan review to construct a single family residence on lot 1 only. At this time, no new homes are proposed for lots 2 and 3.	X							Approved by PC on 06/14/21 and by CC on 8/3/21. Waiting for submittal of building permits.	TBD	TBD
SPR-1209, VAR-245, HVP-105, & VTMP-78233	Laura MacMorran (310) 325-7110 x120 l.macmorran@lomitacity.com	9 Townhome Units at 26016 Oak Street Applicant: Jeanna Ruby, E&S Prime Builders	A project to develop nine townhome units on a 23,418 square-foot lot.	X							Approved by PC on 06/14/21 and by CC on 8/3/21. Waiting for submittal of building permits.	TBD	TBD
SPR-1208	Greg Kapovich (310) 325-7110 x122 g.kapovich@lomitacity.com	8 Townhomes at 26109 Narbonne Ave Applicant: Peter Frederiksen (913) 897-7811	Site Plan Review to construct eight townhome units within four, three-story buildings at 26109 Narbonne Ave.	X							Approved by PC on 2/8/21. Building Permits under review by staff.	TBD	TBD

Application Number	Project Planner	Project Name, Location, Contact	Description	CEQA Status						STATUS	Construction	
				Exempt	Negative Declaration	Notice of EIR Prep	Draft EIR	Final EIR	Certified EIR		Expected Start	Expected End
SPR-1188	Greg Kapovich (310) 325-7110 x122 g.kapovich@lomitacity.com	Self Storage Facility at 1837 Lomita Blvd Applicant: Giuseppe Finazzo	Site Plan Review for a new self-storage facility consisting of 48,052 square feet of self storage space and 22 recreational vehicles spaces.	X						Originally Approved by PC on 9/11/17. An extension of time was approved by PC on 11/12/19 and 10/12/20. Entitlements set to expire on 10/12/21.		
SPR-1201 & VTMP-82771	Laura MacMorran (310) 325-7110 x120 l.macmorran@lomitacity.com	3 Townhomes at 1749 257th Street Applicant: Hamid Pournamdari	A project to construct three, 2,100 square-foot, two-story townhomes at 1749 257th Street.	X						Approved by PC on 11/12/19. Building permits issued. Construction nearly complete. Inspections by staff ongoing.		11/1/2021
SPR-1182 & VTMP-74637	Laura MacMorran (310) 325-7110 x120 l.macmorran@lomitacity.com	2 Attached Condo Units at 24710-24712 Pennsylvania Ave	A project to subdivide a 11,313 square-foot lot into two separate parcels. The existing single family home would remain on Parcel 1, however, the newly created Parcel 2 would construct two attached condo units.	X						Certificate of Occupancy Issued. Project complete.		9/1/2021
CUP-310	Greg Kapovich (310) 325-7110 x122 g.kapovich@lomitacity.com	7-11 Convenience Store and Fueling Station at 2301 PCH	A project to develop a 2,520 square-foot franchise 7-11 (convenience store) with eight fueling stations.	X						Approved by PC on 1/14/18. Building Permits approved. Temporary C of O issued. Final Inspection scheduled in late October		10/31/2021