

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

1. OPENING CEREMONIES

- a. Call Meeting to Order

Chair Dever called the meeting to order at 6:00 p.m. in the Council Chambers, Lomita City Hall, 24300 Narbonne Avenue, Lomita, CA 90717.

- b. Flag Salute

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

- c. Roll Call

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

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

ABSENT: COMMISSIONERS: None

2. ORAL COMMUNICATIONS

None.

3. CONSENT AGENDA

- a) **APPROVAL OF MINUTES:** August 12, 2019

RECOMMENDED ACTION: Approve minutes

Vice-Chair Cammarata made a motion, seconded by Commissioner Santos, to approve the minutes for the August 12, 2019, meeting.

MOTION CARRIED by the following vote:

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

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

RECUSE: COMMISSIONERS: Graf

PUBLIC HEARINGS

4. **SITE PLAN REVIEW NO. 1200**, a request for a site plan review to permit a 1,531 square foot detached garage of which 1,000 square feet is an existing, legally permitted, nonconforming structure and 531 square feet is a new addition. The single-story garage has a maximum height of 14 feet 6 inches and is located at 2338 246th Street in the Residential Single-Family Zone (R-1).

Vice-Chair Cammarata and Commissioner Popelka each disclosed that they had viewed the site.

Assistant Planner Laura MacMorran presented the staff report and responded to Commission questions regarding the garage's transformation and other allowed uses for the garage.

Director Velasco responded to Commission questions regarding other allowed uses for the garage and the pocket door.

Chair Dever opened the public hearing at 6:10 p.m.

Commissioner Santos invited the applicant, Greg Bloomstadt, forward to respond to Commission questions. Mr. Bloomstadt clarified that he wants to keep his boat and a dune buggy in the garage rather than in the driveway so he doesn't have to move cars around so often. He also stated that he plans to remove a leaking swimming pool and have more space in his backyard, and that he is not interested in renting out the accessory dwelling unit (ADU).

Chair Dever closed the public hearing at 6:15 p.m.

Commissioner Thompson made a motion, seconded by Vice-Chair Cammarata, to adopt the resolution of approval subject to findings and conditions.

MOTION CARRIED by the following vote:

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

WRITTEN COMMUNICATIONS

5. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Director Velasco stated that Council approved a more uniform parking policy for the downtown, as well as a conceptual plan, designed by Studio One Eleven, for the City-owned lot on Narbonne Avenue. She also stated that the design manual was presented to Council and will be voted on at their next meeting.

OTHER MATTERS

6. STAFF ITEMS – ANNOUNCEMENTS

Director Velasco introduced the City's new Planning Intern, James Dotson.

7. PLANNING COMMISSIONER ITEMS

Commissioner Waite apologized for missing the last meeting, and said he might miss the next one too as there is a possibility he will be out of the country.

Commissioner Thompson thanked staff for their quick response to his request involving the overgrown eucalyptus trees along Ebony Lane. He then asked if the EV charging stations at City Hall were available for public use and if so, between what hours. Director Velasco stated that the south station is available as a courtesy during the week, but once the City has a larger fleet, both stations will be reserved solely for City vehicles.

Vice-Chair Cammarata and Commissioner Graf discussed all the new businesses opening within the City. Vice-Chair Cammarata suggested that the City work with Tesla to provide EV charging stations at the City's property on Narbonne Avenue. He then asked the status of the piping work along Lomita Boulevard, and Director Velasco said that it is an L.A. County Sanitation sewer project, not a City project.

Commissioner Popelka stated that the thoughtful planning in Lomita is evident, and that it is a good place to live.

Commissioner Waite stated that he will be doing a workshop with the Chinese government next week about meeting water quality guidelines.

Chair Dever thanked staff for cleaning up Eshelman Avenue Saturday morning.

Commissioner Thompson stated that Lomita is a well-run City with hard-working staff. He added that Council must make tough decisions and has done so without imposing any special taxes. He said he is proud to be a resident of Lomita and the work of City staff is very much appreciated.

8. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Popelka will attend the City Council meeting on Tuesday, October 1, 2019, and Commissioner Graf will attend the City Council meeting on Tuesday, October 15, 2019.

9. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:38 p.m.

ATTEST:

A handwritten signature in blue ink, appearing to read 'L. Abbott', with a long horizontal flourish extending to the right.

Linda E. Abbott, Deputy City Clerk