

**MINUTES
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, JUNE 8, 2020
6:00 PM**

1. OPENING CEREMONIES

a. Chair Cammarata called the meeting to order at 6:05 p.m. via teleconference pursuant to Governor Newsom's Executive Orders N-25-20 and N-29-20 and COVID-19 pandemic protocols.

b. Roll Call

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

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

ABSENT: COMMISSIONERS: Thompson

2. ORAL COMMUNICATIONS

None.

3. CONSENT AGENDA

a) **APPROVAL OF MINUTES:** May 11, 2020

RECOMMENDED ACTION: Approve minutes.

Vice-Chair Graf made a motion, seconded by Commissioner Santos, to approve the minutes of the May 11, 2020, Planning Commission meeting.

MOTION CARRIED by the following vote:

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

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Thompson

PUBLIC HEARING

4. MODIFICATION TO CONDITIONAL USE PERMIT NO. 294 AND VESTING TENTATIVE TRACT MAP NO. 74138, a request for a modification to Conditional Use Permit No. 294 and a new Tentative Tract Map for Phase 2 of a mixed-use project consisting of the development

of 16 residential units with a total of 39 parking spaces located at 24516 Narbonne Ave., in the D-C, Downtown Commercial Zone and to confirm that the project is exempt from CEQA requirements. Phase 1 of the project included 3,700 square feet of commercial space, five residential units and associated parking. The project also includes the sale of a portion of the public alley to the south of the property to be improved as a public pedestrian walkway, which will be considered by the City Council at a later date.

At 6:09 p.m., Chair Cammarata recused himself and left the teleconference.

Community and Economic Development Director Velasco presented the staff report as per the agenda material, and outlined two new Conditions of Approval:

- 1) (Condition 86) Pursuant to the review and approval of the Community and Economic Development Director and Public Works Director, a pedestrian and vehicular access easement shall be recorded across the portion of alley to be purchased and commercial portion of the property in favor of the public and those commercial properties to the south of the project site: and
- 2) (Condition 87) The Developer shall install pedestrian protective devices and/or barriers at both entrances to the paseo per the review and approval of the Community and Economic Development Director.

In response to questions from Commissioner Waite, Director Velasco stated that the residences above Burnin Daylight Brewery will be rentals, and that parking enforcement at the property is addressed in a 2015 Resolution.

Vice-Chair Graf asked if any Commissioners had disclosures to make; there were none.

Vice-Chair Graf opened the public hearing at 6:39 p.m.

Luigi Schiappa, the applicant, and Ricky De La Rosa, the architect, were available to respond to Commission questions.

In response to a question from Commissioner Waite regarding Unit D being two-story, Mr. De La Rosa stated that the design is that way to create a diminished massing at the corner and to relate to the two-story units across from the corner.

In response to a question from Commissioner Steinbach, Mr. Schiappa stated that he was amenable to all Conditions of Approval, including the two newly added ones.

There being no other requests to speak, Vice-Chair Graf closed the public hearing at 6:42 p.m.

Commissioner Waite stated that it should be noted that the reason a smaller portion of commercial property is allowed on this project is that there is already a good amount of it facing Narbonne and placing businesses on the interior would not make sense.

Vice-Chair Graf expressed concerns regarding people sleeping on the benches on the property, and privacy to residents of the building due to the proximity of the parking lot to the building. Director Velasco stated that the property will be well-lighted and additional landscaping could be used as a buffer.

Vice-Chair Graf re-opened the public hearing at 6:53 p.m.

Mr. De La Rosa stated that fencing is to be semi-transparent but bushes could be planted to mitigate the headlight pollution, and that there is no livable space on the ground floor so there is no direct pedestrian view.

Chair Graf closed the public hearing at 6:56 p.m.

Commissioner Steinbach made a motion, seconded by Commissioner Santos, to adopt a resolution recommending City Council approval (with the two new Conditions of Approval listed below) subject to findings and conditions and confirm that the project is exempt from CEQA requirements:

- 1) (Condition 86) Pursuant to the review and approval of the Community and Economic Development Director and Public Works Director, a pedestrian and vehicular access easement shall be recorded across the portion of alley to be purchased and commercial portion of the property in favor of the public and those commercial properties to the south of the project site; and
- 2) (Condition 87) The Developer shall install pedestrian protective devices and/or barriers at both entrances to the paseo per the review and approval of the Community and Economic Development Director.

MOTION CARRIED by the following vote:

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

WRITTEN COMMUNICATIONS

5. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Director Velasco stated that a Special City Council Meeting was held at 9:00 a.m., Friday, May 22, 2020, to extend the City's emergency measures and all related actions until June 30, 2020. In addition, the Zone Text Amendment Ordinance regarding commercial fencing types will be heard at the next City Council meeting, June 16, 2020.

OTHER MATTERS

6. STAFF ITEMS – ANNOUNCEMENTS

None.

7. PLANNING COMMISSIONER ITEMS

In response to a question from Commissioner Steinbach, Director Velasco expressed hope that the July Planning Commission meeting could take place in Council Chambers with participants observing social distancing and other protective measures. She added that City staff is making preparations to open City Hall to the public.

Chair Cammarata returned to the meeting at 7:04 p.m.

In response to a question from Chair Cammarata, Director Velasco stated that staff will check out weeds at the entrance to the Picerne Project on Lomita and Crenshaw Boulevards, and graffiti on the temporary fencing at the project on the corner of Pacific Coast Highway and Cypress Street.

8. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Vice-Chair Graf will attend the City Council meeting on Tuesday, July 7, 2020. Commissioner Santos will attend the Tuesday, July 21, 2020, meeting.

9. ADJOURNMENT

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

Attest:



Linda E. Abbott, Deputy City Clerk