

**MINUTES  
SPECIAL MEETING  
LOMITA PLANNING COMMISSION  
MONDAY, NOVEMBER 15, 2021**

**1. OPENING CEREMONIES**

- a. Chair Cammarata called the special meeting to order at 6:05 p.m. Pursuant to Executive Order N-08-21 issued by Governor Newsom and AB361, the public and Commission participated in this meeting via Zoom.

- b. Roll Call

Responding to the roll call by Deputy City Clerk Abbott were Commissioners Dever, Santos, Stephens, Thompson, Vice-Chair Graf, and Chair Cammarata. Also present were Assistant City Attorney Byun, Community and Economic Development Director Kapovich, Associate Planner MacMorrان, Planner Repp Loadsman, Public Works Director Dillon, and Management Analyst Hernandez (all participated via Zoom).

**PRESENT:** Dever, Santos, Steinbach (joined the Zoom meeting at 6:25 p.m.), Stephens, Thompson, Vice-Chair Graf, and Chair Cammarata

**ABSENT:** None

**PUBLIC HEARINGS**

**2. DISCUSSION AND CONSIDERATION OF THE 2021-2029 HOUSING ELEMENT (GPA 2021-03)**

Director Kapovich introduced the item. Planner Repp Loadsman and Elizabeth Dickson, Housing Planner of Dudek, gave the presentation as per the agenda material.

Planner Repp Loadsman gave an overview of the Housing Element:

- 65% of Lomita's land is designated for single family homes
- 18% of Lomita's land allows for multifamily homes
- The majority of residents in Lomita are renters

Planner Repp Loadsman then gave a refresher on the Regional Housing Needs Assessment (RHNA):

- Provides opportunities to support compatible development in Residential Low Density and Agricultural Low Density areas
- Zoning Opportunities and Capacity
- Existing Site Capacity and Rezone Site Capacity
- Accessory Dwelling Units
- Inclusionary Housing

Ms. Dickson then outlined some additional key programs:

- Lot Consolidation Incentive
- Programs to Promote Equity and Inclusion

- Income Limits to Determine Eligibility for Housing Programs

Director Kapovich outlined Objective Design Standards. He added that there will be two December City Council meetings where the Housing Element will be discussed and eventually approved. It will be in place for eight years once approved at the state level.

Planner Repp Loadsman stated that a large majority of the programs require completion by the spring of 2023. She added that there exists additional capacity in the City but those locations could be used in future cycles if necessary.

Chair Cammarata opened the public hearing at 6:56 p.m.

Barbara Barker sought clarification relative to how the City plans to effect the type of development required to reach the goals in the Housing Element and the requirements of RHNA.

Planner Repp Loadsman stated that the City must develop policies and procedures to facilitate development but staff is not required to seek out potential developers. She added that if the City's website offers detailed information and staff provides great support, developers will be reaching out to us.

George Kivett, a Lomita resident, stated that mixed use overlay should be extended on Lomita Boulevard to the east and west city boundaries, and increasing height even further should be considered along Lomita Boulevard on the south side. He supported restricting the increased density of SB-9 in the City as much as possible, and incentivizing assemblages of larger lots with mixed-use, especially in the downtown area. He stated that low income housing as much as possible should be directed toward senior housing, and that the City should aim to preserve family oriented neighborhoods.

Ivan Yermakov, a Lomita resident, asked for clarification relative to projects that do not meet density standards for a specific area, tying the Housing Element into infrastructure improvements, and objective standards.

Planner Repp Loadsman stated that submitted applications will be reviewed for consistency with City and state requirements. For mixed-use along Lomita Boulevard and Narbonne Avenue, a requirement has been set of least 20 units per acre, with a limit of up to 30 units per acre. She added that the City's Public Works and Planning departments work together, and updates are made to the General Plan in anticipation of growth and development and what those factors mean relative to infrastructure. It is a complicated process but manageable if adequate time and attention is devoted to it.

Director Kapovich stated that the state mandates that Lomita has the ability to accommodate 829 additional housing units, but developers still must apply and demonstrate that they meet the requirements.

In response to a question from Mr. Yermakov, Planner Repp Loadsman stated that existing properties in the City would typically not be required to meet new density standards unless they are sold.

As there were no additional requests from the public to speak on this item, Chair Cammarata closed the public hearing at 7:26 p.m. and brought the item back to the Commission for further discussion or a motion.

Commissioner Santos made a motion, seconded by Commissioner Stephens, to adopt a resolution recommending that the City Council approve the Initial Study/Mitigated Negative Declaration and adopt the General Plan Amendment 2021-03 for an updated 2021-2029 Housing Element.

**MOTION CARRIED** by the following vote:

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

### **3. DISCUSSION AND CONSIDERATION OF THE 2021 SAFETY ELEMENT UPDATE**

Director Kapovich presented some background on the item, stating that it revises the previous version from 1998, and is meant to address natural and human hazards.

Management Analyst Hernandez presented the staff report as per the agenda material, outlining the following:

- Definition of a Safety Element
- Lomita's Risks – Potential Impact and Adaptive Capacities of Hazards
- The City's Outreach Efforts
- Goals and Related Policies

Henry Eckold, Planner of Dudek, outlined how each Safety Element goal can be achieved:

- A built environment that protects against extreme heat and air pollution
- A city designed to minimize risks from hazards
- A city prepared for disasters
- Emergency response designed to serve a range of community needs
- A city that builds back stronger

Chair Cammarata opened the public hearing at 7:44 p.m.

George Kivett, a Lomita resident, stated that public safety, especially emergency preparedness, is extremely important. He also expressed concerns relative to the City's water supply in an emergency.

Ivan Yermakov, a Lomita resident, stated via chat: "I'd support the increasing the number of trees. Studies (can provide the list) prove greens/nature improves humans' wellbeing and health. I regret I am not seeing any more notes on "Lomita is the greenest city" program that was introduced and quickly disappeared. In fact, I would encourage the city to mandate trees replacement if any are taken down, and also planting more trees."

As there were no additional requests from the public to speak on this item, Chair Cammarata closed the public hearing at 7:55 p.m. and brought the item back to the Commission for further discussion or a motion.

Direction was made to staff to provide the Commission with an update on the reservoir and filtration system as soon as possible via email.

Commissioner Santos made a motion, seconded by Vice-Chair Graf, to adopt a resolution providing a positive recommendation that the City Council approve the 2021 Safety Element Update.

**MOTION CARRIED** by the following vote:

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

#### **SCHEDULED MATTERS**

#### **4. PLANNING COMMISSIONER ITEMS**

The Commission thanked City staff and Dudek for doing a great job on the Housing and Safety Elements.

#### **5. ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned by Chair Cammarata at 8:11 p.m.

Attest:



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Linda E. Abbott  
Deputy City Clerk