

**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

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**Next Resolution No. PC 2022-02**

**AGENDA**  
**REGULAR MEETING**  
**LOMITA PLANNING COMMISSION**  
**MONDAY, APRIL 11, 2022**  
**6:00 P.M.**  
**VARIOUS TELECONFERENCE LOCATIONS**

**PURSUANT TO AB361, THE PUBLIC AND COMMISSION MAY PARTICIPATE IN THIS MEETING VIA TELECONFERENCE AS SOCIAL DISTANCING MEASURES ARE RECOMMENDED BY STATE AND COUNTY OFFICIALS.**

*Access to the meeting will be available via URL: <https://us06web.zoom.us/j/88036379878> or by phone by calling 1 (669) 900 6833. Meeting ID: 880 3637 9878.*

*In order to effectively accommodate public participation, participants are asked to provide their comments via e-mail before 5:00 p.m. on Monday, April 11, 2022, to [l.abbott@lomitacity.com](mailto:l.abbott@lomitacity.com). Please include the agenda item in the subject line. All comments submitted will be read into the record until the time limit of five minutes has been reached.*

*All votes taken during this teleconference meeting will be by roll call vote, and the vote will be publicly reported.*

**1. OPENING CEREMONIES**

- a. Call Meeting to Order
- b. Roll Call

**2. ORAL COMMUNICATIONS**

*Persons wishing to address the Planning Commission on subjects other than those scheduled are requested to do so at this time. Please provide your name and address for the record. In order to conduct a timely meeting, a 5-minute time limit per person has been established. Government Code Section 54954.2 prohibits the Planning Commission from discussing or taking action on a specific item unless it appears on a posted agenda.*

### 3. CONSENT AGENDA

a) **APPROVAL OF MINUTES:** March 14, 2022, minutes

**RECOMMENDED ACTION:** Approve minutes.

### PUBLIC HEARINGS

4. **ALLEY VACATION**, a request to vacate approximately 2,850 square feet of the public alley located adjacent (south) to the property at 24516 Narbonne Avenue. The request would formally convert this portion of the alley into a publicly accessible paseo. This summary vacation is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Minor Alterations in Land Use Limitations.

**APPLICANT:** Luigi Schiappa of Luigi Schiappa Development, 2040 Lomita Blvd., Ste. 100, Lomita, CA 90717

**PRESENTED BY:** Assistant Planner Quintero

**RECOMMENDED ACTION:** Approve the request to vacate approximately 2,850 square feet of the public alley located adjacent (south) to the property at 24516 Narbonne Avenue and to confirm the categorical exemption.

5. **SITE PLAN REVIEW NO. 1216**, a request for a site plan review to convert 1,600-square-foot of an existing 6,800-square-foot warehouse into a retail space and to allow for a reduction in the required parking by approving seven onsite parking spaces at a business located with 500 feet of a municipal parking lot(s) as allowed by Section 11-1.49.06(D) of the Lomita Municipal Code (LMC) for property located at 24403-24413 Narbonne Avenue in the Downtown Commercial (D-C) zone and to confirm the categorical exemption.

**APPLICANT:** Bill Lockwood, P.O. Box 367, Lomita, CA 90717 (“Co-Applicant/Owner”)

**PRESENTED BY:** Associate Planner MacMorran

**RECOMMENDED ACTION:** Approve the request for a site plan review to convert 1,160-square-foot of an existing 6,800-square-foot warehouse into a retail space and to allow for a reduction in the required parking by approving six onsite parking spaces at a business located with 500 feet of a municipal parking lot(s) as allowed by Section 11-1.49.06(D) of the Lomita Municipal Code (LMC) for property located at 24403-24411 Narbonne Avenue in the Downtown Commercial (D-C) zone and to confirm the categorical exemption.

### SCHEDULED MATTERS

#### 6. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

March 15, 2022: Approximately on a five-year basis, the City Council reviews and approves a Capital Improvement Program (CIP) Master Plan establishing project priorities. To allow adequate discussion time, staff will present priorities for consideration on April 26, 2022, at 4:00 p.m.

April 5, 2022: City Council adopted Urgency Ordinance 834U for an extension of Urgency Ordinance No. 832U, for a period of 10 months and 15 days, to implement State of California Senate Bill 9 to allow urban lot splits and two-unit residential developments in single-family residential zones.

## **7. PROJECT STATUS UPDATES**

### **OTHER MATTERS**

## **8. STAFF ITEMS – ANNOUNCEMENTS**

California Alliance of State Elected: California State Auditor releases scathing report on RHNA process Report finds housing goals are not supported by evidence.

## **9. PLANNING COMMISSIONER ITEMS**

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

Tuesday, May 3, 2022, and Tuesday, May 17, 2022

## **11. DISCUSSION OF HYBRID MEETINGS**

## **12. ADJOURNMENT**

The next regular meeting of the Planning Commission is scheduled for Monday, May 9, 2022, 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 at <https://lomitacity.com/agendas-minutes/>.*

Dated Posted: April 8, 2022

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

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Linda E. Abbott, CMC  
Deputy City Clerk



**MINUTES  
REGULAR MEETING  
LOMITA PLANNING COMMISSION  
MONDAY, MARCH 14, 2022  
6:00 P.M.  
VARIOUS TELECONFERENCE LOCATIONS**

**1. OPENING CEREMONIES**

- a. Chair Cammarata called the meeting to order at 6:00 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, Steinbach, Stephens, Vice-Chair Graf, and Chair Cammarata. Also present were Assistant City Attorney Natalizio, Interim Community and Economic Development Director Repp Loadsman, Assistant Planner Quintero, and Associate Planner MacMorran (all participated via Zoom).

**PRESENT:** Dever, Santos (arrived at 6:06 p.m.), Steinbach, Stephens, Thompson (arrived at 6:04 p.m.), Vice-Chair Graf, and Chair Cammarata

**ABSENT:** None

**2. ORAL COMMUNICATIONS**

Donna Gardner, a Lomita resident, objected to code enforcement efforts relative to a storage container on her property. She stated that it has been there for eight years but the City recently told her it must be removed.

Planner Repp Loadsman stated that while storage containers are generally not permitted in the City, she will follow up with Ms. Gardner to present some options as to how hers might be allowed.

**3. CONSENT AGENDA**

- a) **APPROVAL OF MINUTES:** November 8, 2021, and November 15, 2021, minutes

**RECOMMENDED ACTION:** Approve minutes.

Commissioner Santos made a motion, seconded by Vice-Chair Graf, to approve the minutes of the November 8, 2021, and November 15, 2021, Planning Commission meetings.

**MOTION CARRIED** by the following vote:

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

NOES: None  
ABSENT: None

## **PUBLIC HEARINGS**

4. **SITE PLAN REVIEW NO. 1204**, a request to extend approval for one year to allow the expansion of the parking lot in conjunction with the demolition of classrooms, office spaces, and nonconforming residential structures, and the construction of several small additions totaling 961 square feet located at 24716 Narbonne Avenue & 24730 Narbonne Avenue in the Commercial General (C-G) Zone. Applicant: Mark Campbell, 24730 Narbonne Avenue, Lomita, CA 90717.

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

Chair Cammarata opened the public hearing at 6:15 p.m. As there were no requests from the public to speak on this item, Chair Cammarata closed the public hearing at 6:15 p.m. and brought the item back to the Commission for further discussion or a motion.

Commissioner Steinbach made a motion, seconded by Vice-Chair Graf, to approve the request for a one-year extension of time for Site Plan No. 1204 and establish a new expiration date of February 10, 2023. The City has not changed the applicable development standards since the project was approved.

**MOTION CARRIED** by the following vote:

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

## **SCHEDULED MATTERS**

5. **REVIEW OF HOUSING ELEMENT STATUS AND VARIOUS HOUSING RELATED LAWS**  
(no staff report)
- a. Lomita Housing Element ([https://lomitacity.com/wp-content/uploads/2021/11/6th\\_H-E\\_Revised\\_Draft\\_October.pdf](https://lomitacity.com/wp-content/uploads/2021/11/6th_H-E_Revised_Draft_October.pdf))
  - b. State Density Bonus Law
  - c. ADUs/JADUs
  - d. SB 9 and Lomita Urgency Ordinance

Planner Repp Loadsmann presented an update on the Housing Element. She stated that the City Council approved it at its December 21, 2021, meeting. It was submitted to the State on January 11, 2022, and just this past Friday the City was notified that the State did not certify it. She is still reading through the letter to determine what more is needed, but the State is requesting additional information on a few new programs. She will likely update the Commission at the next meeting. The goal is to have a certified document by this summer.

In response to a question from Commissioner Stephens, Planner Repp Loadsman stated that current construction counts toward the City's Housing Element Goals.

Associate Planner MacMorran presented an overview on Housing Laws, including Density Bonus Laws, which included the following:

- Definition of a density bonus
- Rents are restricted for 55 years
- How a project qualifies for a density bonus
- 2021 Los Angeles County area income limits
- Graduated scale of awarding density bonuses
- Benefits include parking reduction, incentives/concessions, and fee waivers
- The number of incentives/concessions awarded
- Additional reduction of development standards
- City staff and the City Attorney make the determination as to whether a project qualifies for the Density Bonus
- The Planning Commission's role

In response to a question from Vice-Chair Graf, Assistant City Attorney Natalizio stated that the Density Bonus is a complicated area of housing, particularly affordable housing. He stressed that the Planning Commission's role is rather limited as it is mandated by the State that the Density Bonus must be approved if a project meets the requirements. Developers are to seek out the benefits of the Density Bonus and its rewards.

In response to questions from Vice-Chair Graf, Planner Repp Loadsman stated that such property owners must provide proof of low-income housing requirements for 55 years. In the case of breaches of contract of the affordable housing agreement, there are remedies, including fines. In addition, there is the problem of a once-qualified tenant moving to a higher income bracket; at that point, the property owner would have to replace that tenant with someone who is income-qualified, or replace the unit.

Commissioner Stephens stated that while the Density Bonus is great for tenants, she has reservations about the bonuses and incentives and how control is being taken away from the City relative to projects built.

Planner Repp Loadsman outlined ADUs/JADUs and the City's SB9 (The California Home Act) Urgency Ordinance, which included the following:

- Background on accessory dwelling units (ADUs)
- The State saw a less expensive way to provide more housing
- Ministerial approval of a two-unit housing development or an urban lot split
- Approvals must be based only on objective design standards; denials are only permitted if projects do not meet such standards or there are specific, adverse impacts on public health and safety
- Limitations on how jurisdictions can regulate SB9 projects
- Objective Design Standards

Commissioner Steinbach emphasized the need to ensure that the community's character is maintained.

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

Associate Planner MacMorran stated that the City Council had recently approved allocation of American Rescue Act Plan funds, including a façade improvement program for City businesses, a jobs creation program, and a forgivable loan for businesses that creates a new position for an individual from a low-income household.

## **7. PROJECT STATUS UPDATES**

Planner Repp Loadsman stated that staff would provide updates at the next meeting.

## **OTHER MATTERS**

### **8. STAFF ITEMS – ANNOUNCEMENTS**

None.

### **9. PLANNING COMMISSIONER ITEMS**

Vice-Chair Graf requested that staff email the Commission an update relative to the reservoir and filtration system at the Cypress Water Facility. In addition, he requested that staff email the agenda packets as PDFs as was done in the past.

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

Commissioner Santos will attend the City Council meeting on Tuesday, April 5, 2022.  
Commissioner Stephens will attend the City Council meeting on Tuesday, April 19, 2022.

### **11. SELECTION OF CHAIR AND VICE-CHAIR FOR 2022 – 2023**

Commissioner Steinbach made a motion, seconded by Commissioner Thompson, to retain Chair Cammarata and Vice-Chair Graf for 2022-2023.

**MOTION CARRIED** by the following vote:

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

### **12. ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned by Chair Cammarata at 7:39 p.m.

Attest:

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Linda E. Abbott, CMC  
Deputy City Clerk



## CITY OF LOMITA PLANNING COMMISSION REPORT

**TO:** Planning Commission

April 11, 2022

**FROM:** Lemesis Quintero, Assistant Planner

**SUBJECT:** Vacation of a portion of public right-of-way adjacent to 24516 Narbonne Avenue, in the D-C (Downtown Commercial) Zone

### PROJECT DESCRIPTION

A request to vacate approximately 2,850 square feet of the public right-of-way adjacent (south) to the property located at 24516 Narbonne Ave. The request would formally convert this portion of the public right-of-way into a publicly accessible paseo, as originally envisioned for the mixed-use development at 24516 Narbonne Ave. City Council added conditions of approval to the original entitlements for the mixed-use development requiring a vacation to formally convert the space to private property and ensure the public paseo was achieved. The applicant returns to the Planning Commission to do so. The proposed public right-of-way vacation requires the finding of conformity to the General Plan by the Planning Commission.

### STAFF RECOMMENDATION

Staff recommends that the Planning Commission make the appropriate findings and recommend that the City Council adopt a resolution approving the vacation of approximately 2,850 square feet of public right-of-way located at 24516 Narbonne Avenue and the corresponding CEQA Categorical Exemption.

### BACKGROUND

The process for a right-of-way vacation is outlined in the Streets and Highways Code (SHC) Section 8320 *et seq.* Pursuant to the SHC, a vacation request involves a three-step process. One step involves review of the request and the adoption of a Resolution of Intention to Vacate the right-of-way by the City Council. Another step is a noticed public hearing by the Planning Commission and the adoption of a Resolution finding that the proposed vacation is consistent with the General Plan and making a recommendation to the City Council. (*See* SHC § 8313 & Govt. Code § 65402.) The third and final step would be a noticed public hearing and the adoption of a Resolution by City Council to either approve or deny the vacation request.

Before the City Council can make the final decision and either deny or approve the vacation request the Planning Commission shall determine if the proposed vacation of the public right-of-way is consistent with the General Plan. If the Planning Commission makes this finding a public hearing before the City Council will be scheduled to vacate the right-of-way.

On December 21, 2021, the City Council declared its intention to vacate and directed the Planning Commission to conduct a hearing on the matter.

On August 04, 2020, the City Council approved a modification to Conditional Use Permit No. 294 and Vesting Tentative Tract Map No. 74138 for phase 2 of a 2-phase mixed-use project consisting of 16 new residential units with a total of 39 parking spaces located at 24516 Narbonne Avenue in the D-C, Downtown Commercial Zone. Phase 1 of the project included 3,700 square feet of ground floor commercial space, five residential units on floors two and three, and associated parking. Construction of phase 1 was completed in 2019 and the ground floor is currently occupied by Burnin Daylight Brewery.

As part of the Phase 2 portion of the project, the applicant proposed to purchase a portion of the public right-of-way south of 24516 Narbonne Ave (as identified in Exhibit A) to create a public paseo connecting the commercial portion of the project fronting Narbonne Ave (Burnin Daylight) with the Phase 2 residential uses in the rear.

At the time Phase 2 was approved, the City Council added conditions of approval requiring a purchase and sale agreement of the public right-of-way, as well as direction to pursue a vacation to formally convert the space to private property and ensure the paseo was achieved.

## **ANALYSIS**

The request to vacate the alley into private ownership will accommodate improvements to convert the space from a primarily service-oriented function for trash and utility service trucks to a space that also welcomes Lomita citizens to gather, dine, and enjoy the outdoors within downtown Lomita. It creates a pedestrian link from the residential units within the mixed-use development to the major commercial corridor on Narbonne Avenue, thereby connecting downtown residents to the commercial uses that support downtown living. The improvements illustrated in Attachment 4, have been designed to ensure trash and service trucks maintain maneuverability so trash and utility trucks can still perform necessary functions in the morning. Moveable tables and chairs can then be placed to accommodate additional dining capacity for Burnin Daylight and general seating for the public. Prior to recordation of a final map, the applicant is required to include an access and maintenance easement, thereby allowing public access to the paseo and ensuring the maintenance of the paseo is performed by private ownership in perpetuity. As a result, the vacation is not for the sole benefit of the abutting property owner and is also in the interest of the public's safety, convenience, and general welfare and it is unnecessary to keep the property classified as public right-of-way to maintain public use.

The Vacation complies with the General Plan Land Use Element in the following ways “promoting the improvement of aesthetic and visual qualities of the community by landscaping and beautifying streets and highways and by implementing development standards for private improvements.” As well as “striving to develop a pedestrian downtown that is economically viable and promotes a wide range of activities”. Furthermore, the alley vacation in conjunction with Conditional Use Permit No. 294 and Tract Map No. 74138 encourage residential development and active uses in the Downtown Commercial (DC) Zoning District. For these reasons, staff is supportive of the vacation request.

### Project Description

The Vacation would comprise of approximately 2,850 square feet of public right-of-way located south of 24516 Narbonne Ave as identified in Exhibit A. Improvements such as installing lights, pavers, removeable bollards, greenery and seating were a part of City Council's consideration for selling the portion of public right-of-way. Renderings of the proposed improvements are identified in Attachment 4.

### Environmental Determination

The vacation is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Further, this vacation is categorically exempt per CEQA guidelines section 15305, minor alterations in land use limitations. The proposed project complies with all the criteria for exemption.

### Public Notice

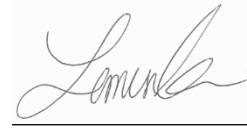
A Notice of Hearing was mailed to property owners within 300 feet of the subject property and posted at the subject site, City Hall, Lomita Park and on the web page. As of the date this staff report was prepared, staff has not received written correspondence against this specific proposed project.

Recommended by:



Sheri Repp Loadsman  
Planner

Prepared by:



Lemesis Quintero  
Assistant Planner

### ATTACHMENTS:

1. Draft Resolution
2. Exhibit "A", legal description
3. Vesting Tentative Tract Map No. 74138
4. Alley Improvements
5. Planning Commission Resolution 2020-08 Recommending Approval of a modification to Conditional Use Permit No. 294 and Vesting Tentative Parcel Map No. 74138
6. City Council Resolution 2020-27
7. City Council Resolution 2020-28
8. City Council Resolution 2021-48
9. Notice of Exemption



DRAFT  
PLANNING COMMISSION  
RESOLUTION NO. #####

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA FINDING THAT A VACATION OF APPROXIMATELY 2,850 SQUARE FEET OF THE PUBLIC ALLEY LOCATED ADJACENT (SOUTH) TO THE PROPERTY 24516 NARBONNE AVE IN THE DOWNTOWN COMMERCIAL (D-C) ZONE FILED BY LUIGI SCHIAPPA OF SCHIAPPA DEVELOPMENT, 2040 LOMITA BLVD., STE. 100, LOMITA CA 90717 IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN AND RECOMMENDING CITY COUNCIL APPROVAL OF THE VACATION

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

Section 1. Recitals

- A. It is the intention of the Planning Commission of the City of Lomita to make appropriate findings and recommend approval of approximately 2,850 square feet of public alley south of the property located at 24516 Narbonne Avenue. Filed by Luigi Schiappa of Schiappa Development, 2040 Lomita Blvd., Suite 100, Lomita, CA 90717 ("Developer"), in accordance with Streets and Highways Code (SHC) Section 8320.
- B. The subject site is located within the Downtown Commercial (D-C) zone and within the Mixed-Use Overlay District.
- C. On June 08, 2020, the Planning Commission of the City of Lomita held a public hearing to consider the Project. The Planning Commission, by Resolution No. 2020-08, recommended the City Council approve a modification to Conditional Use Permit No. 294 and Vesting Tentative Parcel Map No. 74138 for Phase 2 of a 2-Phase Mixed-Use Project consisting of the development of 16 new residential units with a total of 39 parking spaces located at 24516 Narbonne Ave.
- D. On August 04, 2020, the City Council held a duly noticed public hearing and approved Resolution nos. 2020-27 and 2020-28 for a modification to Conditional Use Permit No. 294 and Vesting Tentative Tract Map No. 74138 for Phase 2 of a mixed-use project consisting of the development of 16 residential units with a total of 39 parking spaces. A condition of approval was added to the resolutions requiring the applicant to seek vacation of a portion of the adjacent alley to convert it to accommodate a publicly accessed paseo.
- E. On December 22, 2021, the City of Lomita's City Council declared its intention to vacate the subject site and directed the Planning Commission to conduct a hearing on the matter.

- 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 Government Code Section 65402 and Streets and Highways Section 8313, 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:

*The proposed vacation is consistent with the general plan for the City of Lomita (“General Plan”),*

1. The Vacation complies with the General Plan Land Use Element in the following ways “promoting the improvement of aesthetic and visual qualities of the community by landscaping and beautifying streets and highways and by implementing development standards for private improvements.” As well as “striving to develop a pedestrian downtown that is economically viable and promotes a wide range of activities”. In addition, the alley vacation in conjunction with Conditional Use Permit No. 294 and Tract Map No. 74138 encourage residential development and active uses in the Downtown Commercial (DC) Zoning District.

Section 3. Decision.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lomita hereby finds that the proposed alley vacation is in conformance with the City’s General Plan and recommends City Council approval subject to the following conditions:

**GENERAL PROJECT CONDITIONS**

1. The conditions of approval within Planning Commission Resolution No. 2015-08.
2. The conditions of approval within Planning Commission Resolution No. 2020-08.
3. The conditions of approval within Planning Commission Resolution No. 2020-27.
4. The conditions of approval within City Council Resolution No. 2020-28.
5. Vacation of the alley by the City at its discretion, which is to be considered by the City Council after all conditions of the tentative map have been cleared and before recordation of the final map.
6. After the final map and vacation of the alley have been recorded, the developer shall tie the vacated alley parcel to the Phase 1 parcel (APN: 7374-005-060).
7. The purchase and sale agreement for the alley is executed by all parties and all conditions therein are fulfilled.
8. All improvements within the paseo shall be completed to the satisfaction of the Community & Economic Development Director prior to issuance of certificates of occupancy for the residential units and shall remain in place for the life of the project.

9. 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. The pedestrian and vehicular access easement shall be recorded at the same time as the alley vacation.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 11<sup>th</sup> day of April, 2022 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners

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

ATTEST: \_\_\_\_\_  
Sheri Repp Loadsman  
Planner

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.

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

THAT PORTION OF LAND LYING WITHIN TRACT No. 47, IN THE CITY OF LOMITA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12 PAGE 181 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, FURTHER DESCRIBED AS FOLLOWS:

AN ALLEY, 15-FEET IN WIDTH, LYING NORTHERLY AND ADJACENT TO LOTS 31, 32, 33 AND 34, OF SAID TRACT No. 47; EXCEPT THE PORTION LYING WITHIN NARBONNE AVENUE (80-FEET IN WIDTH).

SAID LAND COMPRISING APPROXIMATELY 2,850 S.F.

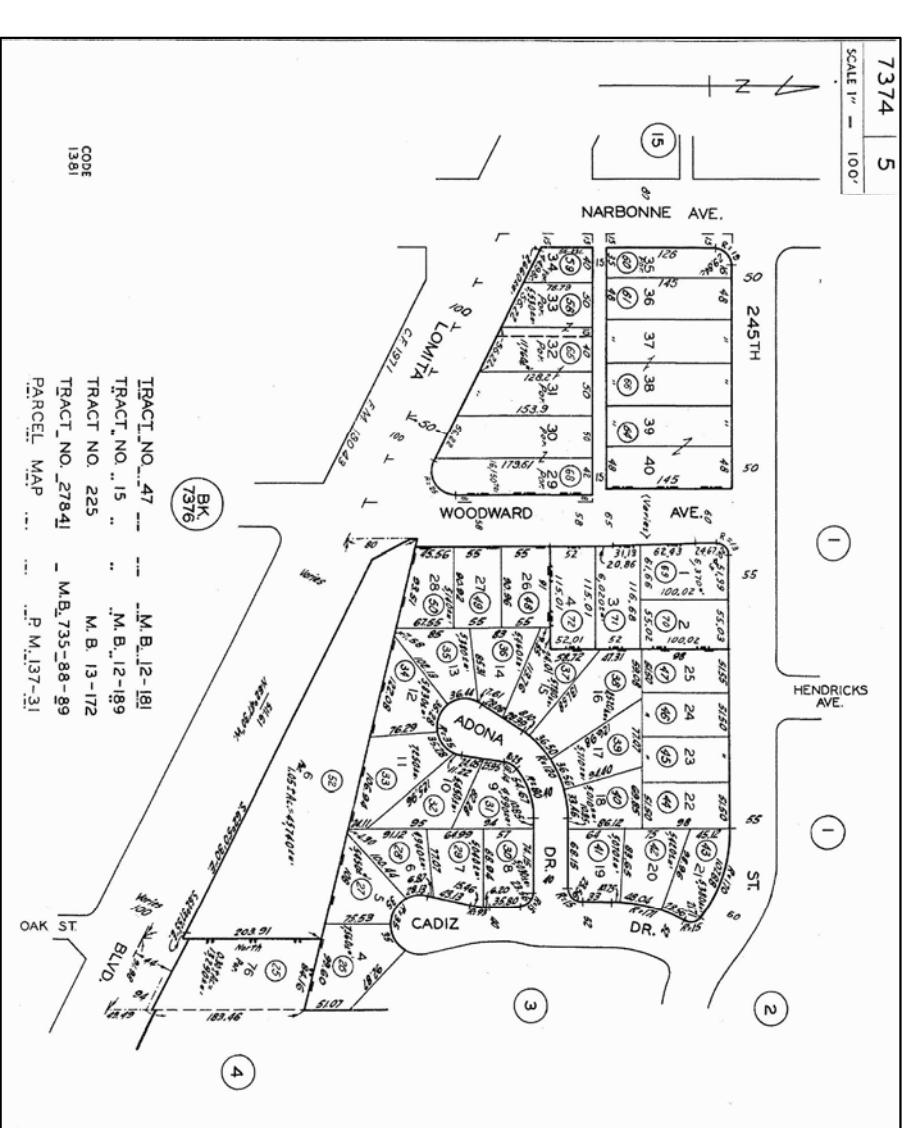
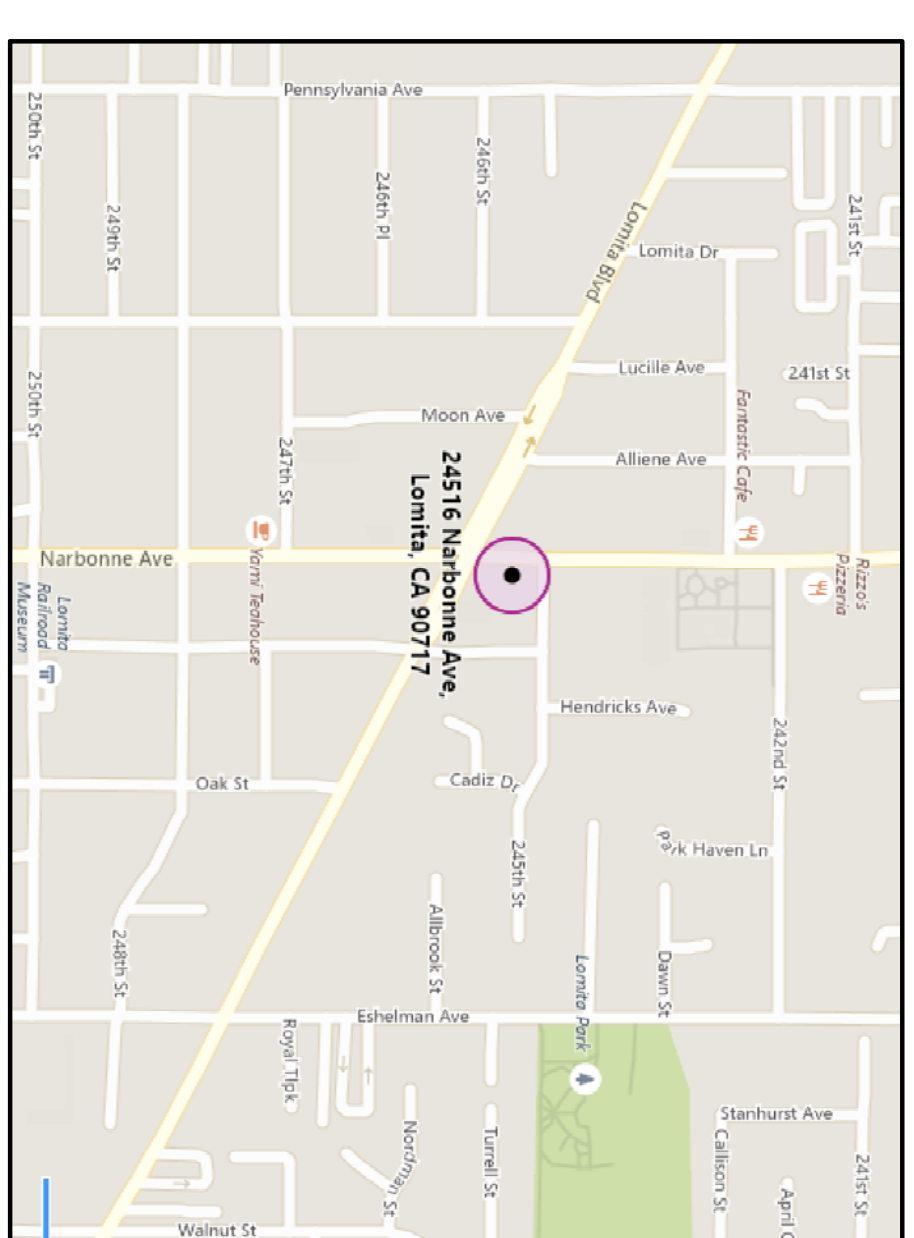
VESTING TENTATIVE

# TRACT NO. 74138

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

FOR CONDOMINIUM PURPOSES

SCALE: 1" = 20'



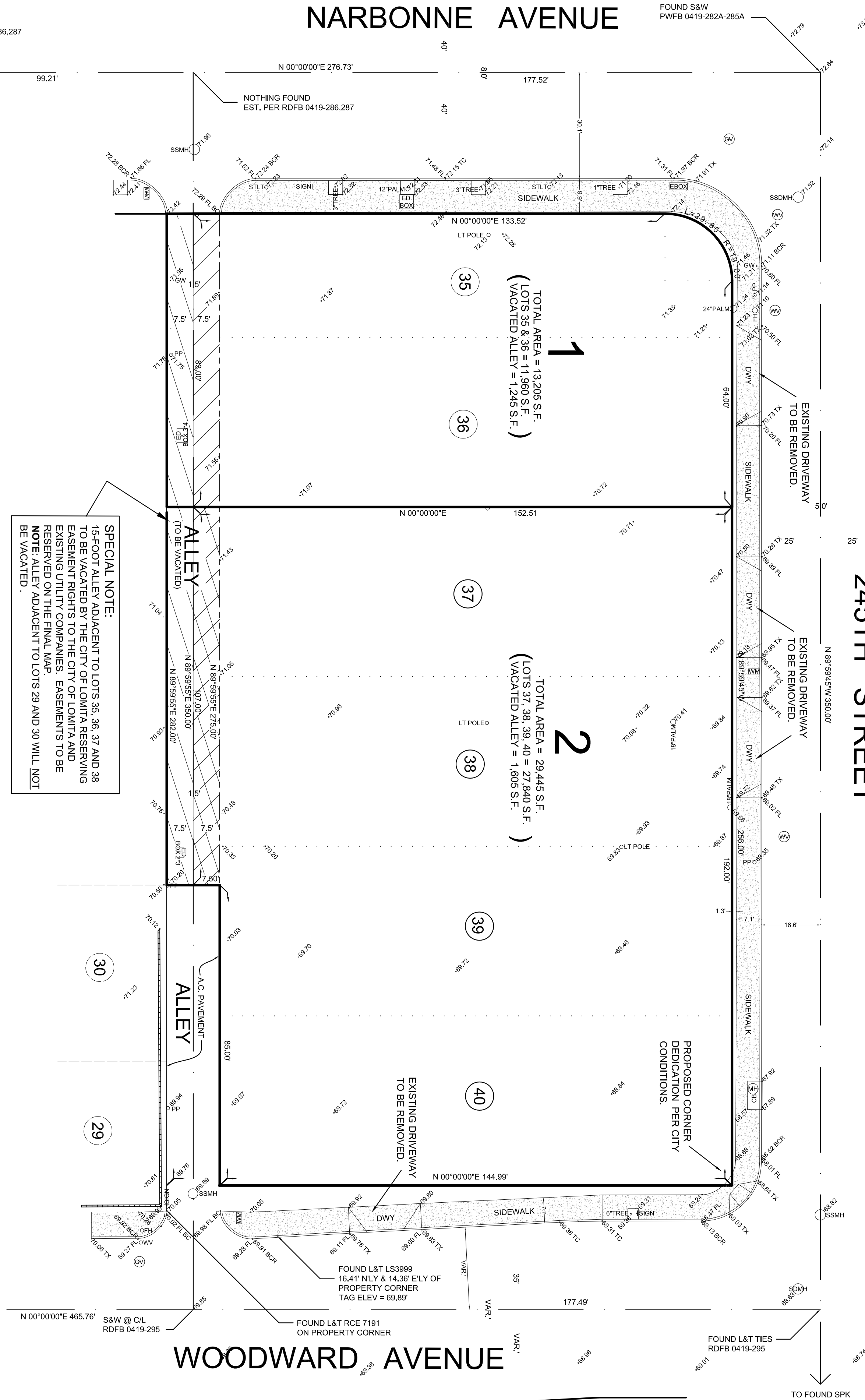
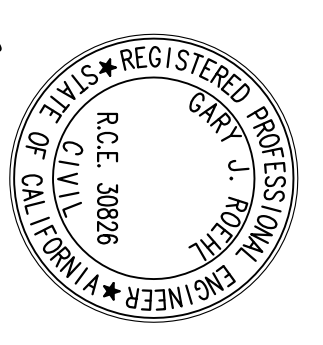
LEGEND	
	WOOD DECK
	EXISTING FOUNDATION
	EXISTING CONTOUR
	BLOCK WALL
	EXISTING EASEMENT
	BEGINNING OF CONVEYANCE
	ELEVATION
	ELECTRIC METER
	EASEMENT
	FINISH FLOOR
	FOUNDATION
	GARAGE FINISH FLOOR
	GAS WATER
	LAND AND 740
	LOT
	MANUAL EASEMENT
	PROPERTY CORNER
	POWER POLE
	SEWER AND WASHER
	SIGN
	STREET LIGHT
	TOP OF DRIVE
	VARIABLE ELEVATION
	WATER METER

**NOTES:**  
 1. ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.  
 2. ALL UTILITIES AND SANITARY SEWERS ARE LOCATED IN ADJACENT STREETS.  
 3. THIS IS A TWO (2) LOT TRACT.  
 LOT 1: NO PROPOSED CONSTRUCTION.  
 LOT 2: PROPOSED 17 UNIT RESIDENTIAL CONDOMINIUM PROJECT.

**JOB ADDRESS:**  
 24515 NARBONNE AVENUE  
 LOMITA, CA 90717

**LEGAL DESCRIPTION:**  
 EXISTING:  
 LOTS 35 THROUGH 40, INCLUSIVE,  
 TRACT NO. 47, M.B. 12-18-1,  
 APN 737-4-005-060/061/064/066

**PROPOSED:**  
 LOTS 35, 36, 37, 38, 39 AND 40  
 TOGETHER WITH THE NORTHERLY  
 PORTION OF THE VACATED ALLEY  
 ADJACENT TO THE SOUTHWEST CORNER  
 OF LOT 29, TRACT NO.  
 47, M.B. 12-18-1.

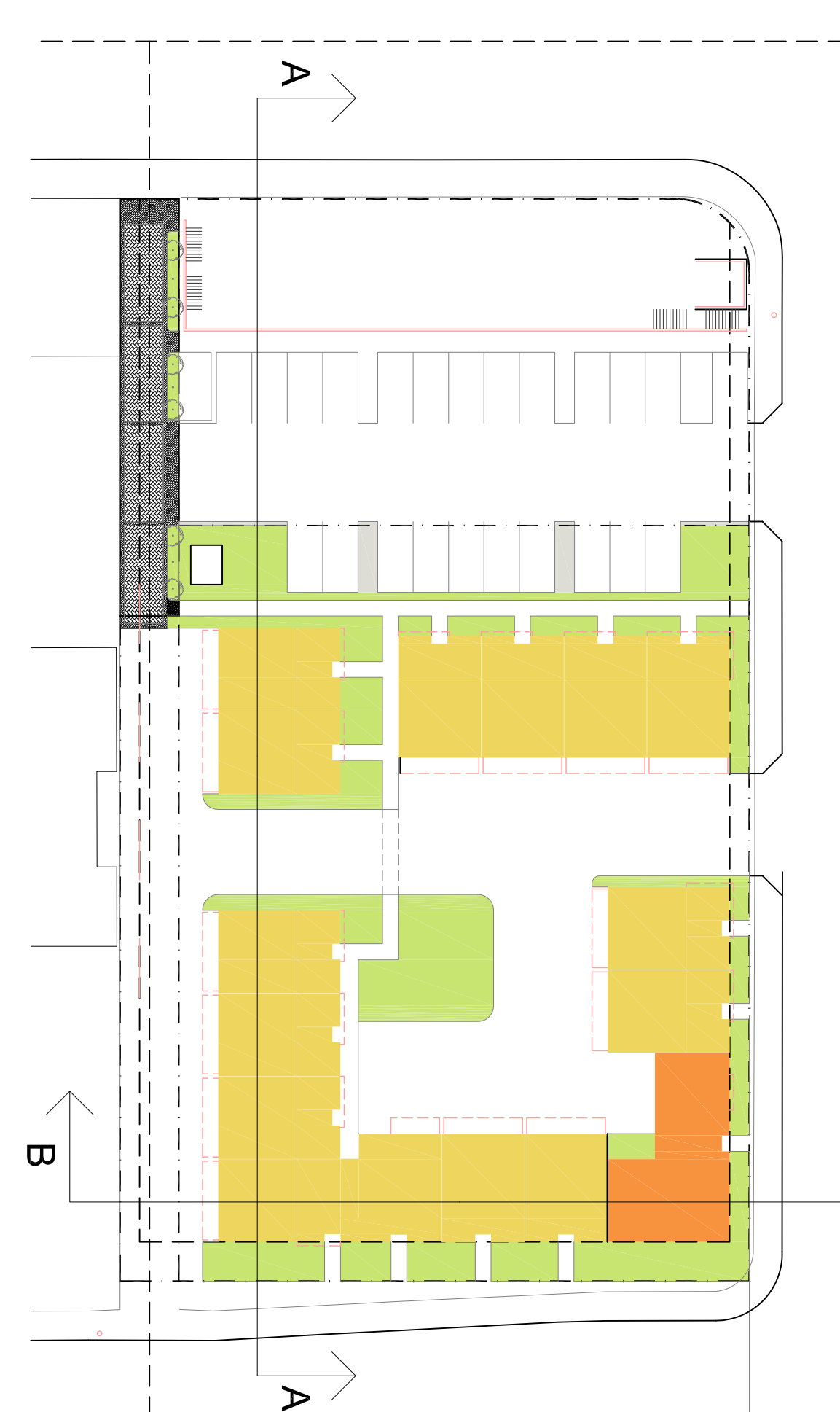


**SPECIAL NOTE:**  
 16-FOOT ALLEY ADJACENT TO LOTS 36, 37 AND 38 TO BE VACATED BY THE CITY OF LOMITA RESERVING EASEMENT RIGHTS TO THE CITY OF LOMITA AND EXISTING UTILITY COMPANIES. EASEMENTS TO BE RESERVED ON THE FINAL MAP.  
**NOTE:** ALLEY ADJACENT TO LOTS 29 AND 30 WILL NOT BE VACATED.

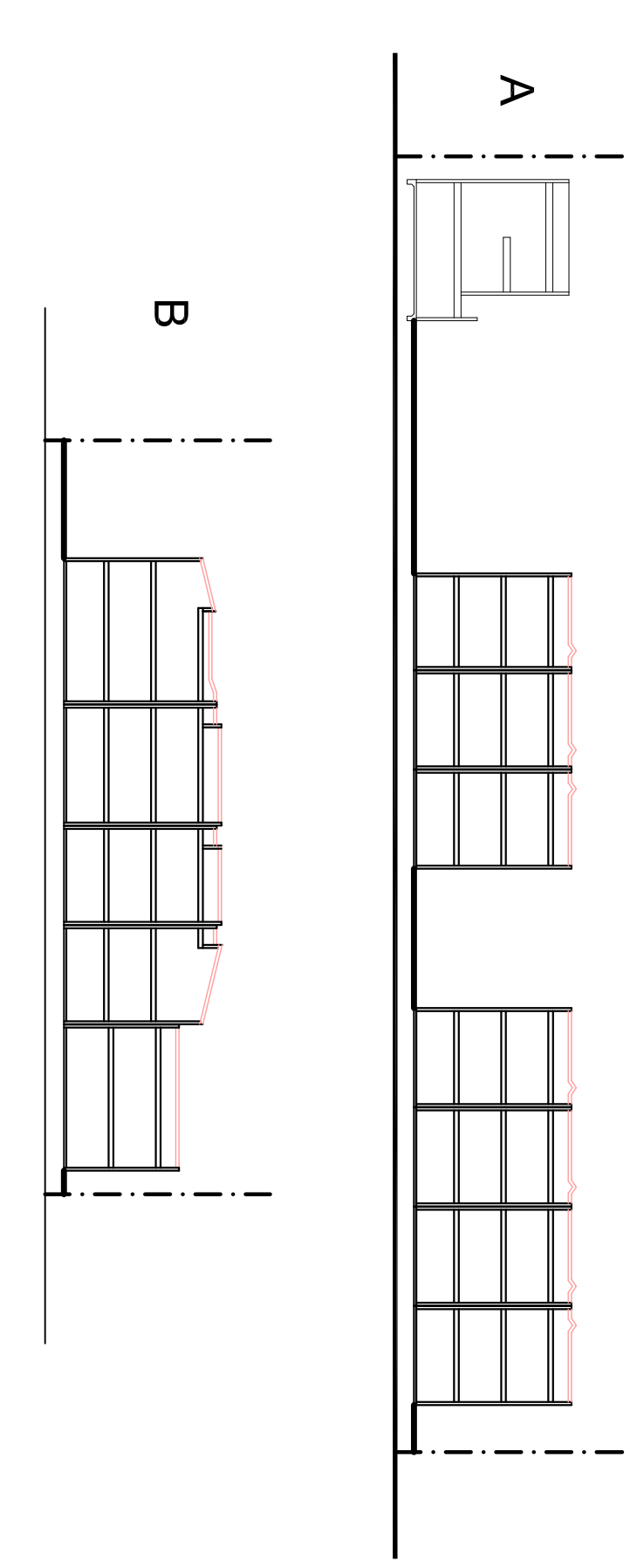
### AREA CALCULATIONS

Lot	Area (S.F.)
35	5,000 S.F.
36	6,960 S.F.
37	6,960 S.F.
38	6,960 S.F.
39	6,960 S.F.
40	6,960 S.F.
<b>TOTAL AREA (LOTS 35-40)</b>	<b>42,600 S.F.</b>

### PROPOSED PROJECT



### SECTIONS



**AREA CALCULATIONS:**  
 PROPOSED LOT 1 AREA = 13,205 S.F.  
 PROPOSED LOT 2 AREA = 29,445 S.F.  
 PROPOSED TOTAL AREA = 42,650 S.F.

**VESTING TENTATIVE TRACT NO. 74138**  
 FOR  
 LUIGI SCHIAPPA DEVELOPMENT, INC.  
 2040 LOMITA BOULEVARD, SUITE 100  
 LOMITA, CA 90717  
 (310) 373-6555

DATE: 12/28/2010  
 CHECKED BY: J.S.  
 DRAWN BY: K.W.

3914 DEL AMO BLVD. SUITE 021 TORRANCE, CA 90503 (310) 543433

**ENG. DENNIS**  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF CALIFORNIA  
 R.C.E. 30266

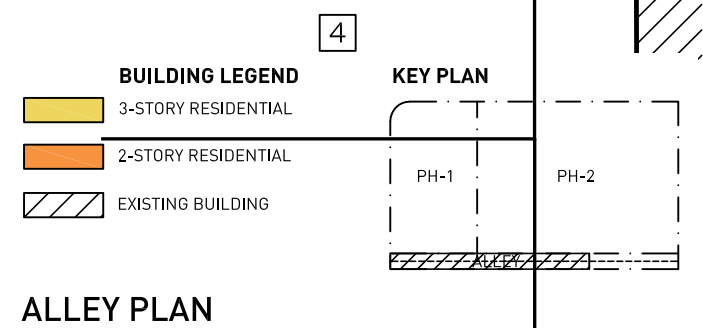
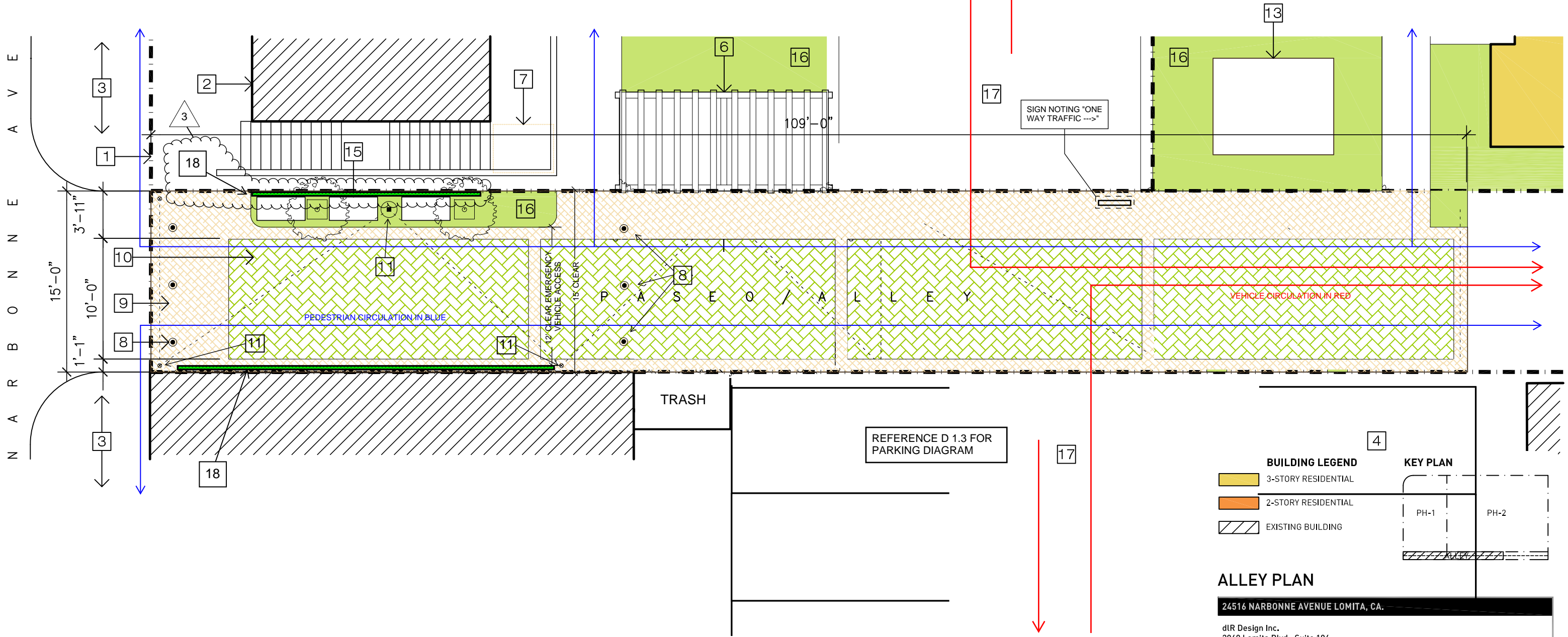
JOB NO. 15-007  
 SHEET 1 OF 1



# Attachment 4

SITE PLAN KEYNOTES	
1 PROPERTY LINE	11 TIVOLI LIGHTING & FIXTURE POLES <span style="border: 1px solid black; padding: 0 2px;">2</span> <span style="border: 1px solid black; padding: 0 2px;">01.2</span>
2 ADJACENT STRUCTURE (E)	12 LIGHTING
3 PEDESTRIAN WALKWAY	13 TRANSFORMER
4 PARKING (E)	14 PLANTER
5 FIRE HYDRANT (E)	15 SEATING BENCH
6 TRASH ENCLOSURE (E)	16 LANDSCAPE AREA - SEE LANDSCAPE DWGS
7 FIRE ALARM & ELECTRICAL PANELS CLOSET (E)	17 DRIVE AISLE
8 PIPE BOLLARD <span style="border: 1px solid black; padding: 0 2px;">1</span> <span style="border: 1px solid black; padding: 0 2px;">01.2</span>	18 GREEN SCREEN <span style="border: 1px solid black; padding: 0 2px;">3&amp;4</span> <span style="border: 1px solid black; padding: 0 2px;">01.2</span>
9 IMPERVIOUS PAVERS	PAVERS WITH GREENERY
10 IMPERVIOUS PAVERS	

\* NOTE: PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY COUNTY OF LOS ANGELES BUILDING CODE CHAPTER 33.



**ALLEY PLAN**

24516 NARBONNE AVENUE LOMITA, CA.

d|R Design Inc.  
2040 Lomita Blvd., Suite 104,  
Lomita, CA, 90717  
1.310.972.9050

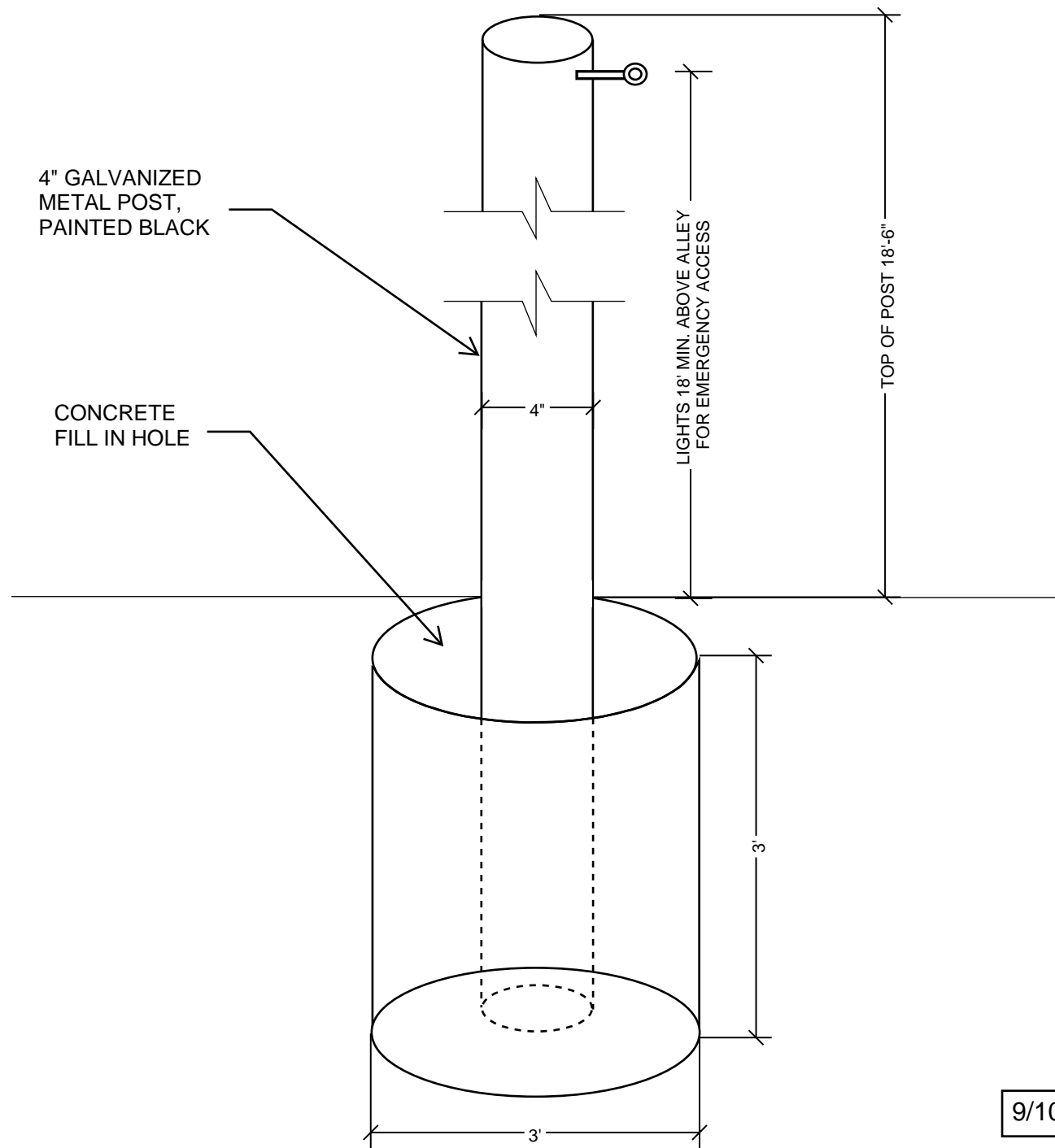
## LOMITA 16 - ALLEY

3 ADDRESSED PLAN CHECK REVIEW COMMENTS

APPLICANT / DEVELOPER  
LUIGI SCHIAPPA DEVELOPMENT, INC.  
2040 LOMITA BLVD., SUITE 100  
LOMITA, CA 90717  
310.373.8555  
luigi@schippadev.com



**D1.1**  
R 21-01  
DATE: March 23, 2021

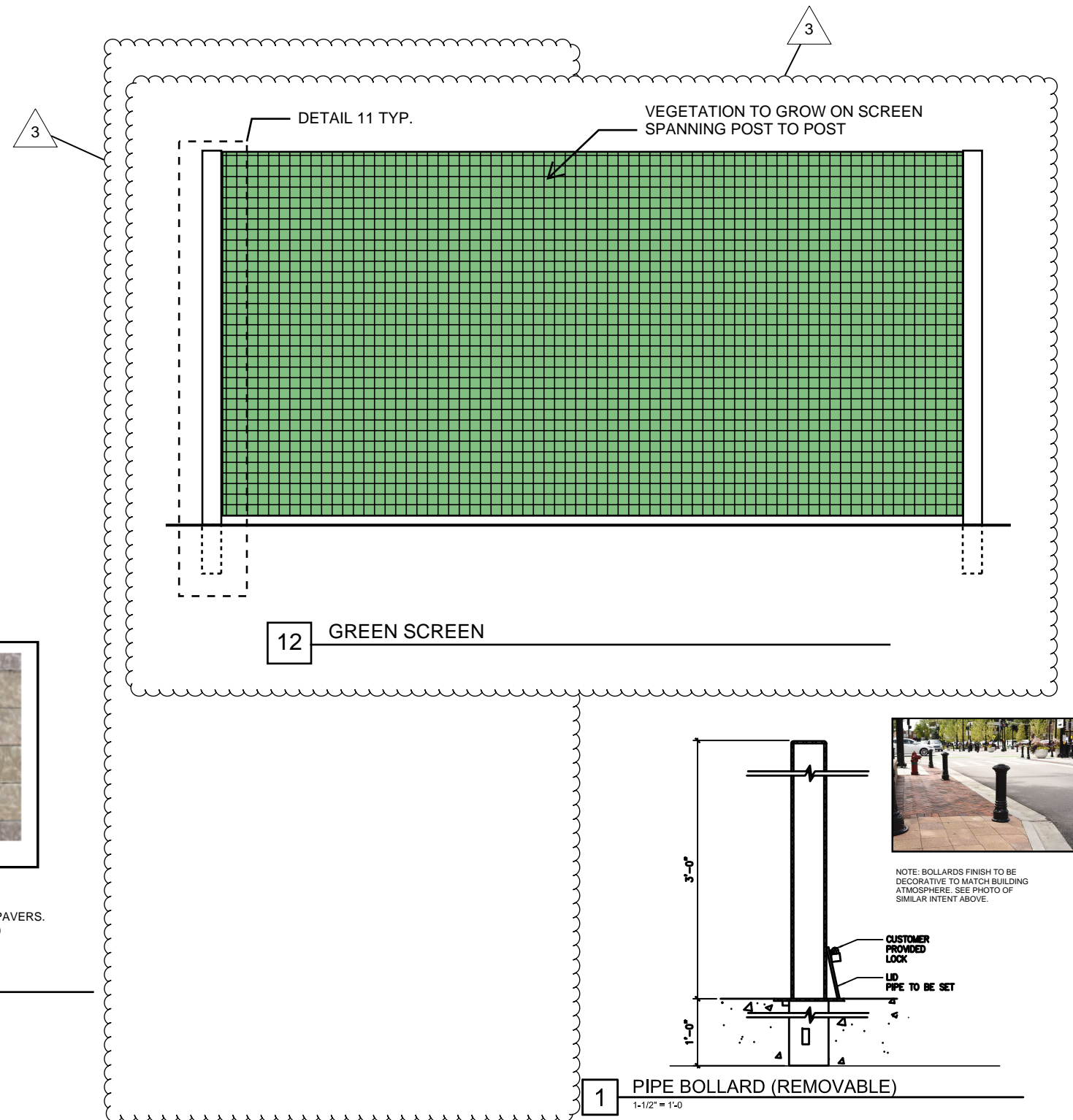


11 FIXTURE POLE FOR STRING LIGHTS



NOTE: BASALITE "ITALIAN RENAISSANCE" IMPERVIOUS PAVERS. COLOR "VENICE" (SEE ABOVE)

9/10 PAVERS



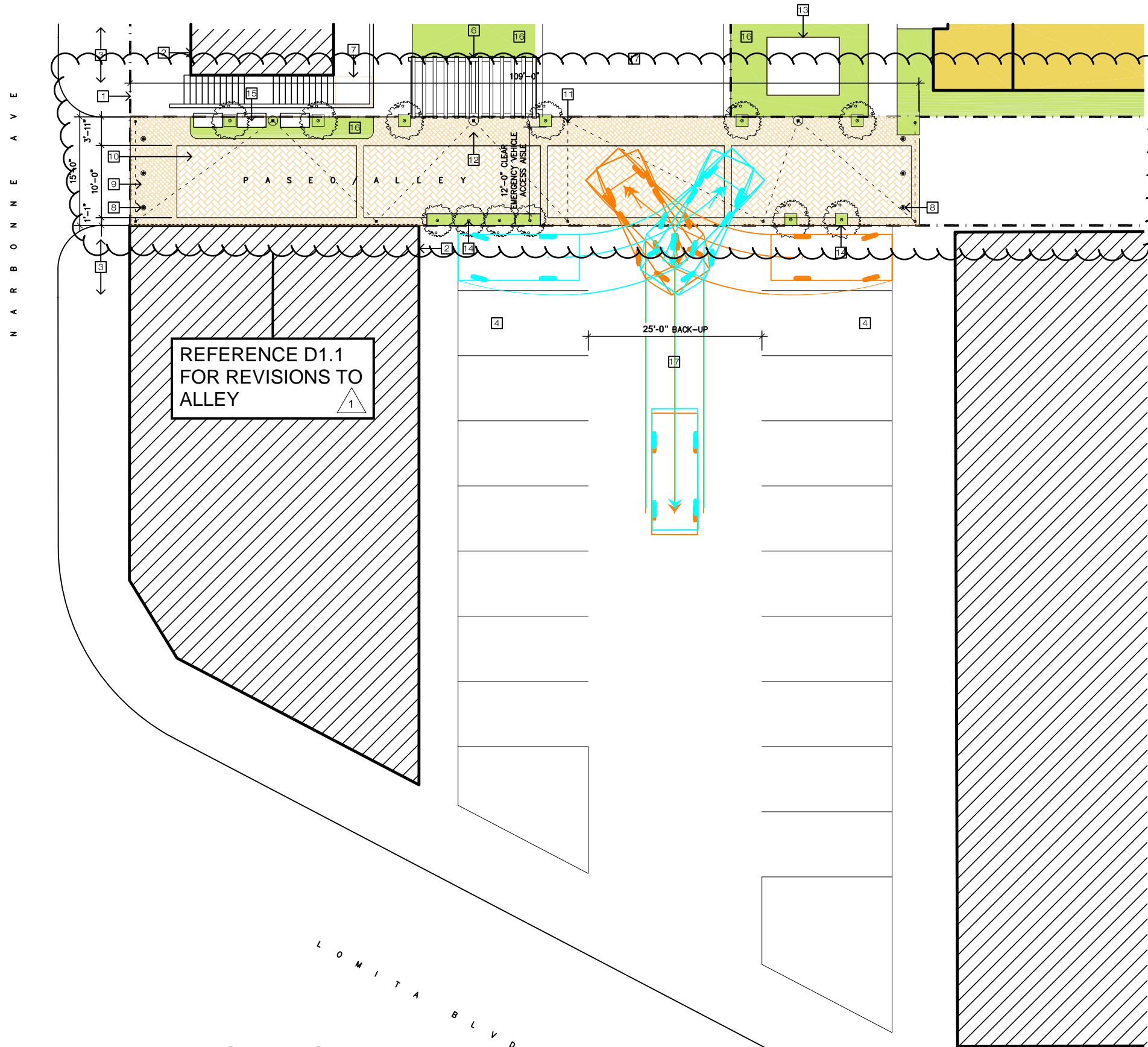
NOTE: BOLLARDS FINISH TO BE DECORATIVE TO MATCH BUILDING ATMOSPHERE. SEE PHOTO OF SIMILAR INTENT ABOVE.

DETAILS

24516 NARBONNE AVENUE LOMITA, CA.

dIR Design Inc.  
2040 Lomita Blvd., Suite 104,  
Lomita, CA, 90717  
1.310.972.9050

LOMITA 16 - ALLEY



### SITE PLAN KEYNOTES

1 PROPERTY LINE	11 TIVOLI LIGHTING & FIXTURE POLES <span style="border: 1px solid black; padding: 2px;">2</span> D1.2
2 ADJACENT STRUCTURE (E)	12 LIGHTING
3 PEDESTRIAN WALKWAY	13 TRANSFORMER
4 PARKING (E)	14 PLANTER
5 FIRE HYDRANT (E)	15 SEATING BENCH
6 TRASH ENCLOSURE (E)	16 LANDSCAPE AREA - SEE LANDSCAPE DWGS
7 FIRE ALARM & ELECTRICAL PANELS CLOSET (E)	17 DRIVE AISLE
8 PIPE BOLLARD (REMOVABLE) <span style="border: 1px solid black; padding: 2px;">1</span> D1.2	18 GREEN SCREEN <span style="border: 1px solid black; padding: 2px;">3&amp;4</span> D1.2
9 CONCRETE PAVING	
10 INTERLOCKING PAVERS (IMPERVIOUS)	

\* NOTE: PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY COUNTY OF LOS ANGELES BUILDING CODE CHAPTER 33.

REFERENCE D1.1  
FOR REVISIONS TO  
ALLEY

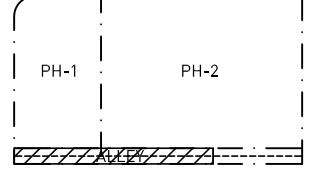
#### CIRCULATION PLAN - PEDESTRIAN & VEHICLE



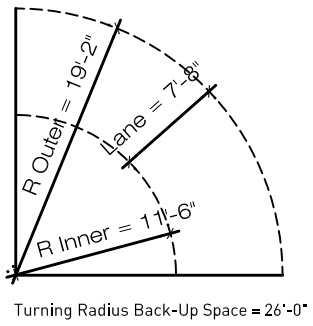
#### BUILDING LEGEND

- 3-STORY RESIDENTIAL
- 2-STORY RESIDENTIAL
- EXISTING BUILDING

#### KEY PLAN



#### VEHICLE TURNING RADIUS



### PARKING DIAGRAM

### LOMITA 16 - ALLEY

### ALLEY PLAN

24516 NARBONNE AVENUE LOMITA, CA.

dTR Design Inc.  
2040 Lomita Blvd., Suite 104,  
Lomita, CA, 90717  
1.310.972.9050

APPLICANT / DEVELOPER  
LUIGI SCHIAPPA DEVELOPMENT, INC.  
2040 LOMITA BLVD., SUITE 100  
LOMITA, CA 90717  
310.373.8555  
luigi@schippadev.com



**D 1.3**  
R 21-01  
DATE: June 15, 2021







## RESOLUTION NO. PC 2020-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA RECOMMENDING CITY COUNCIL APPROVAL OF A MODIFICATION TO CONDITIONAL USE PERMIT NO. 294 AND VESTING TENTATIVE TRACT MAP NO. 74138 FOR PHASE 2 OF A 2-PHASE MIXED-USE PROJECT CONSISTING OF THE DEVELOPMENT OF 16 NEW RESIDENTIAL UNITS WITH A TOTAL OF 39 PARKING SPACES, LOCATED AT 24516 NARBONNE AVE. IN THE D-C, DOWNTOWN COMMERCIAL ZONE. PHASE 1 OF THE PROJECT INCLUDED 3,700 SQUARE FEET OF COMMERCIAL SPACE, FIVE RESIDENTIAL UNITS, AND ASSOCIATED PARKING. FILED BY LUIGI SCHIAPPA OF LUIGI SCHIAPPA DEVELOPMENT, 2040 LOMITA BLVD., STE. 100, LOMITA CA 90717.

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

Section 1. Recitals

- A. The Planning Commission of the City of Lomita recommends City Council approval of a modification to Conditional Use Permit No. 294 and Vesting Tentative Tract Map No. 74138 for Phase 2 of a 2-Phase mixed use project for the development of 16 new residential units with a total of 39 parking spaces, located at 24516 Narbonne Ave., in the D-C, Downtown Commercial Zone. Phase 1 of the project included 3,700 square feet of commercial space, five residential units and associated parking. Filed by Luigi Schiappa of Luigi Schiappa Development, 2040 Lomita Blvd., Ste. 100, Lomita CA 90717.
- B. On June 8, 2020, the Planning Commission held a duly noticed public hearing and accepted testimony.
- C. On April 13, 2015, the Planning Commission adopted Resolution No. 2015-19 approving Conditional Use Permit No. 294 for Phase 1 of the project which included 3,700 square feet of commercial space, five residential units and associated parking.
- D. The subject site is zoned D-C (Downtown Commercial), lies within the Mixed-Use overlay zone, and is designated Mixed-Use by the City's General Plan. Pursuant to Section 11-1.58.04 of the Lomita Municipal Code, a conditional use permit is required for all new mixed-use projects.
- E. Said Tentative Map has been reviewed by the City's engineering division with recommended conditions of approval included in this resolution, as well as, Los Angeles County Fire, and City's engineering consultants with recommended conditions of approval included as Attachment A to this resolution.
- F. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan and Title 11 of the Lomita Municipal Code, which allows mixed use on this site and encourage residential development.

G. In accordance with Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development meeting the conditions described in that section may be found to be exempt from the requirements of CEQA. The proposed project consists of 16 residential units for a total building area of 31,029 square feet. The development is fully located within the City limits, is on less than five acres, is consistent with the applicable General Plan and Zoning designations, is fully served by all required utilities, and the site has no value for sensitive or endangered habitat. Further a traffic report was prepared detailing that there will be no traffic impacts, and considering the project consists of residential uses, there should be no noise impact. 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.

H. 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 Section 11-1.70.09 (Conditional Use Permit) of the Lomita Municipal Code, the Planning Commission finds, after due study and deliberation that the following circumstances exist:

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

The proposed 16 residential units are Phase 2 of a mixed-use project, which also includes 3,700 square feet of commercial space and an additional five residential units. Mixed-use development of this nature is permitted within the D-C/Mixed-Use Overlay zone with approval of a CUP. The project complies with all the development standards required by Code, except for the minimum percentage of commercial uses. Pursuant to LMC Section 11-1.58.06(I), deviations from the mixed-use requirements are permitted subject to review as part of the conditional use permit process. The purpose of this provision is to create flexible development standards to encourage the reuse of existing properties. As detailed above, it is noted that the reduction is warranted because the project includes commercial uses along the entire ground floor frontage on Narbonne Avenue. Commercial space in the Phase 2 portion of the project would not be feasible due to poor visibility. Additionally, the proposed residential units create an appropriate buffer between the commercial uses on Narbonne Ave. and the single-family uses on 245<sup>th</sup> St. and Woodward Ave.

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

The General Plan designates this site as Mixed-Use. Phase 2 of the project, in combination with Phase 1, comprises a mixed-use development with commercial and residential apartments and townhomes, and is consistent with the mixed-use general plan land use designation. The project also provides much needed housing to the city during a time of a housing shortage. Additionally, it meets the density and floor area ratio requirements for the Mixed-Use designation. It also improves the pedestrian experience and aesthetic of the Downtown area. Nothing in this project

prevents the City from meeting its General Plan goals and it supports multiple uses on this mixed-use site.

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

The proposed Phase 2 consists of 16 residential townhomes. The proposed residential units are compatible with the existing surrounding uses in that they create an appropriate buffer between the commercial uses along Narbonne Ave. and the single-family residential uses to the north and east of the project. The addition of these 16 units will contribute to the walkable environment envisioned by the mixed use overlay and bring new housing to support existing businesses in the Downtown Commercial Zone. The project meets all applicable development standards, except where permitted to deviate to allow flexibility, and is consistent with the general plan. Further, the proposed residential uses will be more compatible with the adjacent residential uses than some of the permitted commercial uses allowed within this zone. For these reasons the project will not be detrimental to other property or persons in the vicinity.

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

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

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

The project site will be accessed from Narbonne Avenue via a driveway on 245<sup>th</sup> St. Narbonne Ave. is a designated secondary highway within the City. A traffic study was prepared for the project and found that the primary intersection of impact (Narbonne Ave. and Lomita Blvd.) would continue to operate at LOS "D" after project build-out and no mitigation measures were required.

#### Review of Vesting Tentative Tract Map

Staff has been working in conjunction with City's engineering consultant, the Los Angeles County Fire Department, and the City's Public Works Department for review of the proposed map. All parties involved have reviewed and approved the map for accuracy and are recommending approval with the attached conditions which are attached to the resolution.

The proposed tentative parcel map is in conformance with Section 11-2.116 of the Lomita Municipal Code, the City's General Plan, and Sections 66473.5 and 66474 A through G of the Subdivision Map Act:

- The map is consistent with the General Plan's land use designation as mixed-use. The 16 dwelling-unit improvement of the proposed subdivision is consistent with the General Plan.
- The site is physically suitable for the type of development. The project meets all the required development standards.
- The site is physically suitable for the density of development. The site has a density of 21.4 units per acre, meeting the maximum density of 22 units per acre permitted by the general plan.
- The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The site is located in an urbanized area and no fish, no wildlife or their habitats can be impacted by its development and is exempt from CEQA requirements.
- The design of the subdivision will not cause serious public health problems. Sewer discharge requirements will occur pursuant to Section 66474.6 of the Subdivision Map Act.

The design of the subdivision or the type of improvements will not unreasonably interfere with the free and complete exercise of a public entity and/or public utility rights-of-way and/or easements within the tract map. All existing utility easements will remain intact and there is no foreseeable interference as the main rights-of-way (Narbonne Ave, 245<sup>th</sup> St., and Walnut Ave., remain intact.

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lomita hereby recommends City Council approval of a modification to Conditional Use Permit No. 294 and Tentative Tract Map No. 74138 subject to the following conditions:

#### **GENERAL PROJECT CONDITIONS**

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another.
2. This permit is granted for the plans dated May 19, 2020 and the tentative map dated October 28, 2019, ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Community & Economic Development Director or a modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls.
3. Pursuant to Lomita Municipal Code sections 11-2.357 and 11-2.251, this permit shall automatically become null and void 24 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements, or the beginning of the proposed use.

4. The Developer shall indemnify, protect, defend and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (collectively, the "City"), from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings or procedures (collectively, "Actions") brought against the City that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City, for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, or any other statute, law, ordinance, rule or regulation. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that Developer shall reimburse the City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the Developer of any Action brought and City shall cooperate with Developer in the defense of the Action.
5. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Community & Economic Development Director allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements.
6. That the Planning Commission may review this approval upon notice of violation by the Code Enforcement Division.
7. By commencing any activity related to the project or using any structure authorized by this permit or map, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein.
8. Any covenants, conditions, and restrictions (CC&R's) applicable to the project property shall be consistent with the terms of this Tentative Parcel Map and the City Code. If there is a conflict between the CC&R's and the City Code or this permit, the City Code or this permit shall prevail.
9. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code.
10. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property.
11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit.
12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property.
13. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Los Angeles

County Fire Department.

14. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code.
15. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property.
16. Prior to issuance of building permits, Developer shall sign a letter agreeing to the conditions of approval within this resolution.

#### **LANDSCAPING STANDARD CONDITIONS**

17. Before the City issues building permits or the proposed use is initiated, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Planning Division and obtain approval of such plans.
18. Before the City issues a certificate of occupancy, Developer shall install landscape and automatic irrigation systems. The irrigation shall be weather based and of the smart irrigation type. It shall be a brand approved by the Irrigation Association of California State University Fresno. A list of systems may be obtained from the planning department.
19. Developer shall maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so will result in the revocation of this permit and initiation of legal proceedings against Developer.
20. All trees planted or placed on the project property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit.
21. The project shall meet the maximum allowable water usage requirements as calculated by the AB 325 formula. The calculations shall be shown on the submitted landscape plans for verification.
22. At the close of escrow or at the time of occupancy of each dwelling unit, Developer shall review with and provide instructions to each buyer concerning the irrigation controller operation and the watering schedules.
23. Developer shall submit two sets of parkway landscape and irrigation plans with the first submittal of public improvement plans. The City shall approve parkway landscape and irrigation plans when the City approves public improvement plans. Before the City issues a building permit, the irrigation plans must be approved for proper meter size, backflow prevention device, and cross connection control by the Public Works Director or designee.
24. Before the City accepts medians and parkways from Developer, the landscaping thereon must complete a plant establishment period of 90 days or such other time as specified in this permit.

25. Sprinkler heads must rotate and be designed with a 70% distribution uniformity in turf areas and 80% in non-turf areas.
26. Run off directional flow shall be detailed on the landscape plan with as much run-off water captured in landscaped areas as possible.
27. Turf and non-turf areas shall be installed on individual valves of the irrigation system.

#### **FIRE DEPARTMENT STANDARD CONDITIONS**

28. Developer shall construct all vehicle access driveways Los Angeles County Fire Department approval. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code.
29. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Los Angeles County Fire Department and in compliance with the City Code.
30. Before the City issues building permits, Developer shall obtain the Los Angeles County Fire Department approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Los Angeles County Fire Department shall determine whether or not the plan provides adequate fire protection.
31. At Developer's expense, Developer shall obtain two certified fire flow tests for the project property. The first test shall be completed before City approval of building plans and the second shall be completed after construction and prior to the issuance of a certificate of occupancy. The tests must be certified by a mechanical, civil, or fire protection engineer. Developer shall obtain permits for the tests from the Engineering Division. Developer shall send the results of the tests to the Los Angeles County Fire Department and the City Engineer.
32. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations.
33. At all times during construction, Developer shall maintain all-weather surfaces that provide access for fire-fighting apparatus to all parts of the project property.
34. Developer shall meet the County of Los Angeles's fire flow requirements. The developer is responsible for water system upgrades within the public right-of-way to ensure all hydrants meet the required fire flow requirements.
35. Developer shall identify all hydrants and fire protection equipment on the project property as required by the Los Angeles County Fire Department.
36. Developer shall install security devices and measures, including walkway and vehicle control gates, entrance telephones, intercoms and similar features, subject to approval of the Los Angeles County Sheriff's Department and the Los Angeles County Fire Department.



37. Developer shall provide central station monitoring of the fire sprinkler system and all control valves.
38. Developer shall provide automatic fire sprinklers as required by the City Code and shall contact the Los Angeles County Fire Department to ascertain the location of all connections.
39. Developer shall install in each structure in the project an alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and allows the central station monitor to inform the Fire Department of the point of entry into the structure that is nearest the fire.

#### **PLANNING STANDARD CONDITIONS**

40. The final building plans submitted by Developer with the building permit application shall depict all building materials and colors to be used in construction.
41. Any application for a minor modification to the project shall be accompanied by three copies of plans reflecting the requested modification, together with applicable processing fees.
42. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project.
43. This permit is granted subject to the City's approval of a tentative map and final map and recordation of the final map. The City shall issue building permits only after such recordation, unless otherwise approved by the Community & Economic Development Director. Before occupying any structures or initiating any use approved by this permit, Developer shall comply with all conditions of the tentative and final map.
44. Developer may not modify any use approved by this permit unless the Community & Economic Development Director determines that Developer has provided the parking required by the City Code for the modified use.
45. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Community & Economic Development Director.
46. In order to minimize light and glare on the project property, all parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway.

47. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons. All designs must be approved by the Community & Economic Development Director, the appropriate utility service provider and the United States Postal Service, as applicable.
48. Developer shall recess or screen roof heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color.
49. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible.
50. Developer shall provide for dust control at all times during project property preparation and construction activities.
51. Developer shall establish a homeowner's association and the association shall be responsible for the maintenance of the private driveway and any other interior areas held in common by the association and for the enforcement of CC&R's related to property maintenance. The CC&R's shall be reviewed and approved by the Community & Economic Development Director prior to recordation.
52. Developer shall provide automatic garage door openers for all garages.
53. Each unit's private open space shall be equipped with a gas connection, water spigot, and an electrical outlet.
54. Developer shall depict the railings and enclosures on the construction documents for review and approval by the Community and Economic Development Director.
55. Developer shall construct each dwelling unit with separate utility systems and meters.
56. Developer shall include in all deeds for the project and in the CC&R's a prohibition against parking recreational vehicles over 20 feet long in the project.
57. Developer shall provide storage areas for individual trash enclosures within garage, patio, yard, or storage areas subject to the review of the Community and Economic Development Director.
58. Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible on any exterior building elevations.

59. Developer shall pay Quimby Fees and Parkway Tree Fees before issuance of building permits.
60. Developer shall pay the Development Tax of \$1,000 per residential unit prior to issuance of building permits.
61. Developer shall pay the applicable Water Facilities fee, currently one and a half (1 1/2) percent of the valuation of the development.
62. Developer shall have a pre-construction meeting with the head of the Public Works Department to discuss and submit a construction schedule.
63. The Developer shall comply with the attached conditions of approval (Attachment A) developed by Quantum Quality Consulting and the County of Los Angeles Fire Department.
64. The Community & Economic Development Director may approve minor changes to the final approved plans. For numerical standards, the Community & Economic Development Director may approve deviations up to 10% provided that city code requirements are met.

#### **PUBLIC WORKS CONDITIONS**

65. 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.
66. 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 shall be required.
67. The developer shall install separate water meters for each unit with the brand/type of meter subject to the Department of Public Works approval. Prior to receiving Certificate of Occupancy, developer shall repair in accordance with the standards and specifications of the Public Works Director, any damaged concrete curbs, gutters and sidewalks parallel and adjacent to that portion of the entire perimeter of the lot which adjoins the street, at no expense to the city.
68. All water meters shall be located outside of the driveway apron. The new location shall be to the satisfaction of the Public Works Director.
69. All unused approaches must be removed and replaced with sidewalk/parkway improvements to match existing and pursuant to American Disabilities Act requirements.
70. All project driveways, approaches, including alley, and adjacent sidewalk area shall be constructed to meet American Disabilities Act requirements.
71. Civil engineering plans shall be submitted for all right-of-way improvement prior to plan submission to the Building and Safety Division.

72. The developer shall obtain an encroachment permit, and place bonds as necessary from the City of Lomita for all proposed public improvements, including payment of all plan check and inspection fees.

73. Prior to issuing a grading permit or final Map approval the developer shall either construct or post security for all required public improvements.

#### **PLANNING SPECIAL CONDITIONS**

74. That, in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit.

75. 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.

76. All construction traffic is prohibited to utilize Woodward Ave.

77. Signs labeled "Guest Parking" shall be posted at each of the four guest parking spaces. Guest parking spaces shall not be assigned to any one residential unit. These restrictions shall be included in the CC&Rs.

78. The developer shall submit a site plan, landscaping plan, and lighting plan for the design and improvement of the paseo to be reviewed and approved by the Community & Economic Development Director.

79. The paseo landscape plan shall include ground level planter areas and planter pots. The number of planter areas and number and type of planter pots shall be determined and approved by the Community & Economic Development Director. All landscaping within the paseo shall comply with the Landscaping Standard Conditions above.

80. The paseo lighting plan shall include pedestrian-scale lighting and string lighting. String lighting shall be Tivoli Litesphere (#LSL-B-24-S-30-C-12).

81. Developer shall install wood benches and waste receptacles within the paseo. The type and number of benches and receptacles shall be determined and approved by the Community & Economic Development Director. The location of the benches and receptacles shall be indicated on the paseo site plan to be reviewed and approved by the Community & Economic Development Director.

82. The developer shall be responsible for the ongoing maintenance of all aspects of the paseo. Failure of Developer to maintain the paseo in compliance with these conditions and should the paseo fall into a state of disrepair, such condition will result in the revocation of this conditional use permit through the procedures set out in the Lomita Municipal Code and/or all other legal remedies available to the City to ensure ongoing maintenance.

83. All improvements within the paseo shall be completed to the satisfaction of the Community & Economic Development Director prior to issuance of certificates of occupancy for the residential units, and shall remain in place for the life of the project.
84. All conditions within Resolution No. PC 2015-19 shall remain in effect; these conditions govern Phase 2 of the project only.
85. The improvements to the paseo are part of the consideration selling the alley to the applicant, these conditions shall be recorded in a covenant against the commercial portion of the property: APNS: 7374005-060 and 7374-005-061, with the County recorder's office to ensure that the paseo improvements remain for the life of the project, in a form approved by the City Attorney, prior to certificate of occupancy.
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.
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.

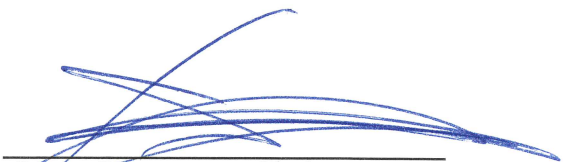
PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 8<sup>th</sup> day of June, 2020 by the following vote:

AYES: Commissioners: Dever, Santos, Steinbach, Waite, Vice-Chair Graf

NOES: Commissioners: None

ABSENT: Commissioners: Thompson

RECUSED: Chair Cammarata

  
\_\_\_\_\_  
Steve Cammarata, Chairperson

ATTEST:   
\_\_\_\_\_  
Alicia Velasco  
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.

**RESOLUTION NO. 2020-27****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA APPROVING A MODIFICATION TO CONDITIONAL USE PERMIT NO. 294 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 FINDING THAT THE PROJECT IS EXEMPT FROM CEQA REQUIREMENTS****Section 1. Recitals**

- A. The City Council of the City of Lomita has considered an application 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. The project also includes the sale of 2,850 (15' x 190') square feet of the public alley to the south of the property to be improved as a public pedestrian walkway. Phase 1 of the project included 3,700 square feet of commercial space, five residential units and associated parking. Vacation of the alley will be processed separately at the close of escrow for the sale. Filed by Luigi Schiappa of Luigi Schiappa Development, 2040 Lomita Blvd., Ste. 100, Lomita CA 90717 (Developer), in accordance with Articles 3 and 8, Chapter 2 of Title XI of the Lomita Municipal Code.
- B. On August 4, 2020, the City Council held a duly noticed public hearing and accepted testimony in regards to the proposed project. Notices of this hearing dated July 24, 2020 were mailed to property owners within 300 feet of the subject property.
- C. The subject site is zoned D-C (Downtown Commercial), lies within the Mixed-Use overlay zone, and is designated Mixed-Use by the City's General Plan. Pursuant to Section 11-1.58.04 of the Lomita Municipal Code, a conditional use permit is required for all new mixed-use projects.
- D. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan.
- E. In accordance with Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development meeting the conditions described in that section may be found to be exempt from the requirements of CEQA. The proposed project consists of 16 residential units for a total building area of 31,029 square feet. The development is fully located within the City limits, is on less than five acres, is consistent with the applicable General Plan and Zoning designations, is fully served by all required utilities, and the site has no value for sensitive or endangered habitat. Further a traffic report was prepared detailing that there will be no traffic impacts, and considering the project consists of residential uses, there should be no noise impact.

Therefore the City Council hereby determines that there is no substantial evidence that the project may have a significant effect on the environment, and finds the Project exempt from CEQA and that none of the exceptions to the above listed categorical exemption apply.

- F. The Planning Commission held a duly noticed public hearing on June 8, 2020, and accepted testimony for and against the proposed project and adopted Resolution 2020-08 approving the project.
- G. The City Council finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

**Section 2. Findings.** The City Council hereby adopts the above recitals and pursuant to Section 11-1.70.09 (Conditional Use Permit) of the Lomita Municipal Code, the City Council finds, after due study and deliberation that the following circumstances exist:

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

The proposed 16 residential units are Phase 2 of a mixed-use project which also includes 3,700 square feet of commercial space and an additional five residential units. Mixed-use development of this nature is permitted within the D-C/Mixed-Use Overlay zone with approval of a CUP. The project complies with all the development standards required by Code, except for the minimum percentage of commercial uses. The reduction in commercial square footage is warranted because the project includes commercial uses along the entire ground floor frontage on Narbonne Avenue. Commercial space in the Phase 2 portion of the project would not be feasible due to poor visibility. Additionally, the proposed residential units create an appropriate buffer between the commercial uses on Narbonne Ave. and the single-family uses on 245<sup>th</sup> St. and Woodward Ave.

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

The General Plan designates this site as Mixed-Use. Phase 2 of the project, in combination with Phase 1, comprises a mixed-use development with commercial and residential apartments and townhomes, and is consistent with the mixed-use general plan land use designation. Additionally, it meets the density and floor area ratio requirements for the Mixed-Use designation. Nothing in this project prevents the City from meeting its General Plan goals and it supports multiple uses on this mixed-use site.

- 3) *The design, location, size, and operating characteristics are compatible with existing and future land uses, building and structures in the vicinity and the proposed use will not jeopardize, adversely affect, endanger or otherwise*

*constitute a menace to the public health, safety or general welfare or be materially detrimental to the property of other persons located in the vicinity.*

The proposed Phase 2 consists of 16 residential townhomes. The proposed residential units are compatible with the existing surrounding uses in that they create an appropriate buffer between the commercial uses along Narbonne Ave. and the single-family residential uses to the north and east of the project. The addition of these 16 units will contribute to the walkable environment envisioned by the mixed-use overlay and bring new housing to support existing businesses in the Downtown Commercial Zone. The project meets all applicable development standards and is consistent with the general plan. Further, the proposed residential uses will be more compatible with the adjacent residential uses than some of the permitted commercial uses allowed within this zone. For these reasons the project will not be detrimental to other property or persons in the vicinity.

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

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

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

The project site will be accessed from Narbonne Avenue via a driveway on 245<sup>th</sup> Street. Narbonne Ave. is a designated secondary highway within the City. A traffic study was prepared for the project and found that the primary intersection of impact (Narbonne Ave. and Lomita Blvd.) would continue to operate at LOS "D" after project build-out and no mitigation measures were required.

**Section 3.** The City Council of the City of Lomita hereby approves a modification to Conditional Use Permit No. 294 subject to the following conditions:

#### **GENERAL PROJECT CONDITIONS**

1. The conditions of approval within Planning Commission Resolution No. 2020-08.
2. Vacation of the alley by the City at its discretion, which is to be considered by the City Council after all conditions of the tentative map have been cleared and before recordation of the final map.
3. After the final map and vacation of the alley have been recorded, the developer shall tie the vacated alley parcel to the Phase 1 parcel (APN: 7374-005-060).
4. The purchase and sale agreement for the alley is executed by all parties and all



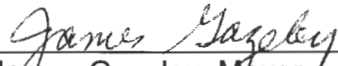
conditions therein are fulfilled.

**Section 4.** This Resolution will become effective immediately upon adoption.

**Section 5.** The City Clerk shall certify the passage and adoption of this resolution and enter it into the book of original resolutions

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Lomita hereby approves a modification to Conditional Use Permit No. 294. The decision of the City Council is final and conclusive as to all things involved.

**PASSED, APPROVED AND ADOPTED**, this 4<sup>th</sup> day of August 2020.

  
James Gazeley, Mayor

ATTEST:

  
Kathleen Horn Gregory, CMC, City Clerk



APPROVED AS TO FORM:

DocuSigned by:  
  
675AED1786CA474...  
City Attorney

STATE OF CALIFORNIA        )  
COUNTY OF LOS ANGELES    ) SS  
CITY OF LOMITA                )

I, **Kathleen Horn Gregory**, City Clerk of the City of Lomita, California, do hereby certify that the foregoing Resolution No. 2020-27 was duly passed, approved, and adopted by the City Council of the City of Lomita at its regular meeting held on August 4, 2020, by the following vote, to wit:

AYES:           Council Members: Sanchez, Savidan, Segawa and Mayor Gazeley

NOES:           None

ABSENT:        Mayor Pro Tem Waronek

RECUSE:        None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Lomita, California this 4<sup>th</sup> day of August 2020.

  
\_\_\_\_\_  
**Kathleen Horn Gregory, CMC, City Clerk  
City of Lomita, California**

**RESOLUTION NO. 2020-28**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP NO. 74138 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 FINDING THAT THE PROJECT IS EXEMPT FROM CEQA REQUIREMENTS**

**Section 1. Recitals**

- A. The City Council of the City of Lomita has considered an application for a modification to Conditional Use Permit No. 294 and a new Tentative Tract Map No. 74138 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. The project also includes the sale of 2,850 (15' x 190') square feet of the public alley to the south of the property to be improved as a public pedestrian walkway. Phase 1 of the project included 3,700 square feet of commercial space, five residential units and associated parking. Vacation of the alley will be processed separately at the close of escrow for the sale. Filed by Luigi Schiappa of Luigi Schiappa Development, 2040 Lomita Blvd., Ste. 100, Lomita CA 90717 (Developer), in accordance with Articles 3 and 8, Chapter 2 of Title XI of the Lomita Municipal Code.
- B. On August 4, 2020, the City Council held a duly noticed public hearing and accepted testimony in regards to the proposed project. Notices of this hearing dated July 24, 2020 were mailed to property owners within 300 feet of the subject property.
- C. Said tentative map has been reviewed by the City's Engineer and the Los Angeles County Fire Department with recommended conditions of approval.
- D. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan.
- E. In accordance with Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development meeting the conditions described in that section may be found to be exempt from the requirements of CEQA. The proposed project consists of 16 residential units for a total building area of 31,029 square feet. The development is fully located within the City limits, is on less than five acres, is consistent with the applicable General Plan and Zoning designations, is fully served by all required utilities, and the site has no value for sensitive or endangered habitat. Further a traffic report was prepared detailing that there will be no traffic impacts, and considering the project consists of residential uses, there should be no noise impact. Therefore the City Council hereby determines that there is no substantial evidence that the project may have a significant effect on the environment, and finds the Project exempt from

CEQA and that none of the exceptions to the above listed categorical exemption apply.

- F. The Planning Commission held a duly noticed public hearing on June 8, 2020, and accepted testimony for and against the proposed project.
- G. The City Council finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

**Section 2. Findings.** The City Council hereby adopts the above recitals and finds the proposed tentative tract map does not warrant rejection based on the criteria for rejection in Section 11-2.116 of the Lomita Municipal Code, the City's General Plan, or Sections 66473.5, 66474.6 and 66474 of the Subdivision Map Act as the proposed tentative map is:

- A. The map is consistent with the General Plan's land use designation as mixed-use.
- B. The 16 dwelling-unit improvement of the proposed subdivision is consistent with the General Plan.
- C. The site is physically suitable for the type of development. The project meets all the required development standards.
- D. The site is physically suitable for the density of development. The site has a density of 21.4 units per acre, meeting the maximum density of 22 units per acre permitted by the general plan.
- E. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The site is located in an urbanized area and no fish, no wildlife or their habitats can be impacted by its development and is exempt from CEQA requirements;
- F. The design of the subdivision will not cause serious public health problems. Sewer discharge requirements will occur pursuant to Section 66474.6 of the Subdivision Map Act.
- G. The design of the subdivision or the type of improvements will not unreasonably interfere with the free and complete exercise of a public entity and/or public utility rights-of-way and/or easements within the tract map. All existing utility easements will remain intact and there is no foreseeable interference as the main rights-of-way (Narbonne Ave, 245<sup>th</sup> St., and Walnut Ave.), remain intact.

**Section 3.** The City Council of the City of Lomita hereby approves Tentative Tract Map No. 74138 subject to the following conditions:

**Section 4.** This Resolution will become effective immediately upon adoption.

**Section 5.** The City Clerk shall certify the passage and adoption of this resolution and enter it into the book of original resolutions.

**GENERAL PROJECT CONDITIONS**

- 1. The conditions of approval within Planning Commission Resolution No. 2020-08.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Lomita hereby approves Tentative Tract Map No. 74138. The decision of the City Council is final and conclusive as to all things involved.

**PASSED, APPROVED AND ADOPTED**, this 4<sup>th</sup> day of August 2020.

*James Gazeley*  
James Gazeley, Mayor

ATTEST:

*Kathleen Horn Gregory*  
Kathleen Horn Gregory, CMC, City Clerk



APPROVED AS TO FORM:

DocuSigned by:  
*Trevor Rusin*  
City Attorney

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS  
CITY OF LOMITA )

I, **Kathleen Horn Gregory**, City Clerk of the City of Lomita, California, do hereby certify that the foregoing Resolution No. 2020-28 was duly passed, approved, and adopted by the City Council of the City of Lomita at its regular meeting held on August 4, 2020, by the following vote, to wit:

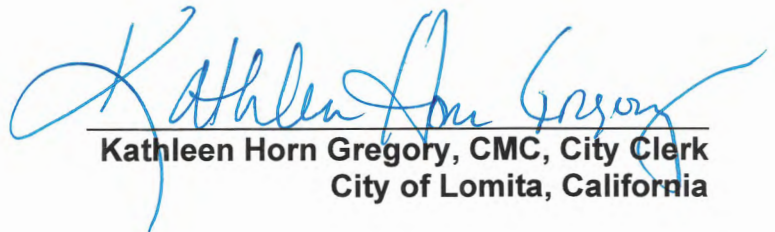
AYES: Council Members: Sanchez, Savidan, Segawa and Mayor Gazeley

NOES: None

ABSENT: Mayor Pro Tem Waronek

RECUSE: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Lomita, California this 4<sup>th</sup> day of August 2020.



**Kathleen Horn Gregory, CMC, City Clerk  
City of Lomita, California**

**RESOLUTION NO. 2021-48**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, DECLARING ITS INTENTION TO VACATE APPROXIMATELY 2,850 (15' X 190') SQUARE FEET OF PUBLIC ALLEY LOCATED TO THE SOUTH OF PROPERTY LOCATED AT 24516 NARBONNE AVE IN THE DOWNTOWN COMMERCIAL ZONE (D-C), DIRECTING THE PLANNING COMMISSION TO CONDUCT A HEARING ON THE MATTER, AND FINDING THE SAME EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The City Council of the City of Lomita does hereby find, order and resolve as follows:

Section 1. Recitals

- A. It is the intention of the City Council of the City of Lomita to order the vacation of an approximately 2,850 square foot portion of the public alley to the south of the property located at 24516 Narbonne Ave and more fully described and depicted in **Exhibit B** attached hereto.
- B. On June 08, 2020, the Planning Commission of the City of Lomita held a public hearing to consider the Project. The Planning Commission, by Resolution No. 2020-08, recommended the City Council approve a modification to Conditional Use Permit No. 294 and Vesting Tentative Parcel Map No. 74138 for Phase 2 of a 2-Phase Mixed-Use Project consisting of the development of 16 new residential units with a total of 39 parking spaces located at 24516 Narbonne Avenue.
- C. On August 04, 2020, the City Council held a duly noticed public hearing and approved Resolution nos. 2020-27 and 2020-28 for a modification to Conditional Use Permit No. 294 and Vesting Tentative Tract Map No. 74138 for Phase 2 of a mixed-use project consisting of the development of 16 residential units with a total of 39 parking spaces. A condition of approval was added to the resolutions requiring the applicant to seek vacation of a portion of the adjacent alley to convert it to accommodate a publicly accessed paseo.
- D. The City of Lomita anticipates that it will have no use for the alley as a public thoroughfare or for street or highway purposes upon construction of the project.
- E. At a subsequent public hearing the Planning Commission will determine whether the proposed vacation is consistent with the General Plan.

Section 2. Intent to Vacate. The City Council finds that pursuant to the pertinent Government Code sections and Streets and Highways Code sections, this resolution of intention to vacate the aforementioned alley is hereby adopted and the City Council declares its intent to vacate a portion of a public alley to the south of the property located at 24516 Narbonne Ave and more fully described and depicted in **Exhibit A** attached



hereto and incorporated herein by reference.

Section 3. Future Hearing. The City Council, under the authority vested in it by Streets and Highways Code, hereby directs the City Clerk to: (1) set a public hearing date, time and place for the Planning Commission to consider the aforementioned vacation and make a recommendation to the City Council as required by the Government and Streets and Highways Codes; and (2) publish and post the notices required by law.

Section 4. Environmental Review. The project is categorically exempt pursuant to the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Further, the vacation itself is categorically exempt per CEQA guidelines section 15305, minor alterations in land use limitations. The proposed project complies with all the criteria for exemption.


Section 5: This Resolution will become effective immediately upon adoption.

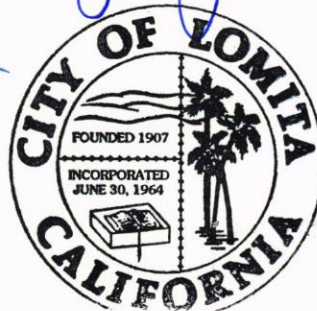
Section 6. Certification. The City Clerk shall certify to the passage and adoption of this resolution.

**PASSED, APPROVED AND ADOPTED**, this 21<sup>st</sup> day of December 2021.

  
\_\_\_\_\_  
Cindy Segawa, Mayor

ATTEST:

  
\_\_\_\_\_  
Kathleen Horn Gregory, CMC, City Clerk



APPROVED AS TO FORM:

  
\_\_\_\_\_  
Trevor Rusin, City Attorney



STATE OF CALIFORNIA       )  
COUNTY OF LOS ANGELES   ) SS  
CITY OF LOMITA             )

I, **Kathleen Horn Gregory**, City Clerk of the City of Lomita, California, do hereby certify that the foregoing Resolution No. 2021-48 was duly passed, approved, and adopted by the City Council of the City of Lomita at its regular meeting held on December 21, 2021, by the following vote, to wit:

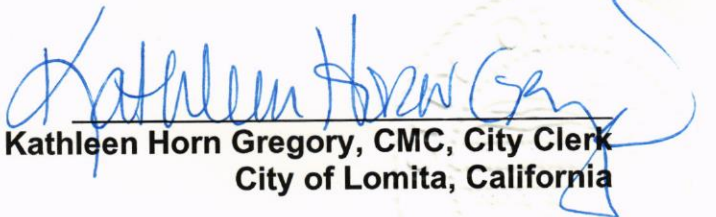
AYES:           Council Members: Gazeley, Uphoff, Waronek, Mayor Pro Tem Waite and Mayor Segawa

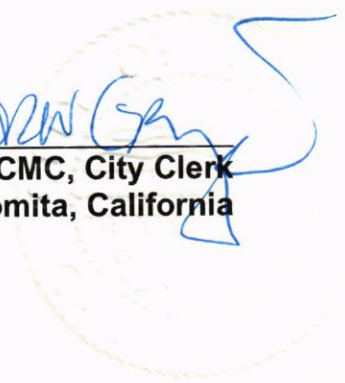
NOES:           None

ABSENT:       None

RECUSE:       None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Lomita, California this 22<sup>nd</sup> day of December 2021.

  
**Kathleen Horn Gregory, CMC, City Clerk**  
**City of Lomita, California**



## **EXHIBIT A**

### **LEGAL DESCRIPTION**

THAT PORTION OF LAND LYING WITHIN TRACT No. 47, IN THE CITY OF LOMITA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12 PAGE 181 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, FURTHER DESCRIBED AS FOLLOWS:

AN ALLEY, 15-FEET IN WIDTH, LYING NORTHERLY AND ADJACENT TO LOTS 31, 32, 33 AND 34, OF SAID TRACT No. 47; EXCEPT THE PORTION LYING WITHIN NARBONNE AVENUE (80-FEET IN WIDTH).

SAID LAND COMPRISING APPROXIMATELY 2,850 S.F.





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

## NOTICE OF EXEMPTION

**Project Title:** Vacation of a portion of public right-of-way adjacent to 24516 Narbonne Avenue, in the D-C (Downtown Commercial) Zone.

**Project Description:**

**Alley Vacation:** A request to vacate approximately 2,850 square feet of the public right-of-way adjacent (south) to the property located at 24516 Narbonne Ave. The request would formally convert this portion of the public right-of-way into a publicly accessible paseo, as originally envisioned for the mixed-use development at 24516 Narbonne Ave in the D-C (Downtown Commercial) Zone. Filed by Luigi Schiappa of Schiappa Development, 2040 Lomita Blvd., Suite 100, Lomita CA 90717 (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 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:** The vacation is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Further, this vacation is categorically exempt per CEQA guidelines section 15305, minor alterations in land use limitations. The proposed project complies with all the criteria for 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)

\_\_\_\_\_  
 Lemessis Quintero  
 Assistant Planner



Item PH5

## CITY OF LOMITA PLANNING COMMISSION REPORT

**TO:** Planning Commission April 11, 2022  
**FROM:** Laura MacMorran, Associate Planner  
**SUBJECT:** Site Plan Review No. 1216  
24403-24411 Narbonne Avenue, in the Downtown Commercial Zone

### APPLICANT'S REQUEST

An application to expand retail operations at Lomita Feed Store was filed by Bill Lockwood, P.O. Box 367 Lomita, CA 90717 ("Co-Applicant/Owner") requesting for a site plan review to permit the following:

- Conversion of 1,160 square feet of an existing 6,800-square-foot storage building into a retail space, at a nonconforming commercial site that also contains an approximately 1,266-square-foot retail store and an approximately 866-square-foot storage building.
- Authorize minor modification to building elevation at 24411 Narbonne Avenue to add access door and two windows.
- Approve for a reduction in the required parking by requiring six onsite parking spaces located within 500 feet of a municipal parking lot(s) as allowed by Section 11-1.49.06(D) of the Lomita Municipal Code (LMC) for property located at 24403-24411 Narbonne Avenue in the Downtown Commercial (D-C) zone.
- Confirm the categorical exemption.

### RECOMMENDATION

Staff recommends that the Planning Commission adopts a resolution approving Site Plan Review No. 1216 subject to findings and conditions, and to confirm the Categorical Exemption.

### BACKGROUND

Property Background



The site consists of three lots; each are 50 feet wide and 137 feet deep. Lomita Feed Store has operated a feed and an animal supply store at this location prior to the City's incorporation. The amount of onsite parking, amount of landscape coverage, outdoor storage of merchandise, and use are considered legal non-conforming to Lomita's current zoning requirements.

### Existing Conditions

The Lomita Feed Store is located mid-block on the westerly side of Narbonne Avenue. The business operates out of all three buildings, which were built in the 1920s and 1940s. The northerly lot (Lot 28) contains a retail store, and a former dwelling that is now used for storage. The site no longer contains any residential uses.

The centrally located lot (Lot 29) is used for parking, loading and storage of hay and feed. The streetlight and utility pole in front of Lot 29 impact the width and location of the two driveway aprons.

Lot 30 is the southerly most lot and contains an approximately 6,800-square-foot storage building. A portion of this building is proposed for the new retail tack shop. This space once housed the Lomita Feed Store retail shop and office.

### Project Description

Initially, the applicant proposed the creation of a 1,600-square-foot retail space and a site plan with seven parking stalls; however, the plans have slightly changed. The applicant requests approval of a site plan which creates a 1,160-square-foot retail store converted from the existing storage building at 24411 Narbonne Avenue with the provision of six parking stalls to support all business activities. The subject building will be modified to provide an access door to the retail space. Two windows will be added as shown on the proposed plan. While the building has not been designated as a historic structure, staff is recommending that the loading door be retained to preserve some of the original building features. A condition of approval has been included to specify that the loading door is to be maintained. The applicant proposes to paint the front elevation of the building to match the existing building color.

### Environmental Determination

This proposed project is categorically exempt pursuant to Section 15301(a) (Existing Facilities) of Title 14 the California Environmental Quality Act (CEQA) guidelines. Projects that involve minor alterations of private structures with no expansion of the existing use and are limited to interior alterations are exempt from CEQA. The project consists of converting existing storage space into a retail store. No new square footage will be created. The work will involve electrical, plumbing, and drywall improvements, and therefore the project qualifies for the exemption. The Notice of Exemption is attached to this report.

## **ANALYSIS**

### General Plan Designation

The General Plan designation for the subject property is Commercial with a Mixed-Use /Downtown Overlay, which has a floor area ratio of 1.0 for commercial and 2.0 for mixed-use. The project is exclusively commercial in nature and does not alter the existing floor area ratio,

which is less than .5. The project is therefore consistent with this designation. The Downtown Commercial Overlay provides specific design standards, which the property will adhere to.

### Zoning Designation

The Lomita Municipal Code (LMC) specifically calls out “feed and grain sales” as a conditional use in the C-G (Commercial General) Zone and a permitted use in the M-C (Light Manufacturing and Commercial) Zone. The D-C Zone does not list the “feed and grain sales” use as a permitted or conditionally permitted use. Therefore, the existing “feed and grain sales” is considered to be legal, nonconforming as Lomita Feed was authorized as a permitted use prior to the current zoning standards.

As a legal nonconforming use, this business and property could continue in the same manner as long as it does not expand or increase the intensity of the nonconforming use. (LMC Sec. 11-1.70-17(D)). The proposed retail tack area will be a component of the Lomita Feed Store, but it does not intensify the nonconforming feed and grain sales use. Tack is equipment or accessories equipped on horses and other equines in the course of their use as domesticated animals. The tack sales are classified as retail sales. If the proposed tack sales were to cease, another retail business would be allowed to occupy the space with rights to use the onsite parking, but the retail space could not revert to the storage or sale of feed and grain.

### Adjacent Zoning and Land Uses

North	D-C (Downtown Commercial) Zone with a Mixed-Use Overlay Land Use: Commercial: Retail
South	D-C (Downtown Commercial) Zone with a Mixed-Use Overlay Land Use: Commercial: Services
West	RVD-2500 (Residential Variable Density 2500) Zone Land Use: Residential
East	D-C (Downtown Commercial) Zone with a Mixed-Use Overlay Land Use: Institutional Use: School and Synagogue

### Parking and Circulation

The Lomita Municipal Code (LMC) allows legal, nonconforming commercial properties to maintain the status quo. However, a change in occupancy or intensification of use could increase the number of parking spaces required and would only be permitted if additional parking spaces were provided per LMC Sec. 11-1.66.05(B). The proposed tack shop clearly fits into a retail category, which has a parking ratio of 1 space for every 300 square feet; however, the LMC lacks a parking standard for feed and grain sales.

For situations such as this, LMC Sec. 11-1.66.03(C) states that the Planning Commission may determine the parking standard. The LMC contains uses, such as a contractor’s business, warehouse and a brewery, that have their parking standards for storage related use at 1 parking

space for every 400 square feet. Parking for a contractor's business is separated into two components distinguishing the storage area from the office space. The parking for the various uses associated with Lomita Feed Store can also be separated into two components with the retail and office using a parking ratio of 1 parking space for every 300 square feet and the storage at parking space for every 400 square feet.

By analyzing Lomita Feed Store's parking requirement with a two-use methodology, the required parking can be objectively calculated. The proposed retail use consists of 2,466 square feet, which results in 8.08 parking spaces and the storage areas consist of 6,466 square feet, which results in 16.165 spaces. The total parking would be 25 spaces because LMC rounds decimals to the next whole number. Currently without the addition of the tack retail sales area, the property's retail area would require 4.22 spaces and the storage area would require 19.36 spaces for a total of 24 spaces.

In the D-C Zone, the LMC allows the Planning Commission to reduce the required parking for a property located within 500 feet of a municipal parking lot. (LMC Sec. 11-1.46.06(D)). Many of the properties in the D-C Zone were subdivided and built before current parking standards and reuse would be severely hampered if meeting today's parking standards was required. This property is within 500 feet of three municipal parking lots and those lots are identified on Exhibit F.

Every use in the DC zone has a responsibility and requirement to accommodate their use's parking needs when the site can do so because public parking is a finite resource that is to be shared. By providing for some onsite parking, the Lomita Feed Store will provide some balance between the community and business demand for parking.

There is no approved site plan for the Lomita Feed Store properties on file with the City. The property has provided an ADA parking space but lacks any formal parking. The applicant recognizes the need to provide some onsite parking to meet the needs of customers and employees and informal parking has been made available. The proposed six onsite parking spaces will increase the available onsite parking while maintaining the business's operations associated with hay and feed storage. Five of the spaces will be on the central lot and one space will be located inside 24411 Narbonne Avenue which has its own driveway apron. This spot will be for all-day employee parking.

The LMC specifies that required parking must be on the same property as the use (LMC Sec. 11-1.66.05(J)). The site is comprised of three separate legal lots. Even though it is highly unlikely that any of the lots would be sold or used separately, Condition of Approval No. 19 has been added requiring the three lots to be subject to a lot tie agreement and a covenant recorded prior to building permit issuance.

### Landscaping

Sec. 11-1.49.06(M) requires the Planning Commission to review the landscape coverage as part of a site plan review. It also allows the Planning Commission to modify the landscape coverage requirement where the subject property is already substantially developed. This property is fully-development for its operations and the unimproved area is an essential for Lomita Feed's business

operations. Adding landscape areas could negatively impact the parking lot function and harm the business's operations.

### Site Plan Review

The project has been reviewed in accordance with Section 11-1.70.07, "Site Plan Review"; Sections 11-1.49.06(D), 11-1.49.06(M) for "Standards of Development"; Section 11-1.49.07 for "Downtown Design Standards"; and 11-1.66."Off-Street Parking, Loading and Storage". After reviewing the proposed development in accordance with Article 70, staff has determined that the proposed project is consistent with the following required findings:

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

The subject properties and development are legal, nonconforming to existing site development standards. The Planning Commission is authorized to determine the nature and extent of any new parking for development not meeting off-street parking and loading pursuant to Article 66 within the Downtown Commercial (D-C) Zone within 500 feet of a municipal lot per LMC Section 11-1.49.06(D). The proposed addition of retail space creates the need for one additional parking space. The proposed site plan will provide additional parking through the designation of six onsite parking spaces. The Planning Commission is authorized to waive the addition of landscape coverage per LMC Section 11-1.49.06(M) where the subject property is already substantially developed, and no new building coverage is proposed. The constrained area available for parking, loading and maneuvering does not provide sufficient space to accommodate new landscape. Subject to compliance with the Resolution's Conditions of Approval, the project complies with all applicable provisions in Title 11 – Planning and Zoning.

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.*

A feed and grain store with retail merchandise has operated on this site since the 1920s, and is suitable for the intended retail shop. Retail sales are allowed by-right on the ground floor in the D-C Zone.

The proposed expansion of retail sales area will have minimal changes. Customer vehicles will enter and exit the property via the existing two driveways that intersect Narbonne Avenue. With or without the expanded retail use, the site would be deficient in onsite parking. The analysis found that the conversion of storage space to retail space increases the required parking by one space. The site is within 500 feet of three municipal parking lots (City Hall, Narbonne Plaza and the parking lot at the corner of Narbonne Avenue and 245<sup>th</sup> Street) and can absorb overflow parking. While temporary loading and unloading may occur parking of company vehicles and equipment will be to the rear of the property or inside the storage building at 24411 Narbonne Avenue. Conditions have been added to

ensure minimal conflict between the parking spaces and activities associated with the loading and storage of hay and feed.

The site is furnished with all utilities and building permits and inspections are required for the tenant improvements, so public health will not be adversely affected. The applicant intends to sell equestrian-related attire and gear, which will be compatible with other businesses permitted in the D-C Zone.

As for the General Plan, the site is consistent with all elements. The project provides additional parking, incorporates design standards that are appropriate for the downtown area and enhances the economic vitality of the area by increasing the retail use. In particular, the Land Use Element designates this area as commercial with a Mixed Use/Downtown Commercial Overlay and converting a storage space into a retail space is consistent with the Downtown designation. Also, a commercial-only project is allowed a floor area ratio of 1.0 and the site has a ratio less than .50. The expanded retail use advances several of the Economic Development Element's goals by preserving and enhancing Lomita's unique historic appeal and diversifying the economic base.

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

The development design is both suitable and functional. The site is furnished with three driveway aprons. Two aprons provide access to the parking, loading and storage area and the third connects to the parking space inside 24411 Narbonne Avenue. One ADA space is provided and the open-air parking spaces will have access from either aisle and have sufficient room to maneuver.

The proposed retail area will have a street-facing entrance. Two windows will be added to allow for natural light. While the building has not been designated as a historic structure, a condition of approval has been included to specify that the loading door is to be maintained to preserve the historic appearance of the building. The front elevation of the building will be painted to match the existing building color. The orientation of windows and doors activates the street and allows customers who park onsite or off-site to enter the retail area via the sidewalk. The façade will adhere to the Downtown Design Guidelines.

Conditions of Approval No. 19, 20, 21, 22, & 23, which pertain to a lot tie agreement and keeping the driveway aisles and parking stalls free and clear, will ensure the layout functions as proposed. While temporary loading and unloading may occur parking of company vehicles and equipment will be to the rear of the property or inside the storage building at 24411 Narbonne Avenue.



Public Notice

Notices of this hearing dated March 30, 2022, were mailed to property owners within 300 feet of the subject property and posted at City Hall, the Lomita Library, and at Lomita Park.

Recommended by:

Prepared by:



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Sheri Repp Loadsman  
Planner



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Laura MacMorran  
Associate Planner

Exhibits:

- a. Resolution
- b. Vicinity Map
- c. Zoning Map
- d. General Plan Map
- e. Aerial Photograph
- f. Municipal Parking Lots Map
- g. Site Plan and Elevations
- h. Letter from the Applicant
- i. Assessor's Parcel Map
- j. Notice of Exemption

## RESOLUTION NO. PC 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING SITE PLAN REVIEW NO. 1216 TO CONVERT 1,160-SQUARE-FEET OF AN EXISTING 6,800-SQUARE-FOOT STORAGE BUILDING INTO A RETAIL SPACE AND TO ALLOW FOR A REDUCTION IN THE REQUIRED PARKING BY APPROVING SIX ONSITE PARKING SPACES AT A BUSINESS LOCATED WITHIN 500 FEET OF A MUNICIPAL PARKING LOT(S) AS ALLOWED BY SECTION 11-1.49.06(D) OF THE LOMITA MUNICIPAL CODE (LMC) FOR A PROPERTY LOCATED AT 24403-24411 NARBONNE AVENUE IN THE DOWNTOWN COMMERCIAL (D-C) ZONE AND FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AS FILED BY BILL LOCKWOOD, P.O. BOX 367, LOMITA, CA 90717 (“CO-APPLICANT/OWNER”)

Section 1. Recitals

- A. The City of Lomita received an application to permit the conversion of 1,160 square feet of an existing 6,800-square-foot storage building into a retail space, at a nonconforming commercial site that also contains an approximately 1,266-square-foot retail store and an approximately 866-square-foot storage building, and to approve a reduction in the required parking by approving six onsite parking spaces for property located at 24403-24411 Narbonne Avenue in the Downtown Commercial (D-C) zone. Filed by Bill Lockwood, P.O. Box 367 Lomita, CA 90717 (“Co-Applicant/Owner”).
- B. On April 11, 2022, the Planning Commission held a duly noticed public hearing and accepted public testimony.
- C. The subject site is zoned Downtown Commercial (D-C) and designated Commercial with a Mixed Use & Downtown Overlay by the City’s General Plan.
- D. Section 11-1.66.05(B). of the Lomita Municipal Code states that if there is a change in the occupancy or manner of operation that would increase the number of parking spaces required, then additional parking spaces shall be required for the entire building and use.
- E. Section 11-1.49.06(D) of the Lomita Municipal Code allows the Planning Commission to determine the extent of any new parking for a site/use in the Downtown Commercial Zone that cannot meet the parking standard and is located within 500 feet of a municipal parking lot.
- F. Section 11.1.49.06(M) of the Lomita Municipal Code allows the Planning Commission to modify the landscape coverage requirement when a property is substantially development or no new building coverage is proposed or when the requirement would be a hardship.
- G. Section 11.1.70.17(D) of the Lomita Municipal Code allows a nonconforming use to be continuously operate provided there is no expansion of area or increase in intensity of the nonconforming use.
- H. Section 15301(a) of the California Environmental Quality Act guidelines exempts Projects involving minor alterations of private structures with no expansion of the existing use and are not limited to interior alterations are exempt from CEQA. The project consists of converting

existing storage space into a retail store. No new square footage will be created. The work will involve electrical, plumbing, and drywall improvements.

- I. 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 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;*

The subject properties and development are legal, nonconforming to existing site development standards. The Planning Commission is authorized to determine the nature and extent of any new parking for development not meeting off-street parking and loading pursuant to Article 66 within the Downtown Commercial (D-C) Zone within 500 feet of a municipal lot per LMC Section 11-1.49.06(D). The proposed addition of retail space creates the need for one additional parking space. The proposed site plan will provide additional parking through the designation of six onsite parking spaces. The Planning Commission is authorized to waive the addition of landscape coverage per LMC Section 11-1.49.06(M) where the subject property is already substantially developed, and no new building coverage is proposed. The constrained area available for parking, loading and maneuvering does not provide sufficient space to accommodate new landscape. Subject to compliance with the Resolution's Conditions of Approval, the project complies with all applicable provisions in Title 11 – Planning and Zoning.

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;*

A feed and grain store with retail merchandise has operated on this site since the 1920s, and is suitable for the intended retail shop. Retail sales are allowed by-right on the ground floor in the D-C Zone.

The proposed expansion of retail sales area will have minimal changes. Customer vehicles will enter and exit the property via the existing two driveways that intersect Narbonne Avenue. With or without the expanded retail use, the site would be deficient in onsite parking. The analysis found that the conversion of storage space to retail space increases the required parking by one space. The site is within 500 feet of three municipal parking lots (City Hall, Narbonne Plaza and the parking lot at the corner of Narbonne Avenue and 245<sup>th</sup> Street) and can absorb overflow parking. While temporary loading and unloading may occur parking of company vehicles and equipment will be to the rear of the property or inside the storage building at 24411 Narbonne Avenue. Conditions have been added to ensure minimal conflict

between the parking spaces and activities associated with the loading and storage of hay and feed.

The site is furnished with all utilities and building permits and inspections are required for the tenant improvements, so public health will not be adversely affected. The applicant intends to sell equestrian-related attire and gear, which will be compatible with other businesses permitted in the D-C Zone.

As for the General Plan, the site is consistent with all elements. The project provides additional parking, incorporates design standards that are appropriate for the downtown area and enhances the economic vitality of the area by increasing the retail use. In particular, the Land Use Element designates this area as commercial designates this area as commercial with a Mixed Use/Downtown Commercial Overlay and converting a storage space into a retail space is consistent with a commercial designation. Also, the floor area ratio is allowed to be 1.0 and the site has a ratio less than .50. The expanded retail use advances several of the Economic Development Element's goals by preserving and enhancing Lomita's unique historic appeal and diversifying the economic base.

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

The development design is both suitable and functional. The site is furnished with three driveway aprons. Two aprons provide access to the parking, loading and storage area and the third connects to the parking space inside 24411 Narbonne Avenue. One ADA space is provided and the open-air parking spaces will have access from either aisle and have sufficient room to maneuver.

As for the General Plan, the site is consistent with all elements. The project provides additional parking, incorporates design standards that are appropriate for the downtown area and enhances the economic vitality of the area by increasing the retail use. In particular, the Land Use Element designates this area as a Mixed Use/Downtown Commercial Overlay and converting a storage space into a retail space is consistent with the Downtown designation. Also, a commercial-only project is allowed a floor area ratio of 1.0 and the site has a ratio less than .50. The expanded retail use advances several of the Economic Development Element's goals by preserving and enhancing Lomita's unique historic appeal and diversifying the economic base.

Conditions of Approval No. 19, 20, 21, 22, & 23, which pertain to a lot tie agreement and keeping the driveway aisles and parking stalls free and clear, will ensure the layout functions as proposed. While temporary loading and unloading may occur parking of company vehicles and equipment will be to the rear of the property or inside the storage building at 24411 Narbonne Avenue.

Section 3. The Planning Commission of the City of Lomita hereby approves Site Plan Review No. 1216 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 permit is granted for the plans dated April 01, 2022, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, The Community and Economic Development Director may approve minor changes to the approved Plans. For numerical standards, the Community and Economic Development Director may approve deviations up to 10% provided that city code requirements are met. Modifications exceeding a 10% deviation shall be referred back to the Planning Commission.
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 at least 30 days 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. The final building plans submitted by the Applicant with the building permit application shall depict all building materials and colors to be used in construction. This property is subject to the Downtown Design Guidelines.
11. 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.
12. Applicant shall provide for dust control at all times during project property preparation and



construction activities.

13. 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.
14. That the Planning Commission may review this approval upon notice of violation by the Code Enforcement Officer.
15. That, in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit.
16. That final inspection shall not be granted until all conditions of approval have been met and verified by staff.
17. Any new utility connects shall be installed underground and reviewed by the City of Lomita's Public Works.
18. This approval allows a site plan that contains six parking stalls, an approximately 1,266-square-foot retail store at 24403 Narbonne Avenue, an approximately 866-square-foot storage building at 24403 1/2 Narbonne Avenue, the conversion of 1,160 square-feet of storage space to a retail store located at 24411 Narbonne Avenue.

#### **PLANNING SPECIAL CONDITIONS**

19. Lots 28, 29, and 30 shall be subject to a lot tie agreement providing reciprocal use of access, parking and other site improvements, and a covenant recorded prior to building permit issuance.
20. The former house, 24403 1/2 Narbonne Avenue, shall be used only for storage. Any change of use shall require a new parking analysis and modification of this permit.
21. All company trucks and equipment shall be parked in areas that do not obstruct the onsite parking.
22. The driveway aisles shall be free and clear of storage, product and equipment, except when needed for the delivery of product. Adequate measures shall be employed to limit any disruption to maneuvering related to onsite parking.
23. The trash bins shall not occupy parking stalls and shall not be located in driveway aisles.
24. Parking stalls shall be striped per Lomita Municipal Code and possess all required signage.
25. Any changes to the parking lot layout design shall be approved by the Director of Community and Economic Development.
26. The site plan approved for the specific use of the Lomita Feed Store. Any change of use shall be required to remove all outdoor storage unless specifically authorized by the City.

27. The ground shall be free of loose hay and other loose materials.

28. This site is subject to the Downtown Design Guidelines. The loading doors at 24411 Narbonne Avenue are to be preserved or replaced in-kind. The façade's final design is subject to the Community and Economic Development Director's review and approval.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 11th day of April, 2022 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

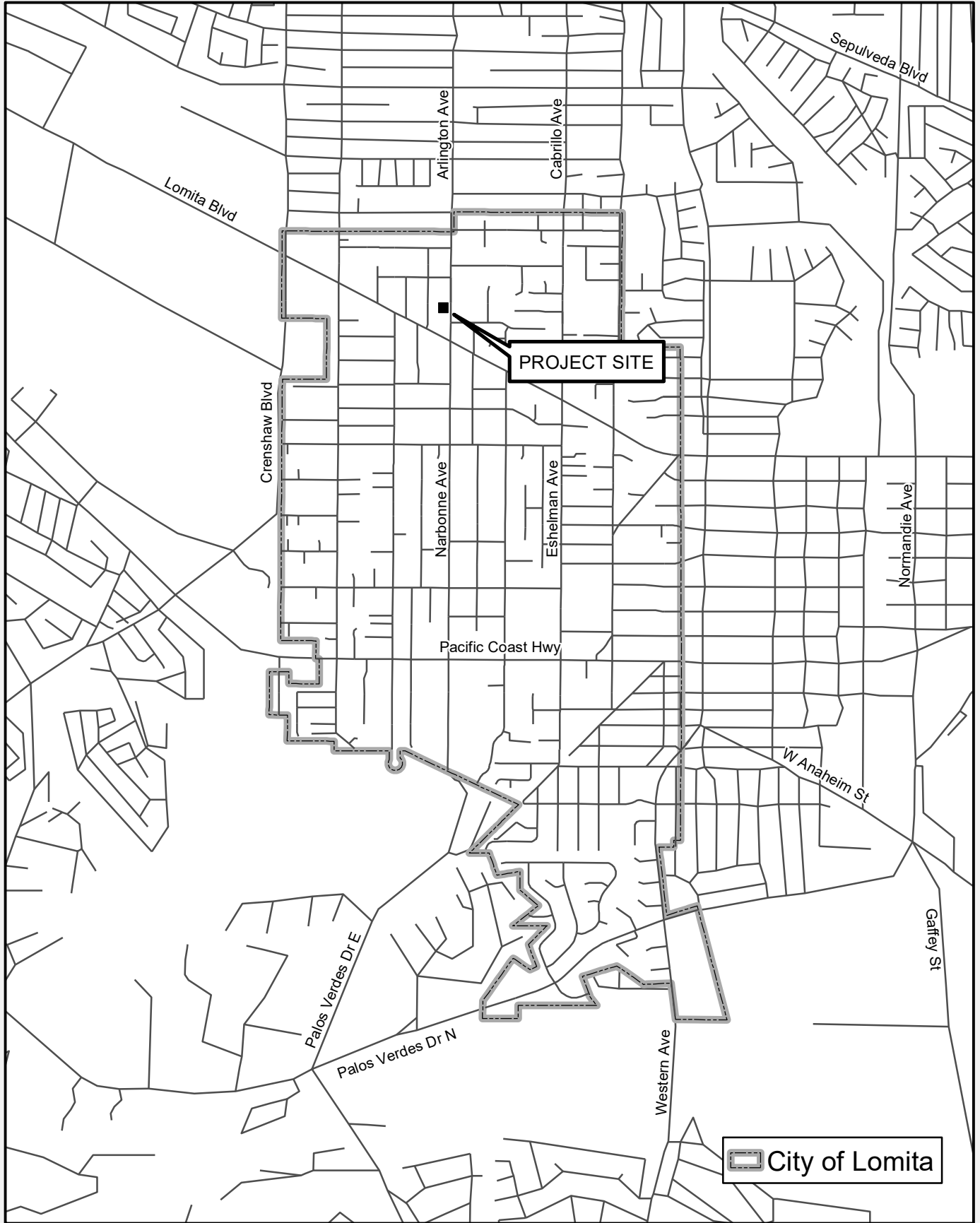
RECUSE: Commissioners:


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

ATTEST: \_\_\_\_\_  
Sheri Repp Loadsman  
Planner

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.



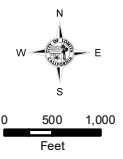
 City of Lomita

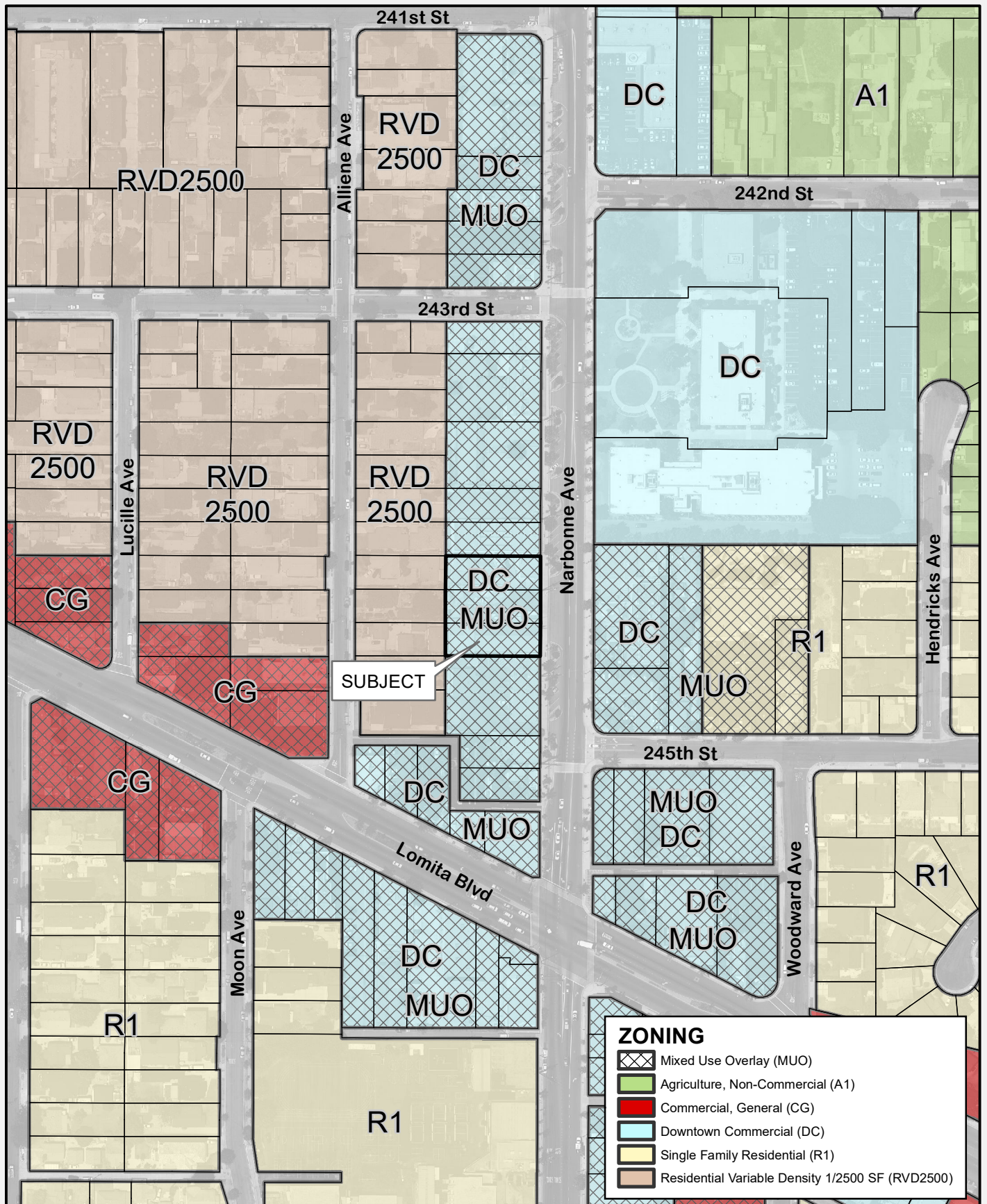


**Site Plan Review No. 1216**  
**24403 - 24411 Narbonne**  
**Avenue Exhibit B**







Community Development  
 March 2022

Source: Lomita GIS Data Layers, TIGER Files  
 GIS/Apps/24401Narbonne\_vty.mxd





**ZONING**

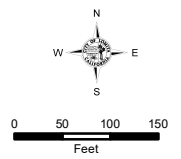
-  Mixed Use Overlay (MUO)
-  Agriculture, Non-Commercial (A1)
-  Commercial, General (CG)
-  Downtown Commercial (DC)
-  Single Family Residential (R1)
-  Residential Variable Density 1/2500 SF (RVD2500)

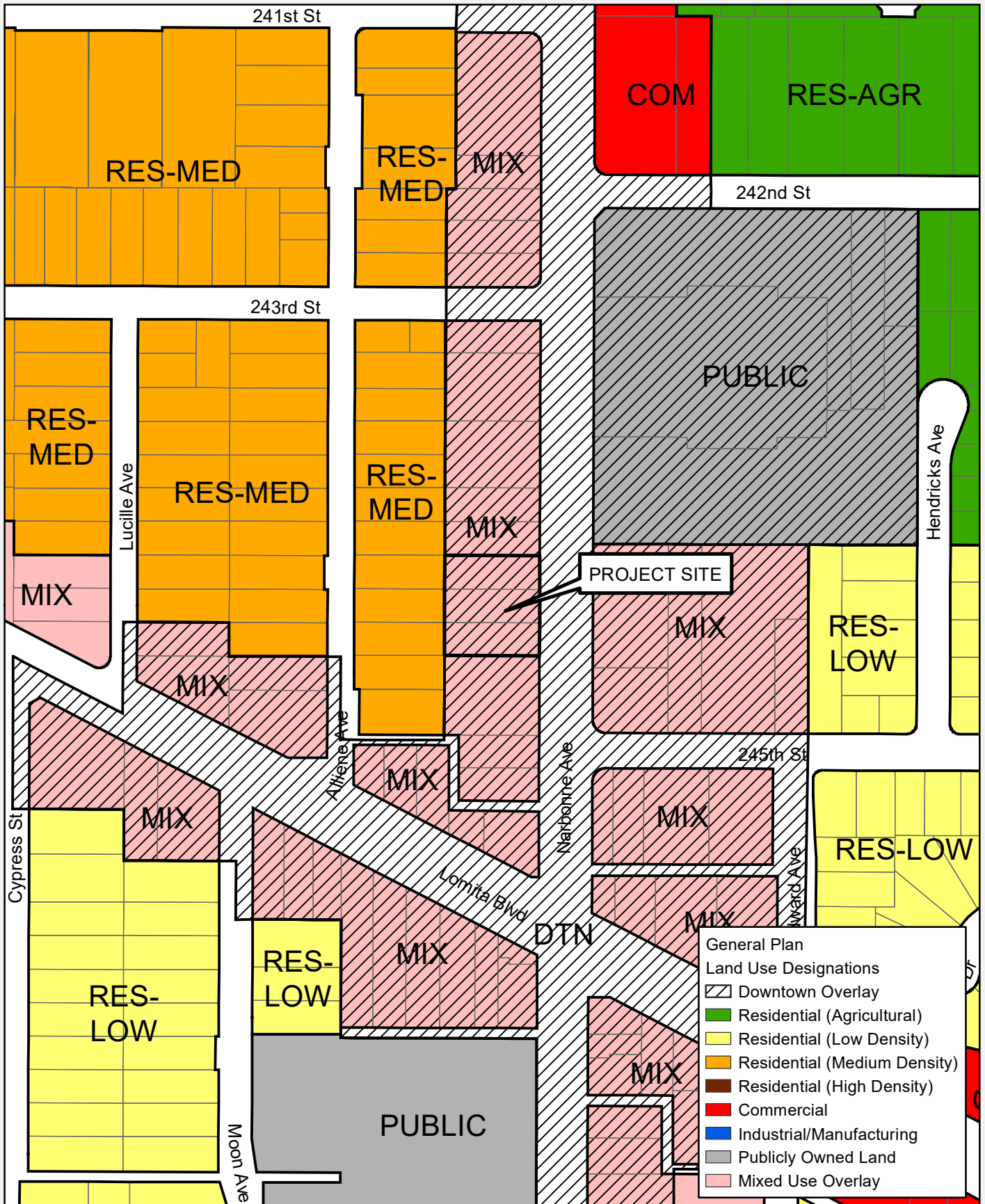


**Site Plan Review No. 1216  
24403 - 24411 Narbonne  
Avenue Exhibit C**

Community Development  
March 2022

Source: Lomita GIS Data Layers  
/Apps/24401Narbonne\_zon.mxd





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

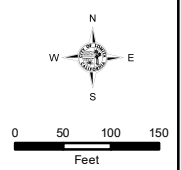
- Downtown Overlay
- Residential (Agricultural)
- Residential (Low Density)
- Residential (Medium Density)
- Residential (High Density)
- Commercial
- Industrial/Manufacturing
- Publicly Owned Land
- Mixed Use Overlay



**Site Plan Review No. 1216**  
**24403 - 24411 Narbonne**  
**Avenue Exhibit D**

Community Development  
 March 2022

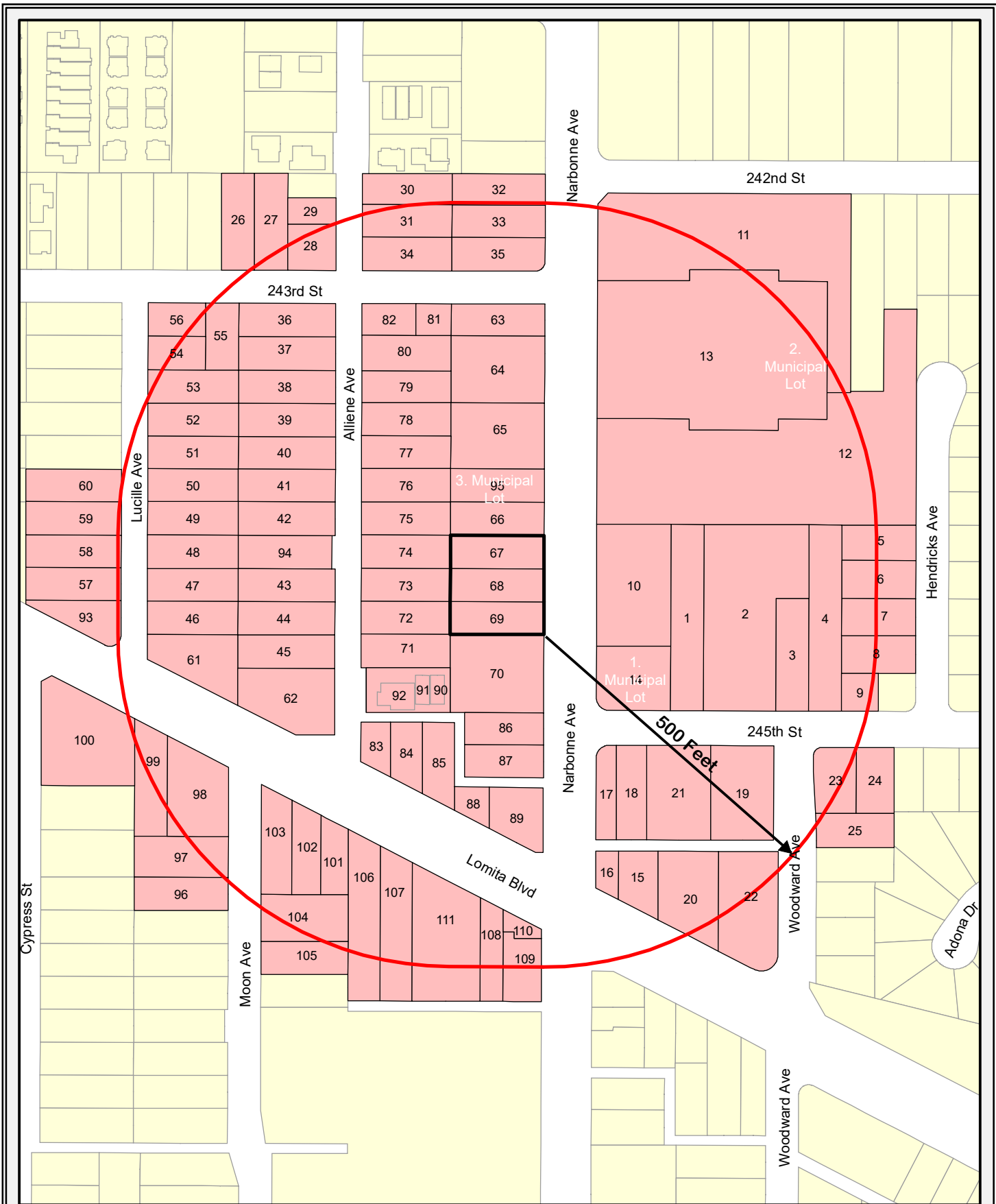
Source: Lomita GIS Data Layers  
 GIS/Apps/24401Narbonne\_gp.mxd







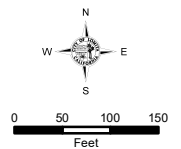




**Site Plan Review No. 1216 24403 -  
24411 Narbonne Avenue  
Municipal Lots Within 500 Feet**

Community Development  
April 2022

Source: Lomita GIS Data Layers  
GIS/Apps/24401Narbonne\_rad500.mxd













The Lomita Feed Store  
24403 Narbonne Avenue  
Lomita, CA 90717

April 4, 2022



Dear City of Lomita Planning Commissioners,

The Lomita Feed Store is requesting approval to expand our retail space to include the original store front which dates back many decades. This expansion would enable The Lomita Feed Store to add additional retail items to our inventory including two brands of men's and women's western fashion, along with horse tack such as saddles, bits, bridles, and leatherworks.

The timing with adding this collection coincides with the closing of the largest western-themed outlet in Southern California, The Broken Horn, which recently shut its doors after eighty years. Located in Baldwin Park (over an hour away from Lomita), The Broken Horn attracted customers from all over the Los Angeles area, with the next closest western store being in Huntington Beach. The Lomita Feed Store would like to fill the void left by the closing of the Broken Horn and bring these customers to downtown Lomita by offering them a similar "one stop" western outlet. This foot traffic would bring new visitors to local businesses, the Farmers' Market and the Lomita community. It is estimated that the reopening of space within the Lomita Feed Store would generate an additional \$500,000 of sales within three years, and within five years, an additional \$1,000,000.

The Lomita Feed Store is committed to preserving the history of Lomita and adding to the ambiance and "destination" vibe of Narbonne Avenue and Lomita Blvd. The original storefront stood side by side to the Fire Warden's office and has significance in history to the City of Lomita. Additionally, the aesthetic significance of reopening a 100-year-old storefront with a window and awning adds to the collective vision and commitment of businesses to create a unique "old town" feeling within a contemporary thriving community. As a Lomita resident of over two decades, I have a fighting loyalty to our small yet mighty city and would like to do my part to create a legacy for the next generation.

Sincerely,

   
Bill Lockwood

2019

PG 12



MAPPING AND GIS SERVICES SCALE 1" = 100'



--Store & Storage

--Vacant

--Storage



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

## NOTICE OF EXEMPTION

**Project Title:** Site Plan No. 1216 for conversion of 1,160 square feet into retail space at a nonconforming commercial site and approval for reduction in required parking for 24403-24411 Narbonne Avenue, in the D-C, Downtown Commercial Zone.

**Project Description:**

**Site Plan Review No. 1216** A request for a Site Plan No. 1216 for the conversion of 1,160 square feet of an existing 6,800 square-foot storage building into retail space, at a nonconforming commercial site that also contains an approximately 1,266-square-foot retail store and an approximately 866-square-foot storage building, and to approve for a reduction in the required parking by approving six onsite parking spaces located with 500 feet of a municipal parking lot(s) for property located at 24403-24411 Narbonne Avenue in the Downtown Commercial (D-C) zone and to confirm the categorical exemption. Filed by Bill Lockwood, P.O. Box 367 Lomita, CA 90717 (“Co-Applicant/Owner”).

**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(a) (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:** Pursuant to Section §150301 (a) (Existing Facilities), of Title 14 of the exempt per the California Environmental Quality Act (CEQA) guidelines. Projects involves minor alterations of private structures with no expansion of the existing use and are limited to interior alterations are exempt from CEQA. The project consists of converting existing storage space into a retail store. No new square footage will be created. The work will involve electrical, plumbing, and drywall improvements, and therefore the project qualifies for the 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





CALIFORNIA ALLIANCE OF LOCAL ELECTEDS

April 6, 2022: FOR IMMEDIATE RELEASE

Contact: Susan Candell, [thecandells@comcast.net](mailto:thecandells@comcast.net)

## California State Auditor releases scathing report on RHNA process Report finds housing goals are not supported by evidence

On March 17, Michael S. Tilden, the Acting California State Auditor, [issued a blistering critique of the Department of Housing and Community Development \(HCD\)](#) and its Regional Housing Needs Assessments (RHNA).

The Auditor found problems in the HCD methodology that may have inflated RHNA requirements by hundreds of thousands of housing units. The Auditor concludes that “The Department of Housing and Community Development must improve its processes to ensure that communities can adequately plan for housing.”

In his letter to the Governor and legislative leaders, the Auditor also states, “Overall, our audit determined that HCD does not ensure that its needs assessments are accurate and adequately supported. ...This insufficient oversight and lack of support for its considerations risks eroding public confidence that HCD is informing local governments of the appropriate amount of housing they will need.”

The California Alliance of Local Electeds (CALE), a statewide organization of local elected officials, called for the comprehensive review and supports the State Auditor’s findings. Says Susan Candell, a CALE member and councilmember from the city of Lafayette, “CALE advocated for this audit, and it’s critical that HCD and the legislature follow-up on the Auditor’s recommendations. Our constituents deserve a fair and accurate process.”

State Senator Steve Glazer (D-Orinda), a member of the Joint Committee on Legislative Audit and a former mayor of the city of Orinda, states “It is these types of mistakes that undermine community trust and confidence in housing requirements. We need more affordable housing, and we have to do better.”

Since 1969, California has required that all local governments create plans to meet the housing needs of their communities, a process called the regional housing needs assessment (RHNA).

Each eight-year RHNA cycle starts with population and household projections from the demographic unit at the Department of Finance (DOF). These projections are then handed off to HCD for their estimates of the number of housing units required to meet California's needs. The RHNA process was modified in 2018 by Senate Bill 828 (Wiener), which created several *ad hoc* adjustments that have led to the problems cited in the State Auditor's report.

### **Auditor findings on vacancy rates are consistent with Embarcadero Institute analysis**

Unfortunately, the audit reviewed the RHNA plans from only eight counties, which together contain less than eight percent of California's population. Due to pending lawsuits the audit did not consider the RHNA plans of the two largest planning organizations, the Southern California Association of Governments (SCAG) and the Association of Bay Area Governments (ABAG). These two regions contain almost two-thirds (65.5 percent) of the state's population. This omission makes it difficult to grasp the scale of the problems created by HCD's errors.

However, the Embarcadero Institute, a Northern California think tank, [estimated that HCD's incorrect vacancy rates created an overcount of 200,000 housing units](#). Conceptual inconsistencies between DOF's household projections and HCD's housing unit projections created an additional overcount estimated at 700,000 housing units. Thus the RHNA requirement of 2.1 million new housing units may be contaminated by an overcount of 900,000 units.

The Auditor's report does not attempt to reconcile these differences because HCD's procedures are not clearly documented. Instead it has insisted that both DOF and HCD clarify and publish their methods and assumptions.

### **Auditor recommendations**

The Auditor's report made strong recommendations and created a timeline for their completion. Several tasks must be undertaken between June 2022 and February 2023 including performing multiple reviews of data, establishing formal review procedures, reviewing the appropriateness of comparison regions, and conducting an analysis of healthy vacancy rates and their historical trends. The Department of Finance is tasked with reviewing its population projections based on 2020 census data and conducting a comprehensive review of assumptions about household formation rates.

Says CALE's Julie Testa, councilmember from the City of Pleasanton, "Unless HCD and DOF complete this work and correct their mistakes, there is no justification for punishing cities for failing to meet erroneous RHNA goals. The Legislature should suspend implementation of RNHA until the public is satisfied these problems have been resolved."

### **About CALE**

The California Alliance of Local Electeds (CALE) brings together current and former local elected officials, community activists and other concerned residents. CALE believes that California's 482 municipalities are too geographically and culturally distinct to be subjected to one-size-fits-all rules from the state capitol. CALE believes that communities thrive when local democracy thrives.