

**MINUTES OF THE
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, JUNE 13, 2022**

PURSUANT TO EXECUTIVE ORDER N-08-21 ISSUED BY GOVERNOR NEWSOM AND AB361, THE PUBLIC AND COUNCIL PARTICIPATED IN THIS MEETING IN PERSON AND VIA ZOOM.

1. OPENING CEREMONIES

- a. Chair Cammarata called the meeting to order at 6:02 p.m. pursuant to Governor Newsom's Executive Order N-29-20 issued on March 17, 2020.
- b. Flag Salute – Vice-Chair Graf
- c. Responding to the roll call by City Clerk Gregory were Commissioners Dever and Stephens, Vice-Chair Graf, and Chair Cammarata (present in Council Chambers); and Commissioners Santos, Steinbach, and Thompson (present via Zoom). Also present were City Manager Smoot, Assistant City Attorney Donegan, Planner Repp Loadman, and Assistant Planner Quintero (present in Council Chambers); and Associate Planner MacMorran (present via Zoom).

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

ABSENT: None

2. ORAL COMMUNICATIONS

None

3. CONSENT AGENDA

- a) **APPROVAL OF MINUTES:** May 9, 2022, minutes

RECOMMENDED ACTION: Approve minutes.

Commissioner Santos made a motion, seconded by Vice-Chair Graf, to approve the minutes of the May 9, 2022, Planning Commission meeting.

MOTION CARRIED by the following vote:

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

NOES: None

ABSENT: None

4. CITY MANAGER UPDATE REGARDING CITY RESPONSE TO SB 9 (no staff report)

City Manager Smoot presented the update, as per the PowerPoint presentation, which included discussion of the following:

- The City's attempts to push back on efforts to limit local control over housing and zoning
- The City's plans to mitigate negative impacts of the required changes to State law
- General law cities vs. charter cities (In recent years, there has been a continued shift at the State level away from the authorities provided to Charter Cities – See AB5 (“Independent Contractors”) as an example. This shift has also applied to traditional “Municipal Affairs,” including zoning, contracting, elections methods and procedures, and many other areas.)
- “Municipal Affair” vs. “Matter of Statewide Concern”
- Recent State housing-related laws
- Adopted 2022 Lomita Legislative Platform
- Lomita's advocacy efforts
- Collective advocacy, as with the California Contract Cities Association
- Legal challenges (charter city litigation specific to SB 9 (filed), including Torrance, Carson, Whittier, Redondo; and general law city litigation specific to SB 9 (currently in discussions)
- Short-term mitigation measures
- Long(er)-term mitigation measures
- Supporting affordability AND mitigating impacts, including outreach and education

City Manager Smoot agreed to provide regular updates to the Commission and responded to questions.

George Kivett, Lomita resident, supported retaining local control and preserving the current density in the residential and agricultural zones; he suggested increasing density on the transportation and commercial corridors instead. He asked which consultants and organizations the City is working with in an attempt to maintain local control, the status of Community and Economic Development Director recruitment, and he expressed concerns about the City's water supply in an emergency.

City Manager Smoot stated that Assistant City Manager Sugano is Acting Community and Economic Development Director, while Planner Repp Loadsman is handling much of the housing-related work. Recruitment for a permanent director is ongoing. He added that the City contracts with Dudek, Gonsalves and Son, and Kiley and Associates for housing-related issues.

PUBLIC HEARINGS

5. **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 Boulevard, Ste. 100, Lomita, CA 90717 (*continued from the April 11, 2022, and May 9, 2022, Planning Commission meetings*)

Staff continues to work with the applicant on the project plans and is meeting with neighboring property owners to discuss the project; therefore, a continuation to the July 11, 2022, meeting was recommended.

Commissioner Thompson made a motion, seconded by Vice-Chair Graf, to continue this item to the July 11, 2022, meeting.

MOTION CARRIED by the following vote:

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

NOES: None

ABSENT: None

- 6. CONDITIONAL USE PERMIT NO. 319 & SITE PLAN REVIEW NO. 1213**, a request for a Conditional Use Permit to allow for uses listed in sec.11-1.58.04(A), a site plan review for a three-story, mixed-use building consisting of 1,198 square feet of commercial space and 11 apartments located at 24830-24838 Narbonne Avenue in the Commercial General/Mixed Use Overlay (C-G/MUO) Zone and confirm the categorical exemption. Applicant: Tim Racisz, 22939 Hawthorne Boulevard, Suite 208, Torrance, CA 90505.

Planner Repp Loadsman stated that an error was found in the staff report, and recommended continuing this item to the July 11, 2022, meeting.

Chair Cammarata opened the public hearing at 7:05 p.m.

George Kivett, Lomita resident, requested that the total square footage of the residential units be presented as there is a required ratio with mixed use. He suggested that Planning Commission agendas be clearer in demonstrating that an applicant is requesting additional density bonuses.

As there were no further requests from the public to speak on this item, Chair Cammarata closed the public hearing at 7:07 p.m. and brought the item back to the Commission for a motion.

Commissioner Santos made a motion, seconded by Commissioner Stephens, to continue this item to the July 11, 2022, meeting.

MOTION CARRIED by the following vote:

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

NOES: None

ABSENT: None

- 7. ZONE TEXT AMENDMENT NO. 2022-01 AND GENERAL PLAN AMENDMENT NO. 2022-01 AS FOLLOWS:**

Zone Text Amendment:

- A. An amendment to Lomita Municipal Code Title XI (Planning and Zoning), Chapter 1 (Zoning), revising the City's regulations for Accessory and Junior Accessory Dwelling Units, and a Determination that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA).
- B. An amendment to Lomita Municipal Code Title XI (Planning and Zoning), Chapter 1 (Zoning), establishing regulations relating to Urban Lot Splits and Two-Unit Residential Developments in Single-Family Residential Zones as Allowed by the State of California Senate Bill 9, and a Determination that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA).
- C. An amendment to Lomita Municipal Code Title XI (Planning and Zoning), Chapter 1 (Zoning), amending and revising the City's regulations for Article 15 - Definitions, Article 30 - Residential Zones, Article 49 D-C (Downtown Commercial), Article 58 - Mixed Use Overlay District, Article 66 - Off-Street Parking, Storage, and Loading, Article 70 – Zoning Ordinance Administration, and a Determination that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA).

General Plan Amendment:

An amendment to the Lomita General Plan Land Use Element to Modify the Allowable Development Intensity within the Agricultural Residential, Low Density Residential, and Medium Density Residential Categories.

Planner Repp Loadsman and Assistant Planner Quintero presented the staff report as per the agenda material.

Chair Cammarata noted that the General Plan Amendment resolution was incorrectly numbered as 2002-01 (instead of 2022-01) on the agenda. He also stated that the Zone Text Amendment should be revised to include vinyl fencing as an option.

Chair Cammarata opened the public hearing at 7:53 p.m.

It was noted that Charles Titus sent a letter dated June 11, 2022, regarding this item. Copies were distributed to the Commissioners, Assistant City Attorney Donegan, and staff.

George Kivett, Lomita resident, urged the City to maintain current densities in the R-1 and A-1 zones. He also spoke in opposition to urban lot splits and expressed support for the addition of a vinyl fencing option in the Zone Text Amendment.

Vice-Chair Graf and Commissioner Stephens noted a few minor typos to be corrected in the final ordinance.

As there were no further requests from the public to speak on this item, Chair Cammarata closed the public hearing at 8:13 p.m. and brought the item back to the Commission for further discussion or a motion.

Commissioner Santos made a motion, seconded Commissioner Thompson, to adopt a resolution recommending that the City Council approve Zone Text Amendment No. 2022-01, with an amendment to **Sec. 11-1.30.07. Fences, hedges, and walls**, to include vinyl fencing; adopt a resolution recommending that the City Council approve General Plan Amendment No. 2022-01; and confirm the categorical exemption.

MOTION CARRIED by the following vote:

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

SCHEDULED MATTERS

8. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Planner Repp Loadsman had nothing to report, but she invited residents to the City's upcoming Founders Day celebration, where there will be a display board with information on upcoming Planning-related projects.

9. PROJECT STATUS UPDATES

Associate Planner MacMorran presented updates on the following projects:

- 8-unit development next to Lomita Sheriff's Station
- Commercial space behind Popeyes proposed for new international market
- Former Southwest Tile site proposed for new bakery (Crème Pan)
- 9-unit project on Oak Street

Planner Repp Loadsman added that some progress is being made by the owners of The Slip Bar to establish a new restaurant across from Burnin Daylight.

In response to a question from Commissioner Stephens, Associate Planner MacMorran stated that City staff will reach out to the property owner of the former Southwest Tile site to ask that the lot is cleaned up and weeds removed.

OTHER MATTERS

10. STAFF ITEMS – ANNOUNCEMENTS

None

11. PLANNING COMMISSIONER ITEMS

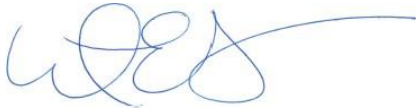
None

12. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Santos will attend the City Council meeting on Tuesday, July 5, 2022; Commissioner Thompson will attend the City Council meeting on Tuesday, July 19, 2022.

13. ADJOURNMENT

There being no further business to discuss, Chair Cammarata adjourned the meeting at 8:24 p.m.



Linda E. Abbott, CMC, Deputy City Clerk