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CITY OF LOMITA

**CITY OF LOMITA PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Lomita Planning Commission will hold public hearings at 6:00 p.m. on Monday, April 8, 2024, to consider the following:

GENERAL PLAN AMENDMENT 2024-01, ZONE TEXT AMENDMENT NO. 2024-03, ZONE MAP AMENDMENT, AN AMENDMENT TO 24925-25007 WALNUT STREET'S LAND USE DESIGNATION FROM PUBLIC/OPEN SPACE TO HIGH DENSITY RESIDENTIAL; AN AMENDMENT TO LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING) ARTICLE 28 (ESTABLISHMENT OF ZONES) TO CREATE THE LOMITA MANOR SPECIFIC PLAN AND AN AMENDMENT TO THE ZONING MAP CHANGING THE DESIGNATION FROM R-1, SINGLE FAMILY RESIDENTIAL TO THE LOMITA MANOR SPECIFIC PLAN AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

ZONE TEXT AMENDMENT NO. 2024-02, ZONE TEXT AMENDMENT TO ELIMINATE LOMITA MUNICIPAL CODE SECTION 11-1.48.02(B) OF ARTICLE 48 IN THE COMMERCIAL RETAIL (C-R) ZONE RESTRICTING SERVICE-BASED USES ON THE GROUND FLOOR OF COMMERCIAL SHOPPING CENTERS OVER 5,000 SQUARE FEET AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). INITIATED AND FILED BY DAVID NOSTRATI/MAXNET LLC AND JEFF COFFMAN, ARCHITECT AT 25820 LUCILLE AVENUE, LOMITA, CA 90717.

The public hearings will take place in the Council Chambers at Lomita City Hall, 24300 Narbonne Avenue, Lomita, CA 90717. At the public hearing you may appear and be heard, or you may write to the Planning Commission in support of or in opposition to this matter.

For more information, please contact the Planning Division between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday and 8:00 a.m. to 5:00 p.m. on alternating Fridays at (310) 325-7110, ext. 103 or submit a letter to the Planning Commission, in care of the Planning Division at dutyplanner@lomitacity.com, on or before the hearing date.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the office of the City Clerk at (310) 325-7110. Notification at least 72 hours prior to the meeting will enable the City to make reasonable arrangements to allow participation at this meeting.

Brianna Rindge, Director of Community and Economic Development
Dated March 28, 2024