AGENDA
A REGULAR MEETING OF THE LOMITA PLANNING COMMISSION
Monday, December 11, 2017
6:30 PM

Next Resolution No. 2017-29

1. OPENING CEREMONIES
   a. Call Meeting to Order
   b. Flag Salute
   c. 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 come to the podium and give 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

All items under the Consent Agenda are considered by the Commission to be routine and will be enacted by one motion in the form listed below. There may be separate discussions of these items prior to the time the Commissioners vote on the motion. Specific items may be removed from the Consent Agenda at the request of any Commissioner or staff.

   a) APPROVAL OF MINUTES: November 13, 2017

PUBLIC HEARINGS

4. SITE PLAN REVIEW NO. 1190, a request for a Site Plan Review to permit a 499-square-foot, single-story addition to 2030 Pacific Coast Highway, Unit B, in the Commercial Retail (C-R) Zone.

   APPLICANT: Monica Yu, 22812 Eriel Avenue, Torrance, CA 90505
   RECOMMENDATION: Approval subject to findings and conditions
   PRESENTED BY: Assistant Planner Laura MacMorran
   (Continued from last month’s meeting)

WRITTEN COMMUNICATIONS

5. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

OTHER MATTERS

6. PLANNING COMMISSIONER ITEMS
7. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS
   Tuesday, January 16, 2018 (Tuesday, January 2, 2018 meeting is cancelled).

8. STAFF ITEMS - ANNOUNCEMENTS

   ADJOURNMENT

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.

Dated this day of December 7, 2017

   Teresa Vallejo

Teresa Vallejo, Recording Secretary
November 13, 2017

A REGULAR MEETING OF THE
LOMITA PLANNING COMMISSION

1. OPENING CEREMONIES

a. Call Meeting to Order

Chair Graf called the meeting to order at 6:30 PM in the Council Chambers, Lomita City Hall, 24300 Narbonne Avenue, Lomita, CA 90717.

At the request of Chair Graf, Commissioner Popelka led the flag salute.

b. Roll Call

Responding to roll call by Recording Secretary Lety Paz were Commissioners Cammarata, Dever, Popelka, Thompson and Graf. Also present were Assistant City Attorneys Lauren Langer, Jane Abzug, Principal Planner Alicia Velasco, Assistant Planner Laura MacMorran and Administrative Analyst Daniela Ward. Commissioners Hoy and Santos were absent.

2. ORAL COMMUNICATIONS

George Kivett spoke regarding the city council decision at the last council meeting to eliminate parking on Pacific Coast Highway. He stated while he had initial mixed feelings due to the safety aspect he ultimately spoke against it stating the street-front businesses on Pacific Coast Highway did not have sufficient off-street parking. Mr. Kivett asked that any new development in the future on Pacific Coast Highway be brought up to current parking standards.

3. CONSENT AGENDA

a. Approval of Minutes: October 09, 2017

Commissioner Dever moved to approve the October 09, 2017 Minutes with changes. Commission Cammarata seconded the motion which carried unanimously.

AYES: COMMISSIONERS: Popelka, Thompson, Graf
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: Hoy, Santos

4. HEIGHT VARIATION PERMIT NO. 99 – a request for a Height Variation Permit to construct a 902 square foot second story addition to an existing single family home with a maximum ridge height of 27 feet for the property located at 1903 via Madonna in the R-1-7500 (Single-Family Residential) Zone.

Principal Planner Alicia Velasco presented the report. The applicant is requesting a Height Variation Permit which is strictly a view protection ordinance which protects residents who live south of Pacific Coast Highway. The ordinance requires any addition over 16 feet in height go through the height variation permit process. A flagged silhouette of the addition would have to be set and notices to the surrounding properties would be sent out to a distance of 300 feet of project site. The city received 3 letters of dissent out of 33 properties noticed which required the height variation permit go before the planning commission for a public hearing. None of the letters received addressed blocking a significant view as defined in the code. The project meets all development standards and is consistent with the general plan. The subject property is already two-stories and many of the surrounding residences are also two-stories. The proposed second addition is further from the property line than required at 10 feet.
Sunlight permeability is not a factor of consideration in height variation cases. Staff visited the area and found there are no significant views in the area as defined by code.

In conclusion, staff is recommending the Planning Commission adopt a resolution approving Height Variation Permit No. 99.

Disclosures were made by Commissioners Cammarata, Popelka, Thompson and Chair Graff that they had visited the site.

Discussion followed for additional clarification on project proposed findings by Staff.

Chair Graf opened the public hearing.

Carmen Adame, Lomita resident, stated they were building to code and making their property energy efficient. She also stated that some of the trees in the neighboring back yard property had been trimmed recently to allow for pictures to be taken of the subject property silhouette. She advised that if sunlight was an issue more trees could be trimmed back to allow more sunlight to reach the property of dissent.

Commissioner Popleka asked for clarification from the applicant regarding the recent trimming of the trees.

Carmen Adame replied that she had taken pictures of the trees prior to the recent trimming which shows that there was a wall of trees where now there is a square opening.

Toni Steele, Lomita resident, stated she lived next door to the subject property and that recently she had the two trees between the properties trimmed back so as to keep animals off her roof. She stated she was against the project because she has Seasonal Affective Disorder and she is being treating by a doctor and takes medicine daily.

Dragan Hrboka, applicant made a rebuttal statement; he indicated that in the 15 years that he has lived at his property she had not trimmed the trees until recently.

Chair Graf closed the Public Hearing.

Commissioner Popelka stated the he is well familiar with the area which has a ten-foot set-back which is twice what is allowed according to code. Mr. Popelka stated that he did visit the area to make sure none of the other two-story homes would have their views compromised and he is in favor of the project.

Vice-chair Thompson agreed with staff and their findings which conclude that a significant view as defined in the code will not be obstructed.

Commissioner Cammarata stated staff did a great job outlining their finds based on their inspection of proposed project as defined in the code.

Chair Graf stated the only comment he had was that sun is not protected as defined by the code.

Vice-chair Thompson moved to approve Height Variation Permit No. 99. Commissioner Cammarata seconded the motion which carried unanimously.

AYES: COMMISSIONERS: Thompson, Cammarata, Dever, Popelka, Graf
NOES: COMMISSIONERS: None
ABSTAIN: COMMISSIONERS: None
ABSENT: COMMISSIONERS: Hoy, Santos
5. SITE PLAN REVIEW NO. 1190 – a request for a Site Place Review to permit a 499-square-foot, single story addition to 2030 Pacific Coast Highway, Unit B, in Commercial Retail (CR) Zone.

Commissioner Popelka made a motion to continue Site Plan Review No. 1190 until the December 11, 2017 Planning Commission meeting. Commissioner Cammarata seconded the motion which carried unanimously.

AYES: COMMISSIONERS: Thompson, Cammarata, Dever, Popelka, Graf
NOES: COMMISSIONERS: None
ABSTAIN: COMMISSIONERS: None
ABSENT: COMMISSIONERS: Hoy, Santos

6. CONDITIONAL USE PERMIT NO. 306 – a request for a conditional use permit for a new 2,440 square foot drive-thru restaurant and a 3,150 square-foot multi-tenant commercial building with 31 parking spaces. The project is located in the C-R, Commercial Retail Zone, at 2166 Pacific Coast Highway.

Assistant Planner Laura MacMorran presented the report. The applicant is proposing to demolish the existing building and construct a new 2,440 square foot drive-thru restaurant and a 3,150 square-foot multi-tenant commercial building with 31 parking spaces. The existing building was former PV Palace restaurant which was 29,760 square feet on an L-shaped parcel. The parcel has 75’ of frontage on Pacific Coast Highway and 100’ of frontage on Narbonne Avenue. Ms. MacMorran stated restaurants and multi-tenant office and retail buildings are permitted uses within the commercial retail zone and neighboring land uses are designated and zoned commercial. She stated that the restaurant will have primary access off of Pacific Coast Highway and that the proposed project increases the width of both existing one-way driveways thereby allowing for two-way traffic. The Director of public works and traffic engineer reviewed the proposal and did not recommend any changes. Ms. MacMorran stated for the proposed changes to the driveway on PCH, Cal Trans approval is required and since the site does not have a designated loading area staff has place conditions. She explained as not to impede access or circulation the condition would have restaurant deliveries occur prior to 10am and past 11pm. The project satisfies all the development standards, there are no required set-backs it is beneath the maximum height of 35 feet. The perimeter landscaping is in excess of the 6% requirement and it provides 31 parking spaces when 28 are what were recommended.

Ms. MacMorran stated that the traffic study concluded the level of service at the intersection of PCH and Narbonne Avenue would not change. Overall there will be 676 on-way trips, pass-by trips account for 50% of 606 trips to the drive-thru fast food restaurant and peak hours for the drive-thru were considered. The applicant anticipates the hours of operation as Sunday-Saturday 10 am – 11pm staff has added a condition allowing for flexibility of 24 hours for the drive-thru with no objections from the Sheriff’s department. Additionally, the multi-tenant building will consist of office, retail or service uses. In addition to the development standards, in 2002 the planning commission passed a resolution for PCH design guidelines, which address visual aesthetics and landscaping. Color renderings of the Popeye’s primary color appeared to be brighter than the guideline’s earth tone or subdued color. Subsequently to writing the report, the applicant has provided paint chip palette indicating the true color for the Planning Commission to evaluate. (a sample board was presented to the commission of inspection) Architectural details such as awnings, lighting, stone veneer adorn both buildings which comply with design guidelines.

In addition to complying with development standards the following findings have been made, the drive-thru restaurant and commercial building are compatible with surrounding uses. A traffic engineer determined the site to be adequate and the 25-foot-wide driveways can accommodate two-way traffic. This site is served by roads adequate to carry traffic generated by the use and no change to the level of service. Twenty-eight parking spaces are required for a shopping center and 31 parking spaces are provided.
As the project qualifies for a CEQA exemption staff recommends that the Planning Commission adopts a resolution approving Conditional Use Permit No. 306 with conditions.

In addition, a letter was received the day of the meeting requesting a reduction in height for the multi-tenant building and has been placed on the dais for the commission to review.

Brief discussion followed regarding the 2002 PCH design guidelines and the color of the Popeye’s building.

Chair Graf opened the public hearing.

Hannibal Petrossi, applicant addressed the commission and thanked them and the staff for hearing the project and being so knowledgeable on the proposed project. He stated that the issues that have been brought forth are currently already being addressed regarding the landscaping.

Chair Graf asked for clarification on the eastern boundary wall if it was on the subject property to which the applicant replied it was on the neighboring property but they had agreed to keep it as is for now.

George Kivett, Lomita resident commented that he was in favor of the project.

Chair Graf closed the public hearing.

A brief discussion followed regarding the trees, color and height of the proposed property and building. Also discussed were possible changes or additions to the resolution in regards to the minimum amount of trees on the proposed property.

City attorney Langer stated that the first change was a new condition #47 which states “the landscape plan for the subject site shall be amended to include eight 24-inch trees disbursed throughout, subject to approval of the Community Development Director”. Also condition #48 added which reads “Applicant shall submit a large paint sample to confirm compliance with the Pacific Coast Highway Design Guidelines, subject to review and approval of the Community Development Director”.

Vice-chair Thompson moved to approve Conditional Use Permit No. 306. Commissioner Popelka seconded the motion with added conditions which carried unanimously.

AYES: COMMISSIONERS: Thompson, Cammarata, Dever, Popelka, Graf
NOES: COMMISSIONERS: None
ABSTAIN: COMMISSIONERS: None
ABSENT: COMMISSIONERS: Hoy, Santos

7. CONDITIONAL USE PERMIT NO. 307 – a request for a conditional use permit to permit the sale of beer, wine and distilled spirits for off-site consumption at the existing Buy Low grocery store for the property located at 2130 Pacific Coast Highway in the C-R, Commercial Retail Zone.

Administrative Analyst Daniella Ward presented the report. The applicant is requesting a permit to sell beer, wine and distilled spirits within an existing business for off-site consumption. As there is no construction proposed with this permit request, therefore, it is determined that there is no substantial evidence that the project may have a significant effect on the environment, and accordingly, exempt from CEQA. The general plan designation for the subject property is “commercial” and this land use designation applies to the commercial corridors in Lomita including those located along Pacific Coast Highway, Lomita Boulevard, Western Avenue and the northern end of Narbonne Avenue. The store is approximately 45,570 square feet in size and the existing operator took over in...
September of this year. The building was constructed in 1980 and was previously an Albertson’s, Haagen’s and Fresh Choice markets. Albertson’s and Haggen’s sold alcohol; and operated with legal non-conforming status. Fresh Choice did not sell alcohol which caused the location to lose its non-conforming status, and now that Buy Low would like to sell alcohol a conditional use permit is required. Ms. Ward stated that the project complies with all of the development standards for the Zone as well as the Distance requirement of surrounding Sensitive uses. In conclusion the general plan designation is Commercial and the sale of beer, wine and distilled spirits in conjunction with the existing retail business is consistent with the General Plan. Also the subject property is located on a designated major highway with a six-foot masonry wall adjacent to residential areas south of the parking area to comply with noise ordinance.

Ms. Ward stated that staff recommends that the hours of operation be limited to 7am to 12 am midnight, Monday thru Sunday.

Therefore, subject to these findings staff recommends that the Planning Commission adopt a resolution approving Conditional Use Permit No. 307.

Vice-chair Thompson asked for clarification regarding the distant requirement of the 300 foot restriction. Principal Planner Velasco clarified the requirement.

Chair Graf opened the public hearing.

Rod Simpson, applicant for Buy Low commented on the history of the market.

Commissioner Popelka commented on the past problems of donation containers in the parking lot. Applicant replied that were a problem for them as well and would not be allowed.

Brief discussion followed the history of the previous store locations.

Vice chair Thompson welcomed the new business.

Brief discussion followed regarding community participation.

George Kivett, Lomita resident recommended approval.

Chair Graf closed Public hearing

Commissioner Cammarata moved to recommend approval of Conditional Use Permit No. 307. Vice-chair Thompson seconded the motion with revisions which carried unanimously.

AYES: COMMISSIONERS: Cammarata, Thompson, Dever, Popelka, Graf
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: Hoy, Santos

8. WRITTEN COMMUNICATIONS

Ms. Velasco reviewed Council actions regarding asking Caltrans to remove parking on Pacific Coast Highway. Also she stated that council approved the expanded prohibition of the sale cannabis and cannabis activities which was unanimous.

Discussion followed regarding the process of removing the parking on PCH.
OTHER MATTERS

9. PLANNING COMMISSIONER ITEMS

Vice-chair Thompson advised that the construction of the wall has begun at 2514 Ebony Lane.

Commissioner Cammarata asked that Caltrans be contacted regarding the large potholes located at Narbonne and PCH. He also inquired about the 250th paving project.

Chair Graf inquired about the trucks going up Narbonne Avenue south of PCH and what the status is. Ms. Velasco explained the current status.

Vice-chair Thompson inquired about the City electrical charging stations.

10. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Popelka will attend the Council meeting of December 05, 2017. Chair Graf will attend the Council meeting of December 19, 2017.

11. STAFF ITEMS - ANNOUNCEMENTS

None.

ADJOURNMENT

The meeting adjourned at 8:06 PM in memory of Lisa Patterson along with all the victims of the Las Vegas tragedy.

ATTEST:

Lety Paz

Lety Paz, Planning Secretary
CITY OF LOMITA
PLANNING COMMISSION REPORT

TO: Planning Commission      December 11, 2017
FROM: Laura MacMorran, Assistant Planner
SUBJECT: Site Plan Review No. 1190
2030 Pacific Coast Highway, in the C-R, Commercial Retail Zone

PROJECT DESCRIPTION
A request for a Site Plan Review to permit a 499-square-foot, single-story addition to 2030 Pacific Coast Highway, Building B, in the Commercial Retail (C-R) Zone. Filed by Monica Yu, 22812 Eriel Avenue, Torrance, CA 90505 (the “Applicant”).

RECOMMENDATION
Staff recommends that the Planning Commission adopt a resolution approving Site Plan Review No. 1190 subject to the attached findings and conditions, and confirm that the project is exempt from CEQA requirements.

BACKGROUND
Project Description
The Applicant is requesting approval for a 499-square-foot, single-story addition to an existing 1,628-square-foot single-story building. The project will enclose an existing patio, and also remodel the interior floor plan. Additions to commercial buildings within the C-R, Commercial Retail zone require Site Plan Review and approval by the Planning Commission.

Existing Conditions
The property contains two single-story buildings, which were originally constructed in 1926 and 1965. Building A, which fronts to Pacific Coast Highway, contains an optometry business and will not be impacted by the proposed addition and remodel. Building B is located behind Building A. It is seeking the addition, and will be used as office space. A 26-foot wide, two-way driveway from Pacific Coast Highway leads to a large parking lot in the rear of the property.
Adjacent Zoning and Land Uses

<table>
<thead>
<tr>
<th>North</th>
<th>CR (Commercial Retail)</th>
<th>Current land use: Hotel</th>
</tr>
</thead>
<tbody>
<tr>
<td>South</td>
<td>RVD 2500 (Residential Variable Density 2500)</td>
<td>Current land use: Multi-family dwellings</td>
</tr>
<tr>
<td>West</td>
<td>CR (Commercial Retail)</td>
<td>Current land use: Antique Shop</td>
</tr>
<tr>
<td>East</td>
<td>CR &amp; RVD 1000 (Commercial Retail &amp; Residential Variable Density 1000)</td>
<td>Current land uses: Liquor Store &amp; Proposed 10 apartment units</td>
</tr>
</tbody>
</table>

ANALYSIS

General Plan and Zoning Designation Conformance
The General Plan designation for the subject site is commercial. The General Plan’s land use policy supports intensive commercial uses, specializes services, wholesale businesses, and office centers and its Floor Area Ratio is 1:1. The zoning designation for the subject property is C-R (Commercial Retail). Subject to Planning Commission review, additions are permitted in the C-R zone. The project is consistent with these designations.

Landscaping
The project will include approximately 380 linear feet of landscaped area. As no new parking spaces are required by the Lomita Municipal Code (Code), additional trees are not required.

Pacific Coast Highway Design Guidelines
In addition to the development standards listed in the zoning ordinance, commercial developments in the Pacific Coast Highway C-R zone are subject to a Planning Commission policy of criteria described in Resolution 2002-1 “Pacific Coast Highway Design Guidelines.” These criteria include site design, access, subdued colors, landscaping, architectural design, and environmental review standards. As shown on the project plans, Building B will be repainted off-white and a stone veneer will accentuate the base of the building. This improvement is consistent with the intent of the resolution.

Site Plan Review No. 1190
The project consists of a 499-square-foot addition to Building B. The project was reviewed with the applicable Code requirements as follows:

<table>
<thead>
<tr>
<th>Development Standards</th>
<th>Project</th>
<th>Allowed/Required</th>
<th>Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size</td>
<td>18,387 square feet</td>
<td>5,000 square feet min.</td>
<td>Yes</td>
</tr>
<tr>
<td>Lot Width</td>
<td>68 feet 9 inches</td>
<td>50 feet min.</td>
<td>Yes</td>
</tr>
<tr>
<td>Building Height</td>
<td>11 feet 1 inch</td>
<td>35 feet max.</td>
<td>Yes</td>
</tr>
</tbody>
</table>
Per Code §11-1.48.03, any new buildings, structures or additions in the C-R Zone are subject to site plan review and approval by the Planning Commission. 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 Title 11;

   The project complies with all of the required development standards for the C-R Zone as set forth in Code § 11-1.48.06. The height, setbacks, and other development standards are all in compliance with Code requirements.

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; and

   The subject site is suitable for an office space addition. The proposed addition meets all the development standards for a new structure within the C-R zone. The Code requires one space for every 225 square feet of medical use, and one space for every 300 square feet of office space, but not less than eight spaces per use. With 1,562 square feet, Building A requires the eight minimum parking spaces, and with a total of 2,127 square feet, Building B requires eight spaces. The property provides parking for 24 vehicles; therefore, the 499-square-foot addition does not require additional parking. Commercial businesses are consistent with General Plan’s designation for the site. The site is secured by an existing automatic gate, which is presently located at the front property line. In order not to impede vehicles turning into the site and causing delays on PCH, the gate will be reinstalled 20 feet from the property line. (COA #20)

3. The development design is suitable and functional. This requirement shall not be interpreted to require a particular style or type of architecture.
The structure’s design is suitable. With a height of 11 feet 1 inch, the addition is substantially less than the C-R Zone’s 35-foot maximum building height. Building A is situated directly in front of Building B and the proposed addition. Therefore, the aesthetics of Building B will not be changed substantially from the view on PCH.

Environmental Determination
Pursuant to §15301 Existing Facilities of the CEQA Guidelines, the proposed project is categorically exempt from the requirements of CEQA. Specifically, Section 15301 (e) exempts additions to existing structures that are less than 50% of the floor area of the structure before the addition. The proposed 499-square-foot addition is less than 50% of the existing 1,628-square-foot building. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment and has attached the Notice of Exemption as Exhibit F to this staff report.

Public Notice
Notices of this hearing, dated November 30, 2017 were mailed to property owners within 300 feet of the subject property and posted at the subject site, City Hall, and at Lomita Park. As of the date this staff report was prepared, staff has not received any correspondence either for or against the proposed project.

Recommended by:  
Gary Y. Sugano  
Assistant City Manager

Prepared by:  
Laura MacMorran  
Assistant Planner

Exhibits:
a. Resolution  
b. Vicinity Map  
c. Zoning Map  
d. General Plan Map  
e. Aerial Photograph  
f. Notice of Exemption  
g. Project Plans  
h. Color Elevation
Section 1. Recitals

A. The Planning Commission of the City of Lomita has considered an application to permit a 499-square-foot, single-story addition to 2030 Pacific Coast Highway Unit B, in the Commercial Retail (C-R) Zone. Filed by Monica Yu, 22812 Eriel Avenue, Torrance, CA 90505

B. Under Section 11-1.48.03 of the Lomita Municipal Code (Code), any new buildings, structures or additions in the C-R Zone are subject to site plan review and approval by the Planning Commission.

C. Section 15301 of the California Environmental Quality Act guidelines exempts additions to existing structures that are less than 50% of the floor area of the structure before the addition. The proposed 499-square-foot addition is less than 50% of the existing 1,628-square-foot building.

D. On December 11, 2017, the Planning Commission held a duly noticed public hearing and accepted public testimony.

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 project complies with all of the required development standards for the C-R Zone as set forth in Code § 11-1.48.06. The height, setbacks, and other development standards are all in compliance with Code requirements.

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;*

   The subject site is suitable for an office space addition. The proposed addition meets all the development standards for a new structure within the C-R zone. The Code requires one space for every 225 square feet of medical use, and one space for every 300 square feet of office space, but not less than eight spaces per use. Based on 1,562 square feet, Building A requires the eight minimum parking spaces, and with a total of 2,127 square feet, Building B requires eight spaces. The property provides parking for 24 vehicles; therefore, the 499-square-foot addition does not require additional parking. Commercial businesses are consistent with General Plan’s designation for the site. The site is secured by an existing automatic gate, which is presently located at the front property line. In order not to impede vehicles turning into the site and causing delays on PCH, the gate will be reinstalled 20 feet from the property line. (COA #20)
3. *The development design is suitable and functional. This requirement shall not be interpreted to require a particular style or type or architecture;*

The structure’s design is suitable. With a height of 11 feet 1 inch, the addition is substantially less than the C-R Zone’s 35-foot maximum building height. Building A is situated directly in front of Building B and the proposed addition. Therefore, the aesthetics of Building B will not be changed substantially from the view on PCH.

Section 3. The Planning Commission of the City of Lomita hereby approves Site Plan Review No. 1190 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 October 13, 2017, (“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 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 structure.

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.

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. Applicant shall not store construction materials or vehicles outdoors on the project property.

14. 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.

15. It is further declared and made a condition of this permit that if any condition of this permit is violated, or if any law, statute or ordinance is violated, the permit shall be suspended and the privileges granted hereunder shall lapse. The Applicant shall have been provided written notice to cease such violations and have failed to comply for a period of thirty days.

16. That the Planning Commission may review this approval upon notice of violation by the Code Enforcement Officer.

17. 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.

18. That final inspection shall not be granted until all conditions of approval have been met and verified by staff.

19. This approval is for the construction of a 499 square foot single story addition to 2030 Pacific Coast Highway Unit B, in the Commercial Retail (C-R) Zone.

PLANNING SPECIAL CONDITION

20. The existing automatic gate shall be setback 20 feet from the property line prior to the issuance of the certificate of occupancy.

21. A trash enclosure shall be built in compliance with Sec. 11-1.61.04
PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 11th day of December, 2017 by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
RECUSE: Commissioners:

________________________
Michael Graf, Chairperson

ATTEST:
Gary Y. Sugano
Assistant City Manager

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.
Community Development
Gary Sugano, Asst. City Manager
November 2017

Site Plan Review No. 1190
2030 Pacific Coast Highway

Source: Lomita GIS Data Layers, TIGER Files
GIS/Apps/2030PCH_vty.mxd
Site Plan Review No. 1190
2030 Pacific Coast Highway

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

Source: Lomita GIS Data Layers

Community Development
Gary Sugano, Asst. City Manager
November 2017
Site Plan Review No. 1190
2030 Pacific Coast Highway
NOTICE OF EXEMPTION

Project Description:

Site Plan Review No. 1190 – A request to allow a 499-square-foot, single-story addition to 2030 B Pacific Coast Highway, in the Commercial Retail (C-R) Zone. Filed by Monica Yu, 22812 Eriel Avenue, Torrance, CA 90505 (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 15301 (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 §15301 Existing Facilities of the CEQA Guidelines, the proposed project is categorically exempt from the requirements of CEQA. Specifically, Section 15301 (e) exempts additions to existing structures that are less than 50% of the floor area of the structure before the addition. The proposed 499-square-foot addition is less than 50% of the existing 1,628-square-foot building. Therefore, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment.

(Date) Alicia Velasco
Principal Planner