

**ORDINANCE NO. 819**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, AMENDING LOMITA MUNICIPAL CODE SECTION 11-1.66.03(A), RESIDENTIAL PARKING REQUIREMENTS, RELATED TO THE REQUIRED NUMBER OF PARKING SPACES AND A DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). INITIATED BY KEVIN MCGINN, 30299 KINGSRIDGE DRIVE, RANCHO PALOS VERDES, CA 90275 AND SAJY & JESSY GEORGE, 25300 CYPRESS STREET, LOMITA, CA 90717 (CO-APPLICANTS)**

**THE CITY COUNCIL OF THE CITY OF LOMITA HEREBY ORDAINS AS FOLLOWS:**

**Section 1. Recitals.**

- A. On October 12, 2020, the Planning Commission held a duly noticed public hearing on Zone Text Amendment No. 2020-02 where public testimony was accepted on the item and recommended City Council approval.
- B. The City Council finds that the ordinance is consistent with the General Plan because it implements the Housing Element's 5<sup>th</sup> Policy, which "encourages a diversity of housing types, sizes, locations and costs in accordance with the City's land use policies and ordinances." The policy calls for housing with mixed characteristics, such as, owner-occupied and rental; single-family and multi-family; modest and upscale; small, medium, and large sizes; and homes with the traditional types of rooms and homes with a greater number rooms for a variety of purposes. The additional enclosed parking space requirement is a physical and/or financial constraint on developing houses with five or more bedrooms and/or den-like rooms. By establishing the same enclosed parking requirement for all one-family dwelling units, conflicts between previously mentioned development requirements should be minimized. And by removing these constraints and conflicts, it will enable the development of contemporary homes which feature more rooms and types of rooms, and thereby increase housing stock diversity. The amendment will not affect the Land Use Element's residential density designations.
- C. In accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, adoption of the Zone Text Amendment is exempt from CEQA in that it can be seen with certainty that there is no possibility that the amendment may have a significant effect on the environment. The adoption of the proposed ordinance is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. The proposed amendment is limited to eliminating one enclosed parking space in residential dwelling units with 5 or more bedrooms and/ dens. This change will not increase the demand for housing or have significant effect on the demand for parking. Therefore, it will not impact aesthetics, harm air quality, effect cultural

resources, create stormwater pollution, generate noise, or create any other foreseeable effect on the environment.

**Section 2.** Based on the foregoing, the City Council of the City of Lomita hereby approves Zone Text Amendment 2020-02:

Section 11-1.66.03(A) of Title XI of the Lomita Municipal Code is added to read as follows:

Sec. 11-1.66.03. - Parking requirements.

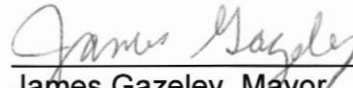
For the purpose of this Article, unless otherwise stated, all requirements shall be calculated based on gross floor area.

(A) <i>Residential Parking Requirements:</i>	
One-family	Two (2) parking spaces in a garage, and one (1) uncovered parking space for four (4) bedrooms and/or dens, and one (1) additional uncovered parking space for five (5) or more bedrooms and/or dens.
Duplex, apartment house, condominiums,	Two (2) parking [spaces] in a garage for each unit of up to four (4) bedrooms and/or dens; three (3) spaces in a garage for five (5) or more bedrooms and/or dens, except as noted below. In addition, one (1) guest parking space shall be required for each two (2) units. Said spaces shall not be located in the required front setback areas.
For the purpose of this section only, a bedroom or a den is defined as any room containing sixty (60) square feet or more that is not a living room, dining room, family room, kitchen or laundry area. Should any unit and/ or units be enlarged in size by fifty (50) percent or more of its current size in any five-year period, the above requirements shall apply.	


**Section 3.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance or any part hereof is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this ordinance or any part thereof. The City Council of the City of Lomita hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared invalid.

**Section 4.** Effective Date. This ordinance shall take effect thirty (30) days after the date of its passage; and prior to fifteen (15) days after its passage, the City Clerk shall cause a copy of this ordinance to be published in accordance with the provisions of the law. The City Clerk shall certify the adoption of this ordinance.

**PASSED, APPROVED AND ADOPTED**, this 1<sup>st</sup> day of December 2020.

  
James Gazeley, Mayor

ATTEST:

  
Kathleen Horn Gregory, City Clerk

APPROVED AS TO FORM:

DocuSigned by:  
  
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Trevor Rusin, Assistant 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 Ordinance No. 819 was duly passed, approved, and adopted by the City Council of the City of Lomita at its regular meeting held on December 1, 2020, by the following vote, to wit:


AYES:           Council Members: Sanchez, Savidan, Segawa, Mayor Pro Tem Waronek  
                    and Mayor Gazeley

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 2<sup>nd</sup> day of December 2020.

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