

**ORDINANCE NO. 828**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, AMENDING LOMITA MUNICIPAL CODE SECTIONS 11-1.15, 11-1.45.02, 11-1.51.05, AND 11-1.66.03 TO DEFINE AND ESTABLISH PARKING REQUIREMENTS FOR A SELF-STORAGE FACILITY USE AND REMOVE THE SELF-STORAGE FACILITIES FROM BEING AN ALLOWED USE IN THE COMMERCIAL GENERAL (C-G) ZONE AND INSTEAD ALLOW SELF-STORAGE FACILITIES AS A CONDITIONALLY PERMITTED USE IN THE LIGHT MANUFACTURING COMMERCIAL (M-C) ZONE, AND FINDING THE SAME EXEMPT FROM CEQA**

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

Section 1. Recitals.

- A. The Community Development Director initiated this zone text amendment pursuant to Lomita Municipal Code section 11-1.70.05(B).
- B. On November 8, 2021, the Planning Commission held a duly noticed public hearing on Zone Text Amendment No. 2021-03 and approved Resolution PC 2021-20 recommending the City Council approves an amendment to Lomita Municipal Code sections 11-1.15, 11-1.45.02, 11-1.51.05, and 11-1.66.03 to define and establish parking requirements for a self-storage facility use and remove self-storage facilities from being an allowed use in the Commercial General (C-G) zone, and instead allow self-storage facilities as a conditionally permitted use in the Light Manufacturing Commercial (M-C) zone.

Section 2. Findings.

- C. The City Council finds that ordinance 828 is consistent with the City's General Plan, including, but not limited to, the Land Use, Economic Development, and Circulation Elements. More specifically, and as detailed in the staff report whose findings are hereby adopted, Land Use Policy 7 seeks commercial development and employment opportunities that maintain a sound economic base and Land Use Policy 14 promotes a healthy and congenial environment for business, where properly zoned. Self-storage facilities provide a limited number of employment opportunities, and would not be compatible with a mixed-use overlay's intent to create areas with active multi-modal streets, where residential and business uses provide mutual benefits.

Economic Development Policy 5 also seeks a diversity of businesses within the City's commercial districts. By allowing the use in the Light Manufacturing Commercial (M-C) Zone with a conditional use permit, the use will now be

compatible with the General Plan's design, and by conditionally allowing the use the Council can ensure the design and operations of such projects are compatible with surrounding uses. Finally, the amendment is more consistent with the Circulation Policy and its design to minimize the impact of future land uses and development on the local circulation system. A self-storage facility use relies on larger vehicles to drop-off or pick-up items and is better located along the M-C Zone's four-and-six-through-lane streets, rather than the two-through-lane street that can be found in the C-G zone.

### Section 3. Environmental Review.

- A. In accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, the City Council finds that adoption of this 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 proposed amendments will establish a self-storage facility as a new conditional use in the Light Manufacturing Commercial Zone which will ensure such projects are more compatible with neighboring properties and has fewer impacts. There will be no impacts from the zone text amendment, as it only amends sections of the Zoning Code and does not approve any particular project or give a right to construct such project by-right.

### Section 4. Amendments.

Section 11-1.15.19 of Title XI of the Lomita Municipal Code is amended by adding the following definition of "Self-Storage Facility" to the alphabetical list of definitions:

Section 11-1.15.19 (S).

Self-storage facility shall mean any building or other place which is improved with a structure containing separate modules for the storage of property for personal use by the renter, and no materials of hazardous nature, nor shall there be warehousing of wholesale and/or retail materials and/or products.

Section 11-1.45.02 of Title XI of the Lomita Municipal Code, which sets forth the principal uses permitted in a C-G zone, is amended by eliminating the "Self-Storage Facilities" use from the list of permitted uses and the list renumbered accordingly.

Section 11-1.51.05 of Title XI of the Lomita Municipal Code is amended by adding the following "Self-Storage Facilities" use to the list of uses conditionally allowed in the zone upon obtaining a conditional use permit:

Sec. 11-1.51.05. – Uses by conditional use permit.

(14) Self-storage facilities

Section 11-1.66.03 of Title XI of the Lomita Municipal Code, which governs parking requirements, is amended by adding the following minimum parking requirement for a "Self-Storage Facility" use to, and inserted in alphabetical order, the list of Parking Requirements specified in section (C) Commercial and Other Uses, subsection [Manufacturing and other uses:

Sec. 11-1.66.03. - Parking requirements.

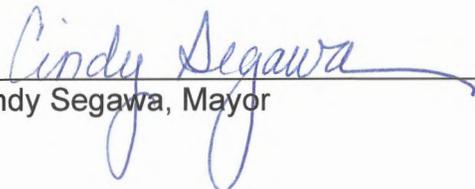
<b>(C) Commercial and Other Uses <i>Freestanding</i>:</b> The following minimum standards are set for specific types of developments with unique parking requirements where the uses are freestanding:	
<i>Manufacturing and other uses:</i>	
<u><i>Self-storage-facilities</i></u>	<u><i>One (1) space for each one thousand five hundred (1,500) square feet of gross floor area. The Planning Commission may consider a reduction to this requirement base on a parking study.</i></u>

Section 6. Severability. 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 7. Effective Date. This ordinance shall take effect thirty (30) days after the date of its passage and adoption; and within fifteen (15) days after its passage and adoption, 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.

*[Signatures on following page]*

**PASSED, APPROVED AND ADOPTED**, this 18<sup>th</sup> day of January 2021.

  
Cindy Segawa, Mayor

ATTEST:

  
Kathleen Horn Gregory, 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 Ordinance No. 828 was duly passed, approved, and adopted by the City Council of the City of Lomita at its regular meeting held on January 18, 2022, by the following vote, to wit:

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

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 18<sup>th</sup> day of January 2022.

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