



Community Development Department
Planning Division
24300 Narbonne Avenue
Lomita, CA 90717
310/325-7110
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NOTICE OF EXEMPTION

Project Title: Conditional Use Permit No. 328

Project Description: A request for a conditional use permit to allow for one building up to 20' in height for two accessory dwelling units at 26038 Oak Street (APN 7553-009-035) within the Residential Variable Density-2500 (RVD-2500) Zone. Filed by: Rand Relatores, 24010 Palos Verdes Drive North, #2000, Rolling Hills Estates, CA 90274

Finding:

The Planning Division of the Community Development Department of the City of Lomita has reviewed the proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- Ministerial Project
- Categorical Exemption (CEQA Guidelines, Sec. 15303(b) (New Construction) & 15332 (In-fill Development))
- 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 Section 15303(b) exempts a duplex in an urbanized area and Section 15332 (In-fill Development) exempts those projects which: (1) are consistent with the applicable general plan designation and all applicable general plan policies (as well as with applicable zoning designation and regulations); (2) occur within city limits on a project site of no more than five acres substantially surrounded by urban uses; (3) have no value as a habitat for endangered, rare or threatened species; (4) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) have a project site that can be adequately served by all required utilities and public services. The proposed 20-foot high two-accessory-dwelling-unit building is considered a duplex and is located on a lot on less than one-half of an acre and surrounded by residential uses. The development is fully located within the City limits, is consistent with the applicable General Plan and zoning designations, is fully served by all required utilities, and the site has no value for sensitive or endangered habitat.

5/16/24

Laura MacMorran

Date

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