

Steve Cammarata, Chair
Michael Graf, Vice-Chair
Monica Dever, Commissioner
Joaquin Santos, Commissioner
Bob Steinbach, Commissioner
Brenda Stephens, Commissioner
Jim Thompson, Commissioner



Lomita City Hall
Council Chambers
24300 Narbonne Avenue
Lomita, CA 90717
Phone: (310) 325-7110
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Next Resolution No. PC 2021-16

AGENDA
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, AUGUST 9, 2021
VARIOUS TELECONFERENCE LOCATIONS

SPECIAL NOTICE:

Pursuant to the Governor's Executive Order N-29-20, this meeting will be held via teleconference only and no physical location from which members of the public may observe the meeting and offer public comment will be provided.

Access to the meeting will be available via URL: <https://us06web.zoom.us/j/87090923871> or by calling 1 (669) 900 6833, Meeting ID: 870 9092 3871.

In order to effectively accommodate public participation, participants are asked to provide their comments via e-mail before 5:00 p.m. on Monday, August 9, 2021, to l.abbott@lomitacity.com. Please include the agenda item in the subject line. All comments submitted will be read into the record until the time limit of five minutes has been reached.

All votes taken during this teleconference meeting will be by roll call vote, and the vote will be publicly reported.

1. OPENING CEREMONIES

- a. Call Meeting to Order
- b. 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 provide 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:** July 12, 2021, minutes

RECOMMENDED ACTION: Approve minutes.

PUBLIC HEARINGS

4. **DETERMINATION OF SIMILARITY NO. 2021-01**, a request for a Determination of Similarity to find that an indoor golf simulation facility is comparable in nature to uses listed within the Lomita Municipal Code's Permitted Use Section 11-45.02 and that an indoor golf simulation facility is within the intent and purpose of the Commercial General (C-G) Zone. The project is categorically exempt from the California Environmental Quality Act per Section 15301 (Existing Facilities).

APPLICANT: Julie Lim, 23109 Los Codona Avenue, Torrance, CA 90505

PRESENTED BY: Associate Planner MacMorran

RECOMMENDED ACTION: Adopt a resolution approving a Determination of Similarity finding that an indoor golf simulation facility is comparable in nature to uses listed within the Lomita Municipal Code's Permitted Use Section 11-45.02 and that an indoor golf simulation facility is within the intent and purpose of the Commercial General (C-G) Zone, and to confirm the categorical exemption to the requirements of the California Environment Quality Act (CEQA).

SCHEDULED MATTERS

5. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

6. PROJECT STATUS UPDATES

OTHER MATTERS

7. STAFF ITEMS – ANNOUNCEMENTS

8. PLANNING COMMISSIONER ITEMS

9. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Tuesday, September 7, 2021, and Tuesday, September 21, 2021

10. ADJOURNMENT

The next regular meeting of the Planning Commission is scheduled for Monday, September 13, 2021, at 6:00 p.m.

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.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 72 hours prior to the meeting at the following locations: Lomita City Hall lobby and outside bulletin board, Lomita Parks and Recreation, and uploaded to the City of Lomita website http://www.lomita.com/cityhall/city_agendas/.

Dated Posted: August 5, 2021



Linda E. Abbott
Deputy City Clerk/Planning Secretary

**MINUTES
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, JULY 12, 2021
6:00 P.M.**

1. OPENING CEREMONIES

Chair Cammarata called the meeting to order at 6:01 p.m. via teleconference pursuant to Governor Newsom's Executive Order N-29-20 issued on March 17, 2020.

a. Roll Call

Responding to the roll call by Deputy City Clerk Abbott were Commissioners Dever, Stephens, Thompson, Vice-Chair Graf, and Chair Cammarata. Also present were Assistant City Attorney Lauren Langer, Community and Economic Development Director Kapovich, and Associate Planner MacMorran.

PRESENT: COMMISSIONERS: Dever, Stephens, Thompson, Vice-Chair Graf, and Chair Cammarata (all present in Council Chambers)

Commissioners Santos and Steinbach participated via Zoom, with Santos arriving at 6:26 p.m., and Steinbach arriving at 6:07 p.m.

(Director Kapovich was present in Council Chambers; all other staff members participated via Zoom)

ABSENT: None

2. ORAL COMMUNICATIONS

None

3. CONSENT AGENDA

a) **APPROVAL OF MINUTES:** June 14, 2021, minutes

RECOMMENDED ACTION: Approve minutes.

Vice-Chair Graf made a motion, seconded by Commissioner Stephens, to approve the minutes of the June 14, 2021, Planning Commission meeting.

MOTION CARRIED by the following vote:

AYES: COMMISSIONERS: Dever, Stephens, Vice-Chair Graf, and Chair Cammarata
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: Santos, Steinbach
ABSTAIN: COMMISSIONERS: Thompson

PUBLIC HEARINGS

4. **CONDITIONAL USE PERMIT NO. 317**, (C-G (Commercial General) Zone), a request for a conditional use permit to allow Corridor Flow, an existing 2,700 square-foot restaurant/coffee shop business located at 24614 Narbonne Avenue to sell beer and wine for consumption on the premises. The proposed application was filed on March 18, 2021, and deemed complete by City staff on May 17, 2021. Applicant: Christine Bermudez of Corridor Flow Coffee Shop, 24614 Narbonne Avenue, CA 91707. *(Continued from the June 14, 2021, meeting)*

Commissioner Thompson recused himself due to a business relationship with a client who has an interest adverse to the property. He felt it better to avoid any appearance of impropriety, and left the dais and the meeting.

Commissioner Steinbach joined the meeting via Zoom at 6:07 p.m.

Director Kapovich presented the staff report as per the agenda material.

Christine Bermudez, the applicant, stated that this permit would help her business grow post-pandemic and would bring people to Lomita.

Chair Cammarata opened the public hearing at 6:10 p.m. As there were no requests to speak, Chair Cammarata closed the public hearing at 6:10 p.m. and brought the item back to the Commission for further discussion or a motion.

Vice-Chair Graf noted a typographical error in the resolution, Section 1, Recitals, B, where the City of Walnut Creek Planning Commission was referenced instead of the City of Lomita Planning Commission.

Commissioner Stephens expressed concerns about allowing onsite alcohol sales due to the site's proximity to a school.

Ms. Bermudez stated that coffee sales dip between 5 p.m. and 7 p.m., the newly extended hours, and school is not in session at that time of day. She added that the menu would likely be altered to reflect the later hours.

Commissioner Dever made a motion, seconded by Vice-Chair Graf, to adopt a resolution (with a correction to Section 1, Recitals, B, referencing the City of Lomita Planning Commission, rather than Walnut Creek Planning Commission) approving Conditional Use Permit No. 317, subject to the conditions of approval contained in the draft resolution and to confirm the categorical exemption to the requirements of the California Environment Quality Act (CEQA).

MOTION CARRIED by the following vote:

AYES:	COMMISSIONERS:	Dever, Steinbach, Stephens, Vice-Chair Graf, and Chair Cammarata
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	Santos
RECUSED:	COMMISSIONERS:	Thompson

Commissioner Thompson returned to the meeting.

5. **CONDITIONAL USE PERMIT NO. 318**, (M-C, Light Industrial Commercial Zone), a request for a conditional use permit to allow a 1,303 square-foot cats-only kennel located at 2040 Lomita Boulevard Unit #102. The proposed application was filed on June 9, 2021, and deemed complete by the City of Lomita ("City") staff on June 22, 2021. Applicants: Susan Fracess and Michael Bartmess, 1010 Sartori Avenue, Torrance, CA 90501.

Chair Cammarata recused himself due to the proximity of the site to his home, and left the dais and the meeting.

Associate Planner MacMorran presented the staff report as per the agenda material.

Commissioner Santos joined the meeting via Zoom at 6:26 p.m.

Vice-Chair Graf opened the public hearing at 6:28 p.m.

Susan Fracess, the applicant, spoke of her animal care background and experience having difficulty finding a suitable feline boarding facility in the South Bay. There will be a 24-hour emergency contact posted and a camera at the front of the building.

Brief discussion was held relative to ventilation, heating, and air-conditioning onsite, waste disposal methods, and emergency procedures.

Vice-Chair Graf closed the public hearing at 6:38 p.m. and brought the item back to the Commission for further discussion or a motion.

Commissioner Thompson made a motion, seconded by Commissioner Stephens, to adopt a resolution approving Conditional Use Permit No. 318, subject to the conditions of approval contained in the draft resolution and to confirm the categorical exemption to the requirements of the California Environment Quality Act (CEQA).

MOTION CARRIED by the following vote:

AYES:	COMMISSIONERS:	Dever, Santos, Steinbach, Stephens, Thompson, and Vice-Chair Graf
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	None
RECUSED:	COMMISSIONERS:	Cammarata

Chair Cammarata returned to the meeting.

SCHEDULED MATTERS

6. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Director Kapovich stated that the Council had approved the reclassification of Pennsylvania Avenue at the July 6, 2021, meeting. He also remarked upon the June 30, 2021, joint City Council-Planning Commission meeting.

7. PROJECT STATUS UPDATES

Director Kapovich stated that Commissioners have been provided with a project work-in-progress update, which includes the expected completion date. Commissioners are encouraged to reach out to the assigned planner with any questions.

Director Kapovich stated that the applicants of the proposed self-storage site on Lomita Boulevard are out of compliance as a condition of approval required that they provide staff with a financing report; however, the condition had no teeth per se as no ramifications were given should they not meet the condition. The Commission can discuss revocation, but the building permit has not yet been issued and would likely simply expire on its own, and/or the applicant would request another extension.

Vice-Chair Graf stated that staff should simply sit back and wait on this, but something there is much preferred to the current empty lot. He asked if code enforcement could contact the applicant to clean up the trash, remove the graffiti, and have homeless people removed from the site.

Director Kapovich stated that the department is short-staffed but that he had spoken with the applicant about the state of the site.

OTHER MATTERS

8. STAFF ITEMS – ANNOUNCEMENTS

Director Kapovich stated that over 80 children have signed up so far to participate in Lemonade Day on August 7, 2021. The City is requiring mock business licenses to help teach the children the process of opening a small business and staff is assisting with this. A map of all the lemonade stand locations in the City will be distributed by the Chamber of Commerce.

9. PLANNING COMMISSIONER ITEMS

Commissioner Thompson stated that the joint City Council-Planning Commission meeting of June 30, 2021, was very comprehensive, well-organized, and informative.

Vice-Chair Graf echoed Commissioner Thompson's sentiments, and added that there is much work for the Commission to do relative to the Housing Element so a recommendation can ultimately be made to the City Council.

Vice-Chair Graf asked if the illegally installed kitchens at the mixed-use property at 25024 Narbonne Avenue and 2154 250th Street Avenue had been removed.

Director Kapovich stated that the department is short-staffed but will soon be working on this matter and will update the Commission via email.

Chair Cammarata also stated that the joint meeting was a success. He then asked if there was any news regarding a new market on Pacific Coast Highway.

Director Kapovich stated that there was nothing to be disclosed on that at this time.

Chair Cammarata asked the licensing/permitting status of the sidewalk taco stand in the City.

Director Kapovich stated that code enforcement would investigate but it is challenging due to the itinerant nature of the business.

10. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Dever will attend the City Council meeting on Tuesday, August 3, 2021. Commissioner Thompson will attend the Tuesday, August 17, 2021, City Council meeting.

11. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned by Chair Cammarata at 6:58 p.m.

Attest:

Linda E. Abbott
Deputy City Clerk/Planning Secretary



**CITY OF LOMITA
PLANNING COMMISSION REPORT**

TO: Planning Commission August 9, 2021

FROM: Laura MacMorran, Associate Planner

SUBJECT: Determination of Similarity No. 2021-01
Indoor Golf Simulation Facility in the Commercial General (C-G) Zone

STATEMENT OF ISSUE

On July 8, 2021 Julie Lim, Los Codona Avenue, Torrance, CA 90505 (“Applicant”) filed an application with the Planning Commission of the City of Lomita, requesting a Determination of Similarity to allow an indoor golf simulation facility in the C-G (Commercial General) Zone. The City of Lomita Municipal Code identifies very specific recreational uses, such as indoor skating rinks, billiard halls, and private tennis clubs, but does not explicitly define or address an indoor golf simulation facility. Nor does the code provide a general category for indoor commercial recreation uses, as it does for say an office use, which would include an insurance agent or an architect. When uses are not specifically listed in the municipal code, the Planning Commission may find that a proposed use is comparable to other permitted uses within a specific zoning district through a Determination of Similarity entitlement.

PROJECT DESCRIPTION

The request is to allow indoor golf simulation facilities within the C-G zone. However, the following information is specific to an actual site within the C-G zone. Staff is providing this information to assist in describing the proposed use. The applicant proposes a five-bay, indoor golf simulation facility to be located within a stand-alone commercial building (no other tenants) at 24846 Narbonne Avenue. Each of the five bays will be utilized by one golfer and an optional instructor. The bays will be equipped with a screen, projector, and wall/floor mats. Spectators can watch from an indoor space outside of the bay. Customers will overwhelmingly arrive by appointment only and strike golf balls into the padded screen. Golf balls will not strike the building walls.

ANALYSIS

Section 11-1.70.12(1) of the Lomita Zoning Code states that any proposed use not specifically listed within the Permitted Uses section of any zone may be approved by Planning Commission through a Determination of Similarity upon finding that the proposed use is comparable in nature to other uses already permitted within the zone, the use meets the intent and purpose of the zone, and the use is not more obnoxious or a detriment to the public welfare than other permitted uses within the zone.

Section 11-1.45.01 states that the intent and purpose of the C-G (Commercial General) zone is to provide for intensive commercial activities and specialized service establishments that require a central location within a large urban population. The proposed indoor golf simulation facility use is consistent with the underlying C-G (Commercial General) zoning district, because the proposed use is a commercial/service activity that provides for an active storefront, represents a diversification of types of uses within Lomita, serves the needs of local novice and seasoned golfers because the nearest existing facility is several miles away, and can be a destination for people from surrounding neighborhoods and jurisdictions. In addition, the project accomplishes policies four and eight of the Economic Development Element, which state, “*the City will encourage a diversity of land uses and businesses within the City’s commercial districts*” and “*the City will strive to attract destination-oriented businesses that will stimulate commercial activity and investments in the community.*”

Location

The Commercial General Zone primarily applies to the middle stretch of Narbonne Avenue, Lomita Boulevard, and Western Avenue. Narbonne Avenue is considered a secondary highway and both Lomita Boulevard and Western Avenue are considered highways. The sites along these streets are of similar or larger sizes and have similar access as the location for the proposed indoor golf simulation facilities.

The proposed indoor golf facility is similar in nature to many other permitted uses in the Commercial General (C-G) Zone. Like most C-G uses, it will be open for business from late morning to early evening and is closed at night.

The proposed use is particularly similar to billiard/pool halls and medical offices, which are allowed by-right in the C-G zone (Sec. 11-1.45.02 (6)). Both billiard and indoor simulation golf uses are light-physical indoor recreational activities. On a granular level, each activity involves the participant’s upper body maneuvering a pole-like device that makes contact with a ball. The ball then travels a distance away from the participant. This similarity is important because the activity occupies substantially more space than other non-recreational uses, and thus there is a practical limitation on the number of occupants. The act of striking either a pool ball or a golf ball creates a low popping sound, and it is commonly understood that not much noise is created from either of these activities. The required amount of space, light physical activity/recreational nature, and noise were some of the reasons that staff determined the indoor golf simulation facility, and a billiard/pool hall were similar.

Indoor Golf Simulation Facility Definition

Neither the Lomita Municipal Code nor American Planning Association’s Dictionary define an indoor golf simulation facility. It is common in the planning profession to provide a broader classification for such uses called “commercial recreation indoors”. For future evaluation, staff recommends that an indoor golf simulation facility shall be a venue containing simulation equipment for driving or putting. The venue may contain a viewing area and waiting room. Retail sales shall be allowed. Food and beverage sales shall be ancillary.

Parking

While finding many similarities between an indoor golf simulation facility and a billiard/pool hall, staff cannot correlate minimum parking requirements between the two uses because the municipal code does not provide a parking ratio for billiard/pool halls. When uses do not have a parking standard in the municipal code, the Planning Commission makes the determination for an appropriate parking ratio pursuant to Section 11-1.66.03 of the Lomita Municipal Code.

Parking standards are devised based on the demand a use generates and a use's capacity. A medical office has similar operating characteristics and floor plans as the proposed indoor golf simulation facility. Both uses divide customers into designated spaces limited to one customer per room and access to the site is limited to appointment only. In addition, both uses contain a check-in/waiting room. With regard to staffing, the indoor golf simulation facility is expected to have no more staff than a medical office. At most, there will be one person checking people in and possibly an instructor. According to the applicant, the average customer visit is an hour or two hours, which is also similar to the customer turnover rate at a medical office. For these reasons, staff recommends utilizing the parking ratio for a medical office, which is set at one parking stall for every 225 square feet of gross floor area (but not less than 8 spaces).

CEQA

In accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, an indoor golf simulation facility is exempt from CEQA because it can be seen with certainty that there is no possibility that the use may have a significant effect on the environment. An indoor golf simulation facility use will not impact aesthetics, harm air quality, effect cultural resources, create stormwater pollution, or generate appreciable noise.

Staff finds that the proposed use of an indoor golf simulation facility meets the purpose and intent of the C-G zone, which is to provide specialized commercial and service establishments. The facility is similar to that of a billiard/pool hall use, which is permitted by right in the C-G zone, and will not be detrimental to the public welfare, as the use does not present any noise, odor, or traffic concerns beyond that of a billiard/pool hall.

RECOMMENDATION

Staff recommends the Planning Commission adopt the attached draft resolution (Attachment 1) to approve the Determination of Similarity to allow an indoor golf simulation facility use in the C-G (Commercial General) zone and confirm the CEQA exemption, subject to conditions of approval.

Recommended by:



Greg Kapovich
Community and Economic Development
Director

Prepared by:



Laura MacMorran
Associate Planner

Attachments:

1. Draft Resolution
2. City of Lomita Zoning Map
3. Permitted Uses in the C-G Zone
4. Notice of Environmental Exemption
5. Letter and Information from the Applicant

DRAFT
LOMITA PLANNING COMMISSION
RESOLUTION NO. ####
DETERMINATION OF SIMILARITY
INDOOR GOLF SIMULATION FACILITY

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING DETERMINATION OF SIMILARITY NO. 2021-01 ALLOWING INDOOR GOLF SIMULATION FACILITIES AS A PERMITTED USE IN THE C-G (COMMERCIAL-GENERAL) ZONE.

Section 1. Recitals.

- A. On August 9, 2021, the Planning Commission of the City of Lomita considered an application for a Determination of Similarity to allow indoor golf simulation facilities as a permitted use in the C-G (Commercial General) Zone. Filed by Julie Lim, 23109 Los Codona Avenue, Torrance, CA 90505.
- B. Pursuant to Sections 11-1.45.01 and 11-1.45.02(1) of the Lomita Municipal Code, the Planning Commission finds that the proposed use described above falls within the intent and purpose of the C-G (Commercial General) zone and will not be more obnoxious or materially detrimental to the public welfare and the commission finds it to be of a comparable nature and of the same class as the uses enumerated in Section 11-1.45.02.
- C. On August 9, 2021, the Planning Commission held a duly noticed public hearing to consider Determination of Similarity No. 2021-01.
- D. This project has been evaluated in accordance with the California Environmental Quality Act (CEQA). Pursuant to Section 15061(b)(3) of the CEQA Guidelines, an indoor golf simulation facility similar to other uses permitted in the Commercial General Zone, and it can be seen with certainty that there is no possibility that the use may have a significant effect on the environment. An indoor golf simulation facility use will not impact aesthetics, harm air quality, effect cultural resources, create stormwater pollution, or generate appreciable noise.

Section 2. Pursuant to Sections 11-1.70.12 (Determination of Similarity) of the Lomita Municipal Code, after reviewing the application it is determined that the proposed project is consistent with the following required findings:

1. The use is within the intent and purpose of the zone;

The Commercial General Zone is intended for businesses that provide for intensive commercial activities and specialized service establishments that require a central location within a large urban population. An indoor golf simulation facility is a very specialized business as it caters to a niche group, golfers. In addition, the use is a commercial/service activity that provides for an active storefront, increased pedestrian activity, represents a diversification of types of uses within Lomita, serves local needs, and can be a destination

for people from surrounding neighborhoods and jurisdictions. As such, the proposed indoor golf simulation facility use meets the intent and purpose of the C-G zone.

- 2. The use is not more obnoxious or materially detrimental to the public welfare, or to property in the vicinity of said uses, than the uses enumerated as permitted in the zone;**

An indoor golf simulation facility does not generate significant noise, create any odor, generate large volumes of trash, increase vehicle trips more than other permitted uses in the C-G Zone, nor have an expect demand on public safety. Therefore, the use is not more obnoxious or materially detrimental to the public welfare, or to neighboring properties, including residential, than the uses enumerated as permitted in the C-G Zone.

- 3. The use is of a comparable nature to the other permitted uses within the zone;**

An indoor golf simulation facility is comparable to many permitted businesses in the C-G Zone, because it has similar hours of operation: it is open during the day and closes late at night. The proposed businesses use is also very similar to a billiard/pool hall and a medical office. Both of which are permitted uses in the C-G Zone. Like a billiard/pool hall, indoor golf is a light-physical indoor recreational activity. Each activity involves the participant's upper body maneuvering a pole-like device that makes contact with a ball. The ball then travels a distance away from the participant. This similarity is important because the activity occupies substantially more space than other non-recreational uses, and thus there is a practical limitation on the number of occupants for each use. The act of striking either a pool ball or a golf ball creates a low popping sound, and it is commonly understood that not much noise is created from either of these activities.

Like a medical office, an indoor golf simulation facility has similar operating characteristics and floor plans. Both uses divide customers into designated spaces limited to one customer per space/room and visits to the site are predominately on an appointment basis. . In addition, both uses contain a check-in/waiting room. With regard to staffing, the indoor golf simulation facility is expected to have no more staff than a medical office with one person checking people into the facility and an instructor. In addition, customer turnover is expected every couple of hours, which is also similar to a medical office use. For these reasons, the minimum parking requirement of one stall for every 225 square feet, which is the existing ratio for medical office uses will accommodate the indoor golf simulation facility use.

Section 3. Based on the above findings, the Planning Commission hereby approves a Determination of Similarity for an indoor golf simulation facility as a permitted use in the C-G Zone, subject to the following conditions:

1. Off-street parking stalls for indoor golf simulation facilities shall be provided at a ratio of one parking stall for every 225 square feet of gross floor area, (but not less than 8 spaces).

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 9th day of August, 2021 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

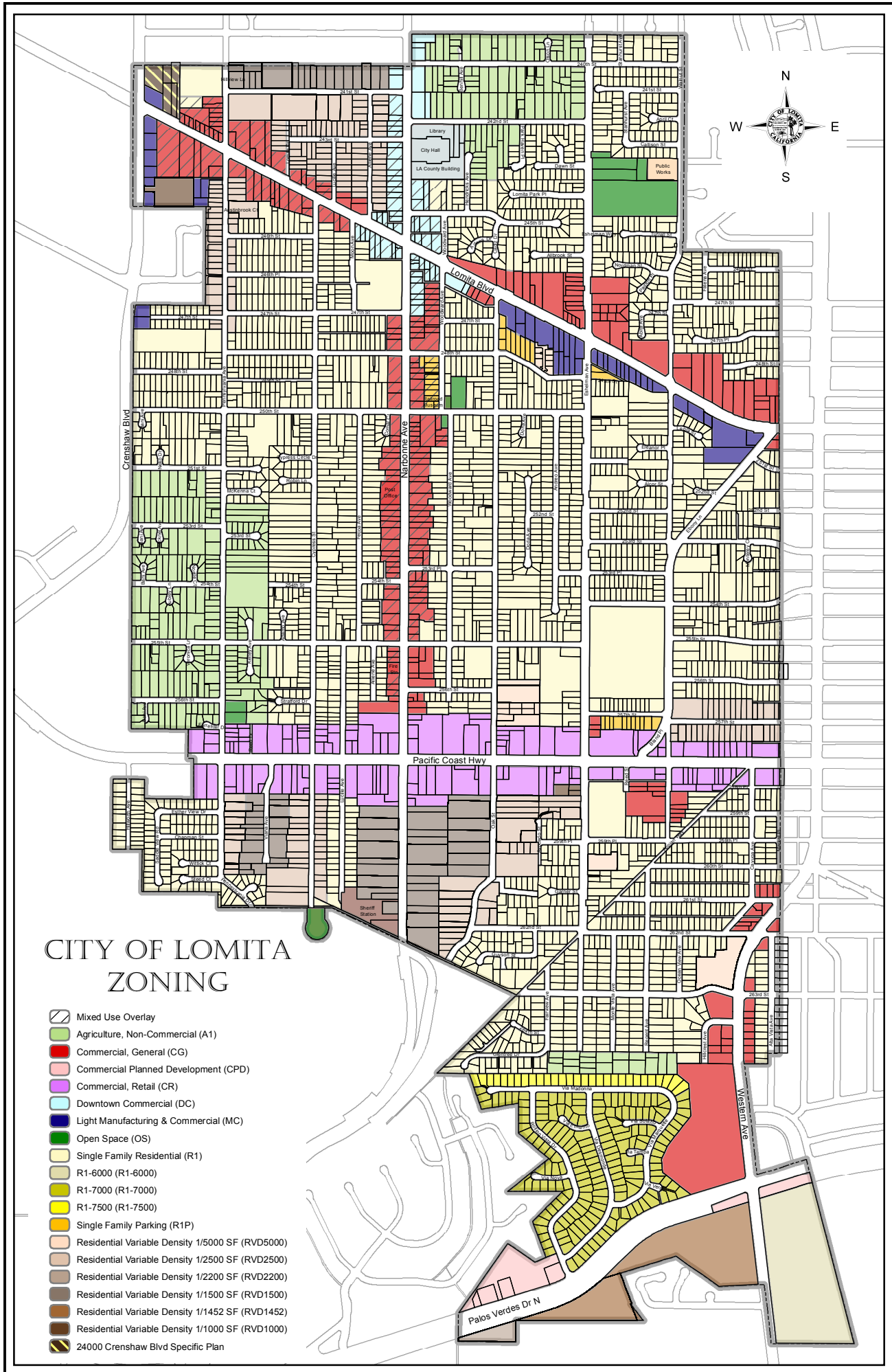
ABSENT: Commissioners:

Steven Cammarata, Chairperson

ATTEST: _____
Greg Kapovich
Community and Economic Development Director

Within 30 days of the date of this decision for an exception, permit, change of zone, or other approval, or by the person the revocation of whose permit, exception, change of zone, or other approval is under consideration, of notice of the action of, or failure to act by, the Commission, 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.

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.



CITY OF LOMITA ZONING

- Mixed Use Overlay
- Agriculture, Non-Commercial (A1)
- Commercial, General (CG)
- Commercial Planned Development (CPD)
- Commercial, Retail (CR)
- Downtown Commercial (DC)
- Light Manufacturing & Commercial (MC)
- Open Space (OS)
- Single Family Residential (R1)
- R1-6000 (R1-6000)
- R1-7000 (R1-7000)
- R1-7500 (R1-7500)
- Single Family Parking (R1P)
- Residential Variable Density 1/5000 SF (RVD5000)
- Residential Variable Density 1/2500 SF (RVD2500)
- Residential Variable Density 1/2200 SF (RVD2200)
- Residential Variable Density 1/1500 SF (RVD1500)
- Residential Variable Density 1/1452 SF (RVD1452)
- Residential Variable Density 1/1000 SF (RVD1000)
- 24000 Crenshaw Blvd Specific Plan

Article 45. - Zone C-G (Commercial, General)

Sec. 11-1.45.01. - Intent and purpose.

Zone C-G is established to provide for regional commercial needs. This zone provides for intensive commercial activities and specialized service establishments that require a central location within a large urban population. This zone would also permit the development of wholesale businesses and major financial administrative centers that may serve an entire region.

Sec. 11-1.45.02. - Principal uses permitted.

Premises in Zone C-G may be used for the following principal uses:

- (1) Any use similar to the following uses which the commission finds to fall within the intent and purpose of this zone, that will not be more obnoxious or materially detrimental to the public welfare and which the commission finds to be of a comparable nature and of the same class as the uses enumerated in this section.
- (2) Uses permitted in the C-S-P and C-N zones.
- (3) Automobile sales and rentals.
- (4) Bakery shops, including baking only when incidental to retail sales from the premises.
- (5) Bicycle, scooter and similar vehicle rentals.
- (6) Billiard and pool halls.
- (7) Blueprint shops.
- (8) Repealed by Ord. No. 473, § 2, 1-7-91.
- (9) Commercial printers.
- (10) Electric distribution substations including microwave facilities incorporated as a part of a public utility installation.
- (11) Employment agencies.
- (12) Glass edging, beveling and silvering in connection with the sale of mirrors and glass decorating furniture.
- (13) Horticultural nurseries, including the growing of nursery stock, but not including medical marijuana dispensaries.
- (14) Laboratories, medical or dental, not including medical marijuana dispensaries.
- (15) Locksmith shops.
- (16) Mail-order houses, not to include warehousing.
- (17) Manufacturer's agent, carrying no inventory other than samples.
- (18) Mimeographing and addressograph services.
- (19) Parking lots and parking buildings, pursuant to the provisions of Article 66 (Off-Street Parking, Storage and Loading).
- (20) Pet shops, household pets only.
- (21) Photography studios.
- (22) Post offices.

- (23) Restaurants and cafes not serving alcoholic beverages.
- (24) Sale of new and used merchandise at retail only.
- (25) Self-storage facilities.
- (26) Servicing of consumer electronic equipment and components repair.
- (27) Skating rinks.
- (28) Transient miniature kiddy rides of less than ten (10) pieces of equipment, not to exceed twenty-five (25) feet in height.
- (29) Truck sales and rental agencies.
- (30) Typewriter sales and incidental repairs.
- (31) Upholstery shops.
- (32) Veterinary outpatient clinics, household pets only, no animal to be kept overnight.
- (33) Watch repair shops.

(Ord. No. 122, § 1(a), 4-3-72; Ord. No. 130, § 1, 10-16-72; Ord. No. 161, § 1, 12-17-73; Ord. No. 172, § 1, 12-16-74; Ord. No. 206, § 2, 9-15-75; Ord. No. 273, § 2, 1-16-78; Ord. No. 287, § 1, 7-17-78; Ord. No. 311, § 6, 2-19-80; Ord. No. 348, § 6, 4-4-83; Ord. No. 349, § 1, 5-2-83; Ord. No. 453, § II, 12-4-89; Ord. No. 473, § 2, 1-7-91; Ord. No. 685, pt. 1, 6-19-06; Ord. No. 695, pt. 13, 12-18-06; Ord. No. 714, pt. 2, 6-16-08; Ord. No. 748, § 2(pt. 10), 1-17-12)

Sec. 11-1.45.03. - Prohibited uses.

In addition to uses not listed as permitted in this Article, the following uses are specifically prohibited in zone C-G:

- (1) Massage establishments.

(Ord. No. 705, § 2(pt. 3), 7-2-07)

Sec. 11-1.45.04. - Uses subject to planning commission review and approval.

Premises in Zone C-G may be used for the following purposes subject to review and approval by the commission, pursuant to the provisions of Article 70 (Zoning Ordinance Administration):

- (1) Any use where new buildings, structures or additions are proposed; the location of said buildings, structures and additions shall be to the satisfaction of the commission. This paragraph shall be applicable when section 11-1.66.10 is applicable. Also, minor additions not increasing the required parking shall be exempt.
- (2) Accessory buildings or structures.
- (3) Body and fender shops, repair, painting and upholstering when incidental to the sale of new automobiles, provided all operations, other than the storage of automobiles held for sale, are conducted within an enclosed building.
- (4) Manufacturing, limited, including, fabricating, processing, packaging, treating and incidental storage related thereto, provided any such activity shall be in the same line of merchandise or service as the trade or service business conducted on the premises and provided any such activity does not exceed any of the following restrictions:
 - (a) Such activity shall be restricted to the ground floor of the building or buildings and shall not occupy more than twenty-five (25) percent of said ground floor area.

- (b) Not more than a total of five (5) employees shall be engaged in such manufacturing activity.
 - (c) A commercial appearance shall be maintained across all the street or highway frontage of the building or buildings.
 - (d) Any portion of the building or buildings devoted to such activity shall be not nearer than fifty (50) feet to any residential zone.
 - (e) The building shall be so constructed, the machinery and equipment shall be so installed and maintained, and the activity shall be so conducted that all noise, vibration, dust, odor and all other objectionable factors shall be confined or reduced to the extent that no annoyance or injury will result to persons or property in the vicinity.
 - (f) Any such activity shall be conducted wholly within a completely enclosed building.
 - (g) Where a conflict in interpretation occurs regarding application of this provision to any specific case, the commission shall make such determination.
 - (h) Such additional conditions as the planning commission deems necessary to comply with the intent and purpose of these restrictions.
- (5) Residential accessory structures where the primary residential use is an owner-occupied single-family residence located on a residentially zoned lot or parcel adjoining the lot or parcel proposed for said accessory structures. Said structures shall be subject to the height, bulk and setback regulations of the adjoining residential zone. A lot merger may be required as a condition of approval.

(Ord. No. 172, § 1, 12-16-74; Ord. No. 304, § 1, 10-15-79; Ord. No. 436, § 1, 4-3-89; Ord. No. 453, § II, 12-4-89; Ord. No. 733, § 2(pt. 2), 9-7-10)

Sec. 11-1.45.05. - Uses by conditional use permit.

Premises in Zone C-G may be used for the following purposes, provided a conditional use permit has first been obtained, pursuant to the provisions of Article 70, "Zoning Ordinance Administration":

- (1) Any use requiring a conditional use permit in Zone C-S-P or C-N unless otherwise specified in this Article.
- (2) Arcades.
- (3) Automobile body and fender shops, repair, painting and upholstering, provided that such activity is conducted within an enclosed building and automobile repair garages, provided all operations are conducted within a building enclosed on three (3) sides.
- (4) Bakery goods distributor.
- (5) Bars and cocktail lounges, pursuant to Article 56 of the Lomita Zoning Code.
- (6) Business and professional schools.
- (7) Car washes.
- (8) [Repealed by Ord. No. 519.]
- (9) Drive-in restaurants.
- (10) Electrical, plumbing and contractors' shops.
- (11) Equipment rentals.
- (12) Extended day care centers.
- (13) Feed and grain sales.

- (14) Gymnasiums (with a capacity of more than fifty (50) people).
- (15) Mortuaries.
- (16) Novelty retail or service specialty establishments purveying primarily novelties, curios, curiosa and related items.
- (17) Nursery schools.
- (18) Restaurants and cafes serving alcoholic beverages, pursuant to Article 56 of the Lomita Zoning Code.
- (19) Single-family residence: provided, however, that such is a legal nonconforming use or is being used under a conditional use permit at the time the application is filed, and provided further, that a conditional use permit granted under this provision shall be automatically revoked and terminated in the event of any change, substitution, addition or modification of the use of said premises, whether permitted in the zone or not.
- (20) Theaters (with a capacity of more than fifty (50) people).
- (21) Thrift stores subject to standards contained in Section 11-1.68.08.
- (22) Wholesale businesses.

(Ord. No. 113, § 1, 6-7-71; Ord. No. 116, § 1, 10-4-71; Ord. No. 151, § 1, 4-2-73; Ord. No. 163, § 2, 4-1-74; Ord. No. 168, § 2, 6-3-74; Ord. No. 172, § 1, 12-16-74; Ord. No. 287, § 2, 7-17-78; Ord. No. 314, § 3, 5-19-80; Ord. No. 385, § 4, 3-6-85; Ord. No. 410, § 2, 1-15-87; Ord. No. 453, § II, 12-4-89; Ord. No. 473, § 3, 1-7-91; Ord. No. 501, § 1, 8-3-92; Ord. No. 519, § 1, 8-2-93; Ord. No. 696, pt. 5, 12-18-06; Ord. No. 733, § 2(pt. 2), 9-7-10; Ord. No. 748, § 2(pt. 11), 1-17-12; Ord. No. 757, § 2, 6-3-13)

Sec. 11-1.45.06. - Standards of development.

Premises in Zone C-G shall be subject to the development standards prescribed in this section and those standards contained in Part 6, "General Standards and Development."

- (A) Lot Area: Each lot or parcel of land created after the adoption of this chapter in Zone C-G shall have a minimum lot area of not less than five thousand (5,000) square feet.
- (B) Lot Width: Each lot or parcel which is created or undergoes a lot line adjustment after the adoption of this ordinance [April 17, 1989] shall have a minimum lot width along the entire length of the lot of not less than fifty (50) feet, including a minimum of fifty (50) feet of frontage on a fully dedicated street. A lot fronting on the turnaround portion of a cul-de-sac street may have a minimum frontage of forty (40) feet.

A variance from these requirements may be applied for pursuant to Article 70, "Zoning Ordinance Administration."

- (C) Yards:
 - (1) Front yard—None required.
 - (2) Side yards—None required except that each lot or parcel of land in Zone C-G which has a side lot line adjoining property in a residential zone shall have a side yard of not less than ten (10) feet in width on the side adjoining such residential lot or parcel of land.
 - (3) Rear yard—None required except that each lot or parcel of land in C-G which has a rear lot line adjoining property in a residential zone shall have a rear yard of not less than ten (10) feet in depth.
 - (4) Except as otherwise provided in Article 63, "Yards."

(D) Building Bulk:

(1) Height limit—No lot or parcel of land in Zone C-G shall have a building or structure in excess of thirty-five (35) feet unless approved by a conditional use permit.

(E) Off-Street Parking and Loading: Each lot or parcel of land in Zone C-G shall have off-street parking and loading.

(F) Signs: Each lot or parcel of land in Zone C-G may have signs pursuant to the provisions of Article 67 (Signs).

(G) Special Development Standards:

(1) Outside display— All display, services and storage in Zone C-G shall be located entirely within an enclosed building except where the following merchandise is being sold on the premises and except as otherwise specified herein:

(a) Automobiles, motorcycles, boats, trailers, recreation vehicles.

(b) Petroleum-related items including new tires, new batteries and similar new equipment when part of a fueling service station.

(c) Flowers and plants.

(d) Satellite receiving antennas, subject to a conditional use permit approved by the planning commission.

(e) Other items as may be permitted by the planning commission subject to a site plan review. The planning commission may impose conditions including, but not limited to the following:

1. Type and number of materials to be stored or displayed.

2. Screening fences or walls.

3. Special setbacks relative to the materials stored or displayed.

4. Time limits.

5. Special regulations relative to access by trucks.

6. Other conditions deemed necessary to protect the public health, safety and welfare.

(f) Merchandise displayed by licensed antique shops subject to the following conditions:

1. No more than three (3) articles may be displayed at any one time.

2. All displays shall abut the subject antique shop and shall not extend more than thirty (30) inches into the public right-of-way with a minimum of three (3) feet of paved sidewalk area remaining unobstructed by the display.

3. The display shall not occupy any required parking spaces.

4. The operator or owner of the antique shop shall obtain all necessary state approval when state rights-of-way are involved.

5. The operator or owner of the antique shop shall provide a certificate of insurance in the amount of one million dollars (\$1,000,000.00) to cover any claim that may arise from allowing displays in the public right-of-way.

(g) Other outdoor display and storage on the same lot or parcel or on a lot within three hundred (300) feet of the principal use provided that the planning commission has approved a conditional use permit and shall require:

1. Information on specific materials to be stored or displayed.

2. Screening fences or walls.

3. Special setbacks relative to the materials stored or displayed.
 4. Time limits.
 5. Special regulations relative to access by trucks.
 6. Other conditions deemed necessary to protect the public health, safety and welfare.
- (h) Outside storage of storage and loading bins/containers and/or semi-trailers used for storage shall not be stored/parked anywhere on a lot or parcel of land in excess of forty-eight (48) hours.
- (2) Walls—Each lot or parcel of land in Zone C-G which has a side or rear lot line adjoining property in a residential zone shall have a solid masonry wall, not less than six (6) feet in height, established along said side and rear lot lines adjoining said zones, except as otherwise provided in Article 68 (Special Development Standards) and except where such adjoining property is used in conjunction with such commercial lot. The height shall be measured from the higher of the finished grade on either side of the wall.
- (H) Neon Tubing: Outlining of buildings and glass surfaces by means of neon tubing, string lights or similar devices to create light source may be permitted subject to the requirements of Article 68, Special Development Standards, Section 11-1.68.05, Illumination of Glass Surfaces and Outlining of Buildings.

(Ord. No. 327, § 9, 8-3-81; Ord. No. 341, § 1, 12-6-82; Ord. No. 348, § 7, 4-4-83; Ord. No. 359, § 1, 12-17-83; Ord. No. 407, § 4, 9-15-86; Ord. No. 411, § 1, 12-15-86; Ord. No. 440, § 2, 4-17-89; Ord. No. 523, § 1, 5-16-94; Ord. No. 551, § 1, 8-7-95; Ord. No. 552, § 1, 9-5-95; Ord. No. 733, § 2(pt. 2), 9-7-10; Ord. No. 757, § 2, 6-3-13)



Community Development Department
 Planning Division
 24300 Narbonne Avenue
 Lomita, CA 90717
 310/325-7110
 FAX 310/325-4024

NOTICE OF EXEMPTION

Project Description:

Determination of Similarity 2021-01 Determination of Similarity to find that a small indoor golf simulation facility is comparable in nature to uses listed within the Lomita Municipal Code's Permitted Use Section 11-45.02 and that an indoor golf simulation facility is within the intent and purpose of the Commercial General (C-G) Zone. The project is categorically exempt from the California Environmental Quality Act per Section 15061(b)(3) (No Possibility of Significant Effect). Filed by Julie Lim, 23109 Los Codona Avenue,

Finding:

The City Council 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
- Statutory Exemption
- Emergency Project
- Quick Disapproval [CEQA Guidelines, Section 15270]
- No Possibility of Significant Effect [CEQA Guidelines, Section 15061(b)(3)]

Supporting Reasons:

In accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, finding that an indoor golf simulation facility is exempt from CEQA in that it can be seen with certainty that there is no possibility that the use may have a significant effect on the environment. An indoor golf simulation facility use will not impact aesthetics, harm air quality, effect cultural resources, create stormwater pollution, or generate appreciable noise.

Therefore, Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment.

 (Date)

 Greg Kapovich
 Community and Economic Development
 Director

Julie Lim
23109 Los Codona Ave.
Torrance, CA 90505

Re: Determination of Zoning Permit for Epic Golf Studios, Inc.

Dear City of Lomita Planning Commissioners:

We would like to open an indoor golf practice facility. We understand that this is the first of its kind in the City of Lomita so we hope that this letter will provide some additional information. Our business will offer an indoor golf practice facility to our patrons. This indoor golf facility model already exist in Torrance but we believe that City of Lomita location will provide greater accessibility to people in South Bay due to the proximity to the freeway and being closer to Palos Verdes & Rolling Hills residents.

We plan on having 5 practice bays will be compartmentalized to have individual golfer interact with simulators designated for each bay. Our model is to sell a tiered monthly membership programs to have golfers of all skill levels come practice and be able to play virtual round of golf. The space will be reserved, in advance, one hour at a time so the traffic within our facility will be limited to the members who have prior reservations. In addition to the membership program, will be have golf professionals onsite to provide lessons for patrons who are interested in improving their game for an additional fee. All patrons who take lessons will be prescheduled as well so the noise level will be very low.

The bays are prefabricated with screens and an overhead projector to display the images coming from a simulator. The simulators are placed either side of the mat where golfers will be positioned based on right or left handers. We are working with a few simulator companies to determine the best technology for our business but the mechanics and set up of the technology are all similar.

Our operating hours are not set yet, but we are planning on starting around 9am. Since everyone will be prescheduling their time to use our bays as well as scheduling their lessons in advance, we will be able to determine whether hours need to be expanded based on demand.

We are committed to working with the City of Lomita to have a mutually beneficial relationship. Please contact us if you have any additional questions prior to the hearing via email at trulie.lim@gmail.com. Thank you and look forward to the relationship we will build together.

Sincerely,

Julie Lim
CEO

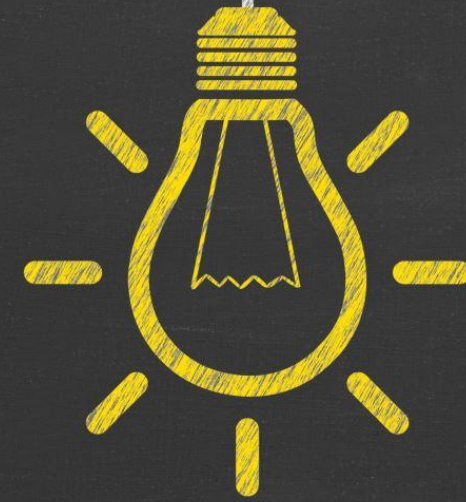


“Starting a business during a pandemic is going to be easy.”

- Said No One Ever

So it got us interested and thinking

- Golf has regained popularity during the COVID-19 Pandemic
- It's a sport in which players can socially distance, and the number of rounds nationally and revenue from the purchase of golf equipment are both substantially up pre-COVID
- Golf Simulators are rapidly rising in popularity
- There were approx. 21M total lessons given in 2019
- More than 75% of golfers who took instruction did so by a recognized teacher or certified professional



So, we created

EPiC Golf Studios

Who we are

- 50+ years of golf industry experience as a top amateur, professional, and coach
- We have developed strategic and deep relationships with the most recognized companies and individuals in the golf industry
- We have worked directly for and led sales, strategy, and business development teams at Fortune 50 companies

Meet our Co-Founder & CEO

- Julie Oh Lim
 - CEO and Founder of Truli Golf Academy
 - Current President of CAULIPOWER
 - Former executive at Starbucks, Nestle, and Kraft
 - A 30+ year South Bay Resident and accomplished executive specializing in B2B and B2C sales strategies for the consumer goods, eCommerce, Golf, franchising and retail industries. As a seasoned brand-builder with diverse experience developing high performance teams and launching channel strategies that get results, Julie Lim have a successful track record for driving sales for various companies from emerging start-ups to Fortune 100 companies.
 - Julie Lim was the top ranked junior and amateur golfer of her time and received a full- athletic scholarship to UCLA.
 - Julie Lim is an energetic mentor, advocate, and sponsor of Young Professionals in the Golf and Retail industries. Serves in the local community. For the past 10 years, Julie Lim has volunteered with many organizations supporting advancement of women leaders in the food industries such as the Women's Foodservice Forum and GLEAM. Julie is passionate about diversity, inclusion and equality.



Ted Oh


Co-Founder & Chief Learning Officer

Ted Oh is a leading golf instructor and began his career after his retirement from playing on various professional tours in 2007. A three-time qualifier for the U.S. Amateur, Oh is a former teen prodigy who qualified for the US Open at 16-years-old and was a rival of Tiger Woods in the junior ranks. Oh became the youngest player ever to compete in the PGA Tour's Los Angeles Open while he still was in high school.

Oh was the top ranked junior and collegiate golfer of his time and received a full scholarship to UNLV.

Oh is the Co-Founder and Chief Learning Officer at EPIC Golf Studios. He concentrates on teaching tour professionals and aspiring tour players. His current and former students include LPGA and PGA Tour players such as Lydia Ko, Shen Shen Fang, Patty Tavatanakit, Jennifer Chang, Muni He, Jiwon Jeon, Hee Young Park, Ayako Uehara, Sang Moon Bae, NaYeon Choi, Hanah Chang, and others.



A white golf ball is positioned on a white tee in a lush green field. The background is a soft-focus green landscape. The text is overlaid in the center of the image.

We provide a
time-saving and efficient
way for golfers to
practice, learn, and play

Interesting facts about the US Golf Industry

- Golf's overall reach is an estimated 101 Million. ONE OUT OF EVERY THREE AMERICANS AGE 6+ played golf (on-course or off-course), watched the sport or read about it in 2020
- In 2020, golfers played an average of 20 Rounds
- THERE WERE MORE THAN 16,100 Golf Courses at 14,100 Golf Facilities in the U.S. at the end of 2020
- Golf remains highly accessible, with 75% of facilities open to the public
- Golf industry in the U.S.: total economic output by state 2009
- Published by Statista Research Department, Dec 1, 2009
- This graph depicts the total economic output of the golf industry in the U.S. by state as of 2009. In New Mexico, the total economic output was at 985 million U.S. dollars in 2006.
- Total economic output** of the golf industry by state in the U.S. in 2009 (in billion U.S. dollars)*

The background of the slide features a close-up of two hands, one from the left and one from the right, with their index fingers pointing towards each other. In the background, a digital screen displays a line graph with a green line and a map of a city. The overall scene is softly lit, with bokeh light effects in the upper left corner.

EPIC GOLF STUDIOS
BUSINESS MODEL
the beautiful basics
of building a trusted brand

PRODUCT best environment, right product, at the right time
PRICE attainable with justifiable premium
PLACE centrally located from the the hills, beach cities, and south bay
PEOPLE experienced team, enabling the business to scale rapidly
PROMOTION world-class marketing, diving sales and brand love

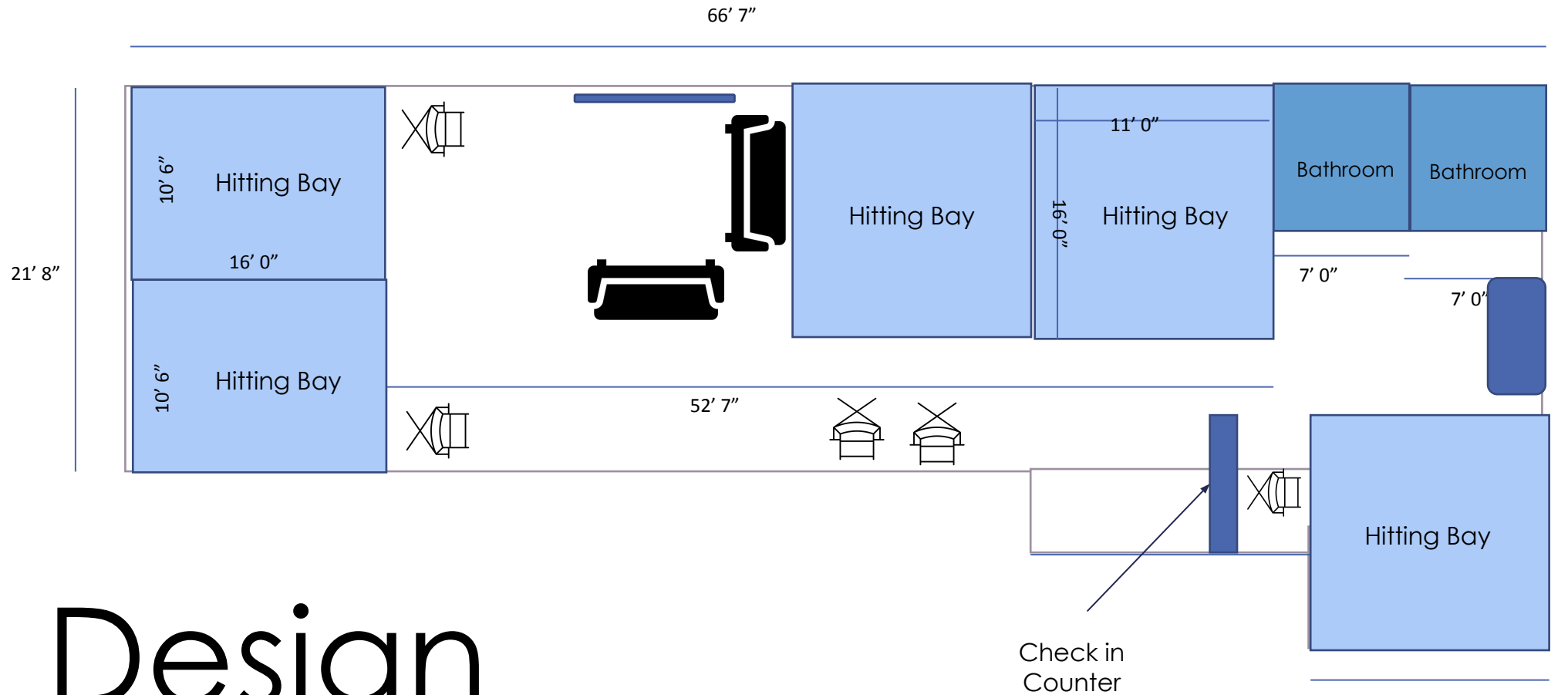
Business model

EPIC Golf Studios is a 2,000 sq ft building featuring 5 Golf Joy simulators, Practice Hitting Bay, and putting/chipping green, and learning facility

The facility serves as a practice and training center featuring state of the art equipment and instruction programs

Simulators allow guests to practice or play over 150 golf courses around the world and hold skills competitions such as long drive and closest to the pin contests.

EPIC Golf Studios is a membership-based studio and accommodates golf leagues, fundraisers, private events, corporate meetings, and practice facility



Design

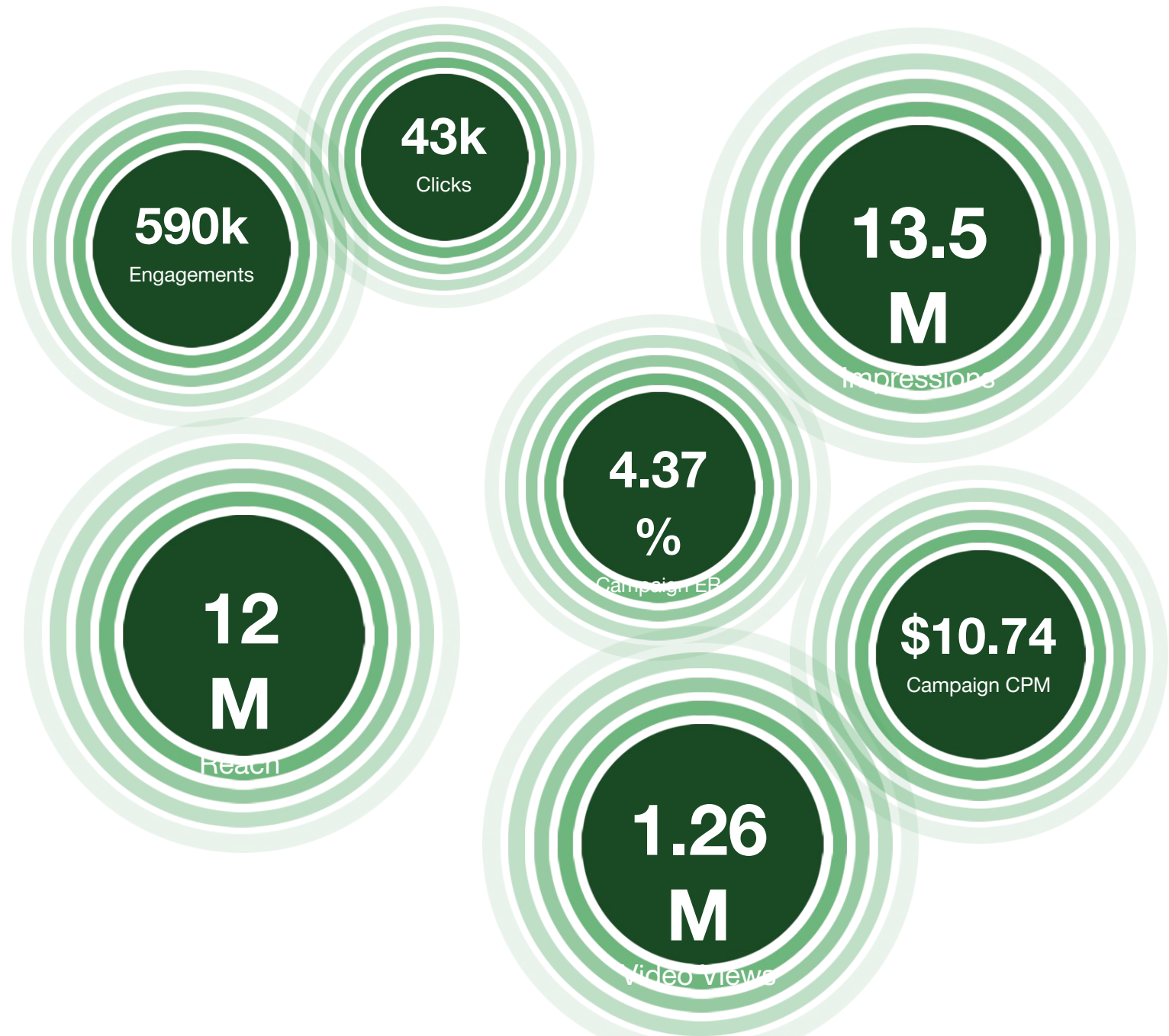


EPIC GOLF
Studios

EPIC GOLF
Studios

Create a social media Buzz by actively engaging and building a robust strategic marketing plan

- Tap Into Our Influencer Network
- Share instructional videos
- Create live streaming videos of lessons and play
- Engage in all social media platforms, IG, FB,& TikTok





playepicgolf.com