

**MINUTES  
REGULAR MEETING  
LOMITA PLANNING COMMISSION  
MONDAY, JUNE 14, 2021**

1. 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, Santos, Steinbach, Stephens, Vice-Chair Graf, and Chair Cammarata. Also present were Assistant City Attorney Lauren Langer, Community and Economic Development Director Kapovich, Assistant Planner MacMorran, Planner Repp Loadsman, and Public Works Director Dillon.

**PRESENT:** COMMISSIONERS: Dever, Santos, Steinbach, Stephens, Vice-Chair Graf, and Chair Cammarata

**ABSENT:** Thompson

2. **ORAL COMMUNICATIONS**

None

3. **CONSENT AGENDA**

- a) **APPROVAL OF MINUTES:** May 10, 2021

**RECOMMENDED ACTION:** Approve minutes.

Vice-Chair Graf made a motion, seconded by Commissioner Stephens, to approve the minutes of the May 10, 2021, Planning Commission meeting.

**MOTION CARRIED** by the following vote:

**AYES:** COMMISSIONERS: Dever, Steinbach, Stephens, Vice-Chair Graf, and Chair Cammarata

**NOES:** COMMISSIONERS: None

**ABSENT:** COMMISSIONERS: Thompson

**ABSTAIN:** COMMISSIONERS: Santos

**PUBLIC HEARINGS**

4. **DISCUSSION AND CONSIDERATION OF GENERAL PLAN AMENDMENT NO. 2021-01 TO CHANGE THE FUNCTIONAL CLASSIFICATION OF PENNSYLVANIA AVENUE FROM A COLLECTOR STREET TO A LOCAL STREET**

Public Works Director Dillon presented the staff report as per the agenda material.

Chair Cammarata opened the public hearing at 6:12 p.m. As there were no requests to speak, Chair Cammarata closed the public hearing at 6:12 p.m. and brought the item back to the Commission for further discussion or a motion.

Commissioner Santos made a motion, seconded by Vice-Chair Graf, to adopt the resolution recommending that the City Council adopt an ordinance to change the functional classification of Pennsylvania Avenue.

**MOTION CARRIED** by the following vote:

AYES: COMMISSIONERS: Dever, Santos, Steinbach, Stephens, Vice-Chair Graf, and Chair Cammarata

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Thompson

5. **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, 24614 Narbonne Avenue, Lomita, CA 90717.

Community and Economic Development Director Kapovich stated that the applicant had requested that this item be pushed to the next meeting.

Christine Bermudez, the applicant, stated that she wished to postpone this hearing until the July 12, 2021, meeting due to discussions with a neighbor regarding the boundaries of the site.

Vice-Chair Graf made a motion, seconded by Commissioner Santos, to continue this item to the July 12, 2021, meeting.

**MOTION CARRIED** by the following vote:

AYES: COMMISSIONERS: Dever, Santos, Steinbach, Stephens, Vice-Chair Graf, and Chair Cammarata

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Thompson

6. **AMENDMENT TO CONDITIONAL USE PERMIT NO. 304** (C-G (Commercial General) Zone), a request to amend Conditional Use Permit No. 304 to allow Bites and Bashes, an existing restaurant and catering business located at 25600 Narbonne Avenue to sell distilled spirits for consumption on the premises and in conjunction with the catering business for consumption off the premises. The original conditional use permit allows for beer and wine sales. The proposed amendment would add distilled spirits to the use permit. No physical changes to the site are proposed at this time. The proposed use application was filed on May 20, 2021, and deemed complete by City staff on May 22, 2021. Applicant: Crystal Coser, 56 Eastfield Drive, Rolling Hills, CA 90274.

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

Crystal Coser, the applicant, stated that 90% of their revenue comes from catering and this amendment would help further grow that part of the business. There is a large sign directing people to the offsite parking area, and vans are only onsite when loading and unloading for catering events. The parking problem is exacerbated by the red curbs along Narbonne Avenue.

Chair Cammarata opened the public hearing at 6:29 p.m. As there were no requests to speak, Chair Cammarata closed the public hearing at 6:29 p.m. and brought the item back to the Commission for further discussion or a motion.

Commissioner Santos made a motion, seconded by Commissioner Stephens, to adopt the resolution approving the amendment to Conditional Use Permit No. 304, 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, Vice-Chair Graf, and Chair Cammarata

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Thompson

- 7. SITE PLAN REVIEW NO. 1211 AND VESTING TENTATIVE PARCEL MAP NO. 83029**, a request for a Vesting Tentative Parcel Map to subdivide a 23,200 square-foot single family residential lot into three new lots at 26275 Appian Way. The project also includes a Site Plan Review to construct a single-family residence on Lot 1 only. At this time, no new homes are proposed on Lots 2 or 3. The request includes a rear yard setback modification and a perimeter wall modification to utilize an alternative fencing material where a masonry block wall is typically required. The subject site is located in the Single-Family Residential (R-1) Zone. This project is categorically exempt from California Environmental Quality Act per Sections 15303(a) (New Construction) and 15315 (Minor Land Divisions). Applicant: Kevin McMinn, 30229 Kingsridge Drive, Rancho Palos Verdes, CA 90275. *(Continued from the May 10, 2021, Planning Commission meeting)*

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

Kevin McMinn, the applicant, stated that the rear setback is just for the first story, as it is a split-level residence, and the proposed vinyl fencing on the east side would be installed for aesthetic reasons during construction.

Chair Cammarata opened the public hearing at 7:15 p.m.

Brian Keith, a Lomita resident, expressed concerns regarding the need for a retaining wall along the northern border, potential changes to the sewer pipes in that area, the direction from which trucks would enter the site, and the diameter of the cul-de-sac.

Denise Mutschke, a Lomita resident, expressed concerns regarding the proposed structure casting shadows on her property, privacy, compliance with grading and drainage, and work possibly being done without pre-approval.

Robert Schatz, a Lomita resident, expressed concerns regarding the subdivision of the property into three lots, the creation of a new entrance to the property on Ober Avenue, increased street parking, the necessity of the cul-de-sac, and impositions to neighbors relative to the structure's height and wall composition.

David Whitman, a Lomita resident, expressed concerns regarding construction vehicles accessing the site.

Elizabeth Kenoff, a Lomita resident, expressed concerns regarding construction-related traffic hazards, the need for a retaining wall on the north side, and the project duration.

Deputy City Clerk Abbott read Kelly Konrady's letter into the record. It expressed her concerns regarding the timeline of construction, grading and drainage compliance, the entry off of Ober Avenue, construction vehicles entering from Appian Way, the applicant's attempt to purchase the easement from Chevron, increased street parking, traffic issues, and access to neighborhood driveways during construction.

Deputy City Clerk Abbott read Dennis Addington's second letter into the record (his first was part of the agenda material). It expressed his concerns regarding the height variation permit, setback, wall modifications, and views.

Mr. McMinn responded to the concerns by stating that retaining walls will be installed, the sewer should be an easy tie-in, and utilities would come through the back of the property, except for electricity, which may go underground. Construction will be coming in from the north.

Assistant Planner MacMorran stated that the cul-de-sac bulb-out diameter is 60 feet.

Mr. McMinn stated that reorientation of the property is necessary to make it fit to face the street to comply with fire department regulations. The lot is 25,000 square feet with room for three units, one in which he plans to reside. He added that he tried to work with Chevron for two years but they would not relinquish the easement so he has to design the site so access comes from the south. The modified setback is necessary to provide space behind the garage for the kitchen.

Assistant Planner MacMorran clarified that the existing easement at the cul-de-sac bulb-out (to allow the property to the west access to their dwelling), will be extinguished once the City Council approves the vesting tentative tract map.

Mr. McMinn stated that once the grading is completed and the retaining walls are installed, the only access to the project site will be from the south, via Ober Avenue. He put in sediment pits to help filter some dirt, mud, and water, which should have remediated the drainage problem. He encouraged residents to reach out to him with additional concerns.

As there were no further requests to speak, Chair Cammarata closed the public hearing at 8:07 p.m. and brought the item back to the Commission for further discussion or a motion.

Commissioner Santos made a motion, seconded by Commissioner Steinbach, to adopt the resolution of approval subject to findings and conditions, and confirm that the project is exempt from CEQA requirements.

**MOTION CARRIED** by the following vote:

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

8. **VESTING TENTATIVE TRACT MAP NO. 78233/SITE PLAN REVIEW NO. 1209/ZONE VARIANCE NO. 245/HEIGHT VARIATION PERMIT NO.105**, a request for a Vesting Tentative Tract Map and Site Plan Review for the development of nine townhome units on a 23,418 square-foot lot located at 26016 Oak Street. The request includes a setback modification to allow for reduced front and rear yard setbacks, a Variance to allow for a reduced distance between buildings, and a Height Variation Permit for a new structure over 16 feet in height (proposed at 25 feet, 2 inches). This project is categorically exempt from the California Environmental Quality Act per Guidelines Section 15332 (In-Fill Development). Filed by Jeanna Ruby, on behalf of E & S Prime Builders, 1981 Artesia Blvd., #B, Redondo Beach, CA 90278 (Developer). A request for a Vesting Tentative Tract Map and Site Plan Review for the development of nine townhome units on a 23,418 square-foot lot located at 26016 Oak Street. The request includes a setback modification to allow for reduced front and rear yard setbacks, a Variance to allow for a reduced distance between buildings, and a Height Variation Permit for a new structure over 16 feet in height (proposed at 25 feet, 2 inches). This project is categorically exempt from the California Environmental Quality Act per Guidelines Section 15332 (In-Fill Development). Applicant Jeanna Ruby, on behalf of E & S Prime Builders, 1981 Artesia Boulevard, #B, Redondo Beach, CA 90278. *(Continued from the May 10, 2021, Planning Commission meeting)*

Chair Cammarata recused himself due to the proximity of the project site to properties his business manages, and left the Zoom meeting.

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

Vice-Chair Graf opened the public hearing at 8:52 p.m.

Francine Huguette, a Lomita resident, expressed concerns regarding increased street parking, strangers in the neighborhood, emergency vehicle access during construction, project duration, and construction hazards, such as potential damage to fencing and vegetation in the area.

Lew Robertson, a Lomita resident, expressed concerns regarding replacement of the wooden fence, increased traffic, and street parking.

Christian Golfin, on behalf of the applicant, stated that the proposed allocated driveway would be used for construction vehicles. He added that his client would likely be favorable to replacing the wooden fence with a masonry wall. He stated that the applicant would make sure that construction would impact the area as little as possible regarding parking and traffic.

As there were no further requests to speak, Vice-Chair Graf closed the public hearing at 9:11 p.m. and brought the item back to the Commission for further discussion or a motion.

Commissioner Stephens suggested the applicant eliminate a unit and add on-site parking in its place. However, no other Commissioner supported the idea so it was not included in the resolution.

Commissioner Santos made a motion, seconded by Commissioner Dever, to adopt the resolution of approval subject to findings and conditions, and confirm that the project is exempt from CEQA requirements.

**MOTION CARRIED** by the following vote:

AYES: COMMISSIONERS: Dever, Santos, Steinbach, and Vice-Chair Graf  
NOES: COMMISSIONERS: Stephens  
ABSENT: COMMISSIONERS: Thompson

RECUSED: COMMISSIONERS: Cammarata

Chair Cammarata returned to the Zoom meeting.

## **SCHEDULED MATTERS**

### **9. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS**

Director Kapovich stated that the fiscal year 2021-2022 Budget will go before the City Council tomorrow for approval.

### **10. PROJECT STATUS UPDATES**

Director Kapovich stated that this item will be included in the July 2021 agenda packet.

## **OTHER MATTERS**

### **11. STAFF ITEMS – ANNOUNCEMENTS**

Director Kapovich stated that the City Council has begun holding hybrid (both in-person and virtual) meetings as the State is starting to lift restrictions related to the pandemic. The Planning Commission will shift to hybrid meetings in July, if desired.

All present Planning Commissioners stated that they would like to attend meetings in-person moving forward. Commissioner Steinbach will be out of town for the July 12, 2021, meeting, but will participate via Zoom.

### **12. PLANNING COMMISSIONER ITEMS**

Commissioner Steinbach stated that residents have voiced concerns about two problem short-term rental homes in the City which are being rented out as party houses, and asked what the City could do in response.

Director Kapovich stated that staff will return in July with a synopsis. He encouraged residents to contact the Sheriff's Department to report any problems, and he stated that Code Enforcement can investigate. He added that short-term rental companies can be enlisted to assist in compliance.

Chair Cammarata asked the status of the Lomita Boulevard storage property site. Director Kapovich stated that he will report back on the status.

Chair Cammarata asked about the taco stand formerly in the Auto Zone parking lot but now on the street. Director Kapovich stated that the State's street vending ordinance removes much of the City's authority in the right-of-way.

Chair Cammarata asked if there was an update on a new supermarket in Lomita. Director Kapovich stated that there was nothing to announce yet.

### 13. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Stephens will attend the City Council meeting on Tuesday, July 6, 2021.  
Commissioner Santos will attend the Tuesday, July 20, 2021, City Council meeting.

### 14. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned by Chair Cammarata at 9:42 p.m.

Attest:



---

Linda E. Abbott  
Deputy City Clerk/Planning Secretary