

**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:



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Linda E. Abbott  
Deputy City Clerk/Planning Secretary