

**MINUTES OF THE
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, MAY 8, 2023**

1. OPENING CEREMONIES

a. Call Meeting to Order

The regular meeting of the Lomita Planning Commission was called to order by Chair Cammarata at 6:05 p.m. on Monday, May 8, 2023, in the Council Chambers at Lomita City Hall, 24300 Narbonne Avenue, Lomita, California.

b. Flag Salute

Vice-Chair Graf led the salute to the flag.

c. Roll Call

PRESENT: Commissioners Dever, Sanchez, Santos, Stephens, Vice-Chair Graf, and Chair Cammarata

ABSENT: Steinbach

STAFF PRESENT: Community and Economic Director Rindge, Associate Planner MacMorran, Assistant Planner Barbero, Assistant City Attorney King, and Deputy City Clerk Abbott

2. ORAL COMMUNICATIONS

Chair Cammarata announced the time for public comments on Consent Agenda items or subjects other than those scheduled. There being no requests to speak, Chair Cammarata closed oral communications.

3. CONSENT AGENDA

a. APPROVAL OF MINUTES: April 10, 2023

RECOMMENDED ACTION: Approve minutes.

Commissioner Santos made a motion, seconded by Vice-Chair Graf, to approve the minutes.

MOTION CARRIED by the following vote:

AYES: Commissioners Dever, Sanchez, Santos, Stephens, Vice-Chair Graf, and Chair Cammarata

NOES: None

ABSENT: Steinbach

4. PUBLIC HEARINGS

- a. **CONDITIONAL USE PERMIT NO. 323 AT 2040 PACIFIC COAST HIGHWAY IN THE COMMERCIAL RETAIL (C-R) ZONE** (Applicant: James Shigeru Kemi, Fukanoya Japanese Sushi Restaurant, 2040 Pacific Coast Highway, Suite L, Lomita, CA 90717)

RECOMMENDED ACTION: Adopt a resolution approving Conditional Use Permit No. 323 to allow the existing restaurant at 2040 Pacific Coast Highway, Unit L to offer beer and wine for onsite consumption until 11:00 p.m. and exemption from the California Environment Quality Act (CEQA).

Commissioner Dever recused herself from discussion of this item due to the proximity of her home to the site, and left the dais and the Council Chambers.

Assistant Planner Barbero presented the staff report per the agenda material.

Brief discussion was held relative to business licensing and extended alcohol service hours.

Chair Cammarata opened the public hearing at 6:18 p.m.

George Kivett, Lomita resident, stated that sushi restaurants tend to have later operating hours, and suggested allowing the applicant to stay open until midnight.

There being no further requests to speak on this item, Chair Cammarata closed the public hearing at 6:20 p.m. and brought the item back for further discussion.

Brief discussion was held relative to the service of alcohol after food service ends during later hours.

Chair Cammarata invited further discussion or a motion.

Commissioner Sanchez made a motion, seconded by Commissioner Stephens, to adopt a resolution approving Conditional Use Permit No. 323 to allow the existing restaurant at 2040 Pacific Coast Highway, Unit L to offer beer and wine for onsite consumption until 10 p.m. Tuesday-Thursday, and 11:00 p.m. closure Friday and Saturday (closed Sunday and Monday) and exemption from the California Environment Quality Act (CEQA).

MOTION CARRIED by the following vote:

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

Commissioner Dever returned to the Council Chambers and the dais at 6:37 p.m.

- b. **DISCUSSION AND CONSIDERATION OF ZONING TEXT AMENDMENT NO. 2023-06, AN ORDINANCE AMENDING LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING) MODIFYING ACCESSORY DWELLING UNIT (ADU) REGULATIONS PER**

CALIFORNIA STATE MANDATE AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (Applicant: The City of Lomita)

RECOMMENDED ACTION: Adopt a resolution recommending City Council approval of Zoning Text Amendment 2023-06 to the City Council, subject to the findings and conditions and finding the request exempt from the California Environment Quality Act (CEQA).

Associate Planner MacMorran presented the staff report per the agenda material. She clarified that this ordinance is necessary for consistency, as it cleans up the City’s existing accessory dwelling unit regulations per recently adopted State mandates. This ordinance will align the City with State law, while keeping Lomita’s requirements, so there will be no need for frequent updates.

Brief discussion was held relative to maximum sizes and heights for ADUs.

Chair Cammarata opened the public hearing at 6:59 p.m. As there were no requests from the public to speak on this item, he closed the public hearing at 6:59 p.m., and brought the item back for further discussion or a motion.

Brief discussion was held relative to lenders and banks classifying properties containing an ADU as “two on a lot” and refusing to finance under some circumstances.

Vice-Chair Graf made a motion, seconded by Commissioner Santos, to adopt a resolution recommending City Council approval of Zoning Text Amendment 2023-06 to the City Council, subject to the findings and conditions and finding the request exempt from the California Environment Quality Act (CEQA).

MOTION CARRIED by the following vote:

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

5. SCHEDULED MATTERS

a. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Director Rindge stated that the quarterly update on City projects is available on the City’s website, and today was the kickoff for the General Plan Update. She stated that General Plan Advisory Committee (GPAC) applications are due May 24, 2023, and gave a summary of GPAC’s meeting schedule.

6. OTHER MATTERS

a. STAFF ANNOUNCEMENTS

None

b. PLANNING COMMISSIONER ITEMS

Commissioner Dever asked Assistant City Attorney King if he had found the answer to an election districts-related question from the last meeting. He stated that he would follow up with her ASAP. Commissioner Dever also asked the name of the new grocery store in the former Big Lots! location. Director Rindge stated that Grocery Outlet is taking over the space.

Commissioner Sanchez inquired as to who made the decision to drop the Economic Element from the General Plan Update. Director Rindge stated that it was not dropped; rather it can be tied into each of the other elements or kept on its own.

Chair Cammarata remarked on the May 7, 2023, *Los Angeles Times* article about hiring the right contractor when building an ADU. He also commented on seeing more graffiti of late in certain parts of the City. Director Rindge encouraged residents to submit public property graffiti abatement requests online.

In response to several comments, Director Rindge stated that staff will review Planning Commission’s Rules and Procedures and recommend uniformity for all of the City’s commissions.

7. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Chair Cammarata will attend the Tuesday, June 6, 2023, City Council meeting; Commissioner Stephens will attend the Tuesday, June 20, 2023, City Council meeting.

8. ADJOURNMENT

As there was no further business to discuss, Chair Cammarata adjourned the meeting at 7:17 p.m.



Linda E. Abbott, CMC
Deputy City Clerk