

**MINUTES  
REGULAR MEETING  
LOMITA PLANNING COMMISSION  
MONDAY, MAY 11, 2020  
6:00 PM**

**1. OPENING CEREMONIES**

a. Chair Cammarata called the meeting to order at 6:09 p.m. via teleconference pursuant to Governor Newsom's Executive Orders N-25-20 and N-29-20 and COVID-19 pandemic protocols.

b. Roll Call

Responding to the roll call by Deputy City Clerk Abbott were Commissioners Dever, Santos, Steinbach, Thompson, Waite, Vice-Chair Graf, and Chair Cammarata. Also present were Assistant City Attorney Lauren Langer, Assistant Planner Laura MacMorran, Planning Intern James Dotson, and Community and Economic Development Director Alicia Velasco.

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

**ABSENT:** COMMISSIONERS: None

Chair Cammarata introduced new Planning Commissioner Steinbach, a lifelong Lomitian who was once a Councilmember. He said he is happy to be a part of the Planning Commission.

**2. ORAL COMMUNICATIONS**

None.

**3. CONSENT AGENDA**

a) **APPROVAL OF MINUTES:** March 9, 2020

**RECOMMENDED ACTION:** Approve minutes

Vice-Chair Graf made a motion, seconded by Commissioner Santos, to approve the minutes of the March 9, 2020, Planning Commission meeting.

**MOTION CARRIED** by the following vote:

**AYES:** COMMISSIONERS: Dever, Santos, Thompson, Waite, Vice-Chair Graf, and Chair Cammarata

**NOES:** COMMISSIONERS: None

**ABSENT:** COMMISSIONERS: None

**RECUSE:** COMMISSIONERS: Steinbach

## **PUBLIC HEARINGS**

- 4. CONDITIONAL USE PERMIT NO. 315**, a request for a Conditional Use Permit to allow the sale of beer and wine for on-site consumption at a new 1,429 square foot restaurant located at 1853 Pacific Coast Highway in the C-R (Commercial Retail) Zone.

Planning Intern Dotson presented the staff report per the agenda material.

In response to a question from Commissioner Waite, Director Velasco stated that the property owner is required to build a six-foot-high concrete wall behind the restaurant. A security deposit is held by the City until the wall is built.

In response to a question from Vice-Chair Graf, Director Velasco stated that the applicant has requested to modify their hours of operation to permit opening at 9:00 a.m. on Sundays.

In response to a question from Commissioner Steinbach, Director Velasco stated that the 54 parking spaces in the shopping center fulfill the City's requirements. Individual businesses are not considered in such cases; the shopping center as a whole must satisfy parking requirements.

Chair Cammarata opened the public hearing at 6:31 p.m.

Myca Tran, Art Rodriguez Associates, representing the applicant, stated that this is an upscale restaurant where patrons can watch sports, drink craft beer and eat quality food. The request for a 9:00 a.m. Sunday opening is because the applicant would like to serve brunch during early-morning televised sports.

In response to a question from Commissioner Santos, Ms. Tran stated that once all approvals are received and the Alcoholic Beverage Control (ABC) permit is issued, the business intends to open as soon as possible.

In response to questions from Commissioners Thompson and Waite, Ms. Tran stressed that the primary use is that of a restaurant with a full kitchen. She added that Ernest Ross was also on the line. Mr. Ross has worked with Fleming's, Mastro's and Ruth's Chris Steakhouses, and wants to bring that type of atmosphere to this space.

Deputy City Clerk Abbott read an e-comment from Lomita resident Rosemary Pineda into the record. She expressed concerns about the risk of fire to her property due to unextinguished cigarettes, as well as inappropriate conversations and loud music, as these were issues with the previous business whose back door was often open.

In response to a question from Vice-Chair Graf, Director Velasco stated that a condition of approval is that the back door remain closed.

Ms. Tran stated that the applicant agrees to remove cigarette butts at a distance of 25 feet in both directions and to replace the back screen door with a solid door. Patrons will enter and exit through the front door only.

There were no other requests from the public to speak.

Chair Cammarata closed the public hearing at 6:37 p.m.

Vice-Chair Graf made a motion, seconded by Commissioner Santos, to adopt a resolution of approval subject to findings and conditions and confirm that the project is exempt from CEQA requirements, ***with an amendment to condition 15 allowing Sunday operations from 9 a.m. to 11 p.m.***

**MOTION CARRIED** by the following vote:

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

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

RECUSE: COMMISSIONERS: None

5. **ZONE TEXT AMENDMENT NO. 2020-01**, a recommendation of an ordinance amending Section 11-1.68.02 – Special Development Standards of the Lomita Municipal Code to Reestablish Fence, Wall, Gate and Screening Device Height Standards within Commercial Zone.

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

In response to a question from Commissioner Steinbach, Assistant Planner MacMorran stated that hedges are classified as screening devices. Assistant City Attorney Langer stated that the proposed ordinance has been reviewed by the City Attorney's Office and they are comfortable with it as written. Director Velasco stated that the landscaping section of the City Code addresses height of hedges, and they cannot exceed the height of the walls in that location.

In response to a question from Commissioner Thompson, Director Velasco stated that this requirement is the same for residential properties in the City.

In response to a question from Commissioner Waite, Director Velasco stated that similar provisions are in the parking requirements section of the Municipal Code.

Chair Cammarata opened the public hearing at 6:52 p.m. As no members of the public wished to speak on this item, Chair Cammarata closed the public hearing at 6:52 p.m.

Commissioner Waite made a motion, seconded by Vice-Chair Graf, to adopt a resolution recommending City Council approval.

**MOTION CARRIED** by the following vote:

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

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

RECUSE: COMMISSIONERS: None

## **WRITTEN COMMUNICATIONS**

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

Director Velasco stated that at the last Council meeting, Commissioner Steinbach was appointed. She added that L.A. County Building & Safety until recently has only accepted cash or checks for permits, but with the COVID-19-related closure, they have finally been pushed to accept credit card payments, for a small fee.

## **OTHER MATTERS**

### **7. STAFF ITEMS – ANNOUNCEMENTS**

None.

### **8. PLANNING COMMISSIONER ITEMS**

Commissioner Waite commented upon seeing more residents doing yard improvements at this time.

Commissioner Steinbach said residents are going to be moved to improve their properties as a result of spending more time at home.

Commissioner Santos welcomed Commissioner Steinbach.

Vice-Chair Graf also welcomed Commissioner Steinbach. He said he has been doing some home maintenance himself at this time, adding that residents are more focused on their homes as they are spending more there now.

Chair Cammarata echoed comments about seeing home improvements around town. He also thanked residents for wearing masks while walking around and remarked upon how friendly residents are.

Vice-Chair Graf also commented upon the overall friendly attitudes of people during this time.

Chair Cammarata echoed Vice-Chair Graf, and said he hopes the trend continues even after the pandemic ends.

### **9. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS**

Commissioner Santos will attend the City Council meeting on Tuesday, June 2, 2020. Vice-Chair Graf will attend the Tuesday, June 16, 2020, meeting.

### **10. ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned by Chair Cammarata at 7:05 p.m., in memory of all who have perished due to COVID-19.

Attest:

A handwritten signature in blue ink, appearing to read 'LEA', with a long horizontal flourish extending to the right.

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Linda E. Abbott, Deputy City Clerk