

**MINUTES  
REGULAR MEETING  
LOMITA PLANNING COMMISSION  
MONDAY, NOVEMBER 9, 2020**

**1. OPENING CEREMONIES**

a. Chair Cammarata called the meeting to order at 6:03 p.m. via teleconference pursuant to Governor Newsom's Executive Order N-29-20 issued on March 17, 2020.

b. Roll Call

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

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

**ABSENT:** COMMISSIONERS: Santos, Steinbach, and Thompson

**2. ORAL COMMUNICATIONS**

None.

**3. CONSENT AGENDA**

a) **APPROVAL OF MINUTES:** October 12, 2020

**RECOMMENDED ACTION:** Approve minutes.

Vice-Chair Graf made a motion, seconded by Commissioner Waite, to approve the minutes of the October 12, 2020, Planning Commission meeting.

**MOTION CARRIED** by the following vote:

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

**NOES:** COMMISSIONERS: None

**ABSENT:** COMMISSIONERS: Santos, Steinbach, and Thompson

b) **ZONE TEXT AMENDMENT NO. 2020-02**, a recommendation of an ordinance amending Section 11-1.66.03(A), Residential Parking Requirements, to Reduce the Required Number of Parking Spaces for Residential Units with Five (5) or More Bedrooms and/or Dens from Three (3) Spaces in a Garage to Two (2) Spaces in a Garage and a Determination that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA). Initiated by Kevin McMinn, 30299 Kingsridge Drive, Rancho Palos

Verdes, CA 90275 and Sajy & Jessy George, 25300 Cypress Street, Lomita, CA 90717 (Co-Applicants).

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

**MOTION CARRIED** by the following vote:

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

## **PUBLIC HEARINGS**

- 4. CONDITIONAL USE PERMIT NO. 316**, a request for a conditional use permit to allow the sale of beer and wine at a bona-fide restaurant, located at 1929B & 1931 Pacific Coast Highway in the C-R (Commercial Retail) Zone.

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

Chair Cammarata opened the public hearing at 6:27 p.m.

Matthew Jeng, project design coordinator, requested revised business hours allowing 8 a.m. to 11 p.m. on Sundays, and allowing alcohol sales on Sundays.

Marie Anne Legaspi, applicant, requested the business name be changed to Caviteña Bistro & Bake Shop.

Chair Cammarata closed the public hearing at 6:32 a.m.

Discussion was held relative to allowing Sunday operating hours.

Vice-Chair Graf made a motion, seconded by Commissioner Waite, to adopt the resolution of approval, with a revision to Condition 15, allowing Sunday business hours from 8 a.m. to 11 p.m., subject to findings and conditions, and to confirm that the project is exempt from CEQA requirements.

**MOTION CARRIED** by the following vote:

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

## **WRITTEN COMMUNICATIONS**

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

Interim Community and Economic Development Director Repp Loadsman stated that City Council approved construction of the Narbonne Parking Lot (and small park-type area) across from City Hall. Construction is to begin in January 2020 and should be completed by April.

## **OTHER MATTERS**

### **6. STAFF ITEMS – ANNOUNCEMENTS**

None.

### **7. PLANNING COMMISSIONER ITEMS**

Vice-Chair Graf congratulated Commissioner Waite on his expected election to City Council.

Commissioner Dever congratulated Commissioner Waite as well. She also requested that Commissioners receive hard copies of agenda packets again in the future.

Commissioner Waite stated that he had enjoyed working with the Planning Commission and said it does the heavy lifting for the City Council, while keeping discussions calm and professional. He also complimented Planning staff, and thanked his fellow Commissioners for the well wishes.

Chair Cammarata also congratulated Commissioner Waite. He added that it appears that Measure L will be passed by Lomita voters.

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

Commissioner Waite will attend the City Council meeting on Tuesday, December 1, 2020. Vice-Chair Graf will attend the Tuesday, December 15, 2020, City Council meeting.

### **9. ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned by Chair Cammarata at 6:49 p.m.

Attest:



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Linda E. Abbott, Deputy City Clerk