

**MINUTES
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, AUGUST 9, 2021
VARIOUS TELECONFERENCE LOCATIONS**

1. OPENING CEREMONIES

a. 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.

b. Roll Call

Responding to the roll call by Deputy City Clerk Abbott were Commissioners Dever, Santos, Steinbach, Stephens, Thompson, Vice-Chair Graf, and Chair Cammarata. Also present were Assistant City Attorney Nathalie Camarena, Community and Economic Development Director Kapovich, and Associate Planner MacMorran (all participated via Zoom).

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

ABSENT: None

2. ORAL COMMUNICATIONS

None

3. CONSENT AGENDA

a) **APPROVAL OF MINUTES:** July 12, 2021, minutes

RECOMMENDED ACTION: Approve minutes.

Vice-Chair Graf made a motion, seconded by Commissioner Santos, to approve the minutes of the July 12, 2021, Planning Commission meeting.

MOTION CARRIED by the following vote:

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

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

PUBLIC HEARINGS

4. DETERMINATION OF SIMILARITY NO. 2021-01, a request for a Determination of Similarity to find that an indoor golf simulation facility is comparable in nature to uses listed within the Lomita Municipal Code's Permitted Use Section 11-45.02 and that an indoor golf simulation

facility is within the intent and purpose of the Commercial General (C-G) Zone. The project is categorically exempt from the California Environmental Quality Act per Section 15301 (Existing Facilities). Applicant: Julie Lim, 23109 Los Codona Avenue, Torrance, CA 90505.

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

The applicant, Trent Lim, stated that he was excited to create a new business concept in Lomita. He added that he is still working to determine the business hours.

Chair Cammarata opened the public hearing at 6:20 p.m. As there were no requests from the public to speak on this item, Chair Cammarata closed the public hearing at 6:20 p.m. and brought the item back to the Commission for further discussion or a motion.

Commissioner Steinbach made a motion, seconded by Commissioner Santos, to adopt a resolution approving a Determination of Similarity, finding that an indoor golf simulation facility is comparable in nature to uses listed within the Lomita Municipal Code's Permitted Use Section 11-45.02 and that an indoor golf simulation facility is within the intent and purpose of the Commercial General (C-G) Zone, 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,
Vice-Chair Graf, and Chair Cammarata
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: None

SCHEDULED MATTERS

5. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Director Kapovich stated that both Vesting Tentative Tract Maps discussed at the July 12, 2021, Planning Commission meeting were approved by the City Council at the August 3, 2021, meeting. The Memorial at Teuchert Park, in remembrance of the October 1, 2017, Las Vegas mass shooting victims (including Lomita resident Lisa Patterson), was approved at the July 20, 2021, City Council meeting.

6. PROJECT STATUS UPDATES

Director Kapovich stated that staff had spoken with the owner of the self-storage property on Lomita Boulevard regarding the state of the site. They will be noticed tomorrow if it is still full of trash and debris.

He updated the Commission on efforts to curb illegal street vendor activity in the City. Such vendors are allowed on the sidewalk per State law, as long as they leave enough room for ADA accessibility. Such vendors on private property (as in parking lots) require more staff review, as a special event permit is required.

OTHER MATTERS

7. STAFF ITEMS – ANNOUNCEMENTS

Director Kapovich stated that Lemonade Day had over 50 participating kids, with 30 stands throughout the City. Awards will be presented to participants at the upcoming Lemmy Awards, and this will be an annual event in Lomita.

8. PLANNING COMMISSIONER ITEMS

Vice-Chair Graf stated that Lemonade Day was fantastic. He asked the status of having the kitchens removed at the mixed-use property at 25024 Narbonne Avenue and 2154 250th Street.

Director Kapovich stated that there is an ongoing investigation regarding the unpermitted kitchens and that he will update the Commission as soon as possible.

Chair Cammarata commented on SB9 and SB10, to be voted on August 27. He urged residents to contact Assembly Member Al Muratsuchi to express opposition to the proposed legislation.

9. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Stephens will attend the City Council meeting on Tuesday, September 7, 2021. Commissioner Steinbach will attend the Tuesday, September 21, 2021, City Council meeting.

10. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned by Chair Cammarata at 6:43 p.m.

Attest:



Linda E. Abbott
Deputy City Clerk