

**MINUTES  
REGULAR MEETING  
LOMITA PLANNING COMMISSION  
MONDAY, OCTOBER 10, 2022**

**1. OPENING CEREMONIES**

- a. Chair Cammarata called the meeting to order at 6:00 p.m. pursuant to Governor Newsom's Executive Order N-29-20 issued on March 17, 2020.
- b. Responding to the roll call by City Clerk Abbott (via Zoom) were Commissioner Stephens, Vice-Chair Graf, and Chair Cammarata (all present in the Upstairs Assembly Room); and Commissioners Dever, Santos, and Steinbach (all participated via Zoom). Also present were Planner Repp Loadsman and Associate Planner MacMorran (both present in the Upstairs Assembly Room); and Assistant City Attorney Camarena (participated via Zoom).

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

**ABSENT:** Thompson

**2. ORAL COMMUNICATIONS**

Chair Cammarata announced the time for public comments on consent agenda items or subjects not on this agenda. There being no requests to speak, Chair Cammarata closed oral communications.

**3. CONSENT AGENDA**

- a) **APPROVAL OF MINUTES:** July 11, 2022, minutes

**RECOMMENDED ACTION:** Approve minutes.

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

**MOTION CARRIED** by the following vote:

**AYES:** Dever, Steinbach, Stephens, Vice-Chair Graf, and Chair Cammarata

**NOES:** None

**ABSENT:** Santos (temporarily lost connection) and Thompson

**PUBLIC HEARINGS**

4. **CONDITIONAL USE PERMIT NO. 320**, a request to allow an existing 2,000 square-foot restaurant located at 24218 Crenshaw Boulevard in the Light Manufacturing and Commercial (MC) Zone to sell beer and wine for on-site consumption on the premises. The project is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15301

(Existing Facilities). Applicant: Steve Kim, 800 West First Street, Suite 1907, Los Angeles, CA 90012

As the applicant could not be present for this meeting, staff recommended that the item be continued to the November 14, 2022, Planning Commission meeting.

Chair Cammarata opened the public hearing at 6:04 p.m. As there were no requests from the public to speak on this item, Chair Cammarata brought the item back to the Commission for discussion or a motion.

Vice-Chair Graf made a motion, seconded by Commissioner Stephens, to continue the public hearing to the November 14, 2022, Planning Commission meeting.

**MOTION CARRIED** by the following vote:

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

NOES: None

ABSENT: Santos (temporarily lost connection) and Thompson

- 5. CONDITIONAL USE PERMIT NO. 321**, a request to allow an existing 6,214 square-foot restaurant located at 2065 Palos Verdes Drive North in the Commercial Planned Development (C-P-D) Zone to sell beer and wine for on-site consumption on the premises. The project is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities). Applicant: Looma Space, Inc./Gloria Lee, 3414 West 228<sup>th</sup> Street, Torrance, CA 90505

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

Commissioner Santos returned to the Zoom meeting at 6:11 p.m.

Chair Cammarata invited questions and comments from the Commission.

Brief discussion was held relative to comparable restaurants' hours for beer and wine service and security measures to be put into place.

Chair Cammarata opened the public hearing at 6:18 p.m. He then invited the applicant, Gloria Lee, to speak.

Ms. Lee stated that some evenings will include adult activities such as "wine and paint" classes, during which beer and wine would be offered. There are 12 security cameras currently installed, but they plan to increase the number to 20. She added that Dave & Buster's and Round Table Pizza have similar business concepts in that they cater to both children and adults.

Additional discussion was held relative to monitoring the security cameras, the locations of the cameras, the possibility of requiring a security guard on the premises during certain business hours, and the potential need for a special event permit.

Ms. Lee outlined the special events (such as the "wine and paint" classes) planned, which will take place during regular business hours, in the evening.

Planner Repp Loadsman suggested offering some flexibility relative to the business hours, extending the sale of beer and wine to 9:00 p.m. daily to accommodate evening activities for adults, amending Condition 13.

As there were no additional requests from the public to speak on this item, Chair Cammarata closed the public hearing at 6:52 p.m. and brought the item back to the Commission for further discussion or a motion.

Vice-Chair Graf made a motion, seconded by Commissioner Santos, to adopt a resolution of approval subject to findings and conditions, with an amendment to Condition 13 to allow the sale of beer and wine until 9:00 p.m. daily; and to confirm that the project is exempt from CEQA requirements.

**MOTION CARRIED** by the following vote:

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

## **SCHEDULED MATTERS**

### **6. REVIEW OF 2022 LEGISLATIVE CYCLE - SUMMARY PROVIDED BY LEAGUE OF CALIFORNIA CITIES (OCTOBER 5, 2022)**

[Cities fare well in final days of the 2022 legislative cycle | Cal Cities](#)

#### [Cities fare well in final days of the 2022 legislative cycle](#)

AB 2440 (Irwin) Responsible Battery Recycling Act of 2022. Cal Cities Position: Requested Signature; Signed . SB 54 (Allen) Solid waste: reporting, packaging, and plastic food service ware. Cal Cities Position: Requested Signature; Signed . Public Safety . Cities notched several wins in the final days before the Governor's constitutionally mandated deadline to sign or veto hundreds of bills.

[www.calcities.org](http://www.calcities.org)

Planner Repp Loadsman stated there was no staff presentation for this item, but she wanted to make the Commission aware of the legislative updates.

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

Staff had no comments regarding recent City Council actions.

### **8. PROJECT STATUS UPDATES**

Planner Repp Loadsman stated that Cream Pan is well under construction, The Slip Bar is making progress, and there might be another restaurant in the works in the strip mall just north of City Hall. She added that a downtown corner business is in the process of making structural repairs due to the damage caused by a car crashing into it some time ago.

## **OTHER MATTERS**

### **9. STAFF ITEMS – ANNOUNCEMENTS**

Planner Repp Loadsman stated that the new Community & Economic Development Director will be starting in November. She added that the City's Assistant Planner and Planning Intern took positions elsewhere, and recruitments for their replacements will commence once the new director comes aboard.

### **10. PLANNING COMMISSIONER ITEMS**

Vice-Chair Graf asked if the Commission could still receive updates on certain items that no longer require Planning Commission approval as a result of recent legislative changes. Planner Repp Loadsman stated that staff will soon be implementing a tracking system and will share updates with the Commission at future meetings.

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

Commissioner Stephens will attend the Tuesday, November 1, 2022, City Council meeting; Commissioner Santos will attend the November 15, 2022, City Council meeting.

### **12. ADJOURNMENT**

There being no further business to discuss, Chair Cammarata adjourned the meeting at 7:07 p.m.



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Linda E. Abbott, CMC  
Deputy City Clerk