

**MINUTES
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, NOVEMBER 14, 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. Vice-Chair Graf led the salute to the flag.
- c. Responding to the roll call by City Clerk Abbott (via Zoom) were Commissioners Dever, Stephens and Thompson, Vice-Chair Graf, and Chair Cammarata (all present in the Upstairs Assembly Room); and Commissioners Santos and Steinbach (participated via Zoom). Also present were City Manager Smoot, Community and Economic Director Rindge, Planner Repp Loadsman, and Associate Planner MacMorran (all present in the Upstairs Assembly Room); and Assistant City Attorney Camarena (participated via Zoom).

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

ABSENT: None

2. ORAL COMMUNICATIONS

Chair Cammarata announced the time for public comments on Consent Agenda items or subjects other than those scheduled.

City Manager Smoot introduced the City's new Community and Economic Development Director, Brianna Rindge. He commented on the ongoing Council Chambers upgrades and mentioned that California law will be revised in early 2023 so that governing bodies will have to meet in-person as before the pandemic, with only a few exceptions.

3. CONSENT AGENDA

None scheduled.

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) *(Continued from the October 10, 2022, Planning Commission meeting)*

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

Chair Cammarata invited questions from the Commission. Vice-Chair Graf asked if the restaurant is currently doing business and if so, under what operating hours.

The applicant, Steve Kim, stated that this is the seventh location of this restaurant, and it is currently closed pending beer and wine sales approval from both the Planning Commission and ABC. They would like to stay open until midnight seven days per week, and he has applied for post-midnight closing hours for many locations.

Chair Cammarata opened the public hearing at 6:29 p.m. As there were no requests from the public to speak on this item, he closed the public hearing at 6:29 p.m., and brought it back to the Commission for discussion.

There was brief discussion relative to the advantages of a later closing time. The Commission expressed concerns that the project is represented as a restaurant but might in fact be more of a bar.

Planner Repp Loadsman suggested that the Commission modify Condition 13 to allow for later operating hours, but to start conservatively and consider further modification if requested down the road. She clarified that ABC requires that bona fide restaurants have higher food to alcohol sales ratios.

Chair Cammarata noted the site address is incorrect in Item 17 of the Resolution under "Planning Special Conditions."

There being no further discussion, Chair Cammarata asked for a motion.

Commissioner Thompson made a motion, seconded by Commissioner Steinbach, to adopt a resolution of approval subject to findings and conditions (with amended operating hours noted in Condition 13 of 11 a.m. to 11 p.m. Sunday-Thursday, and 11 a.m. to 12 midnight Friday and Saturday, and with the address correction in Item 17), and confirm that the project is exempt from CEQA requirements.

MOTION CARRIED by the following vote:

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

NOES: None

ABSENT: None

5. DISCUSSION AND CONSIDERATION OF ZONE TEXT AMENDMENT NO. 2022-02, AN AMENDMENT TO LOMITA MUNICIPAL CODE SECTION 11-1.27.12 TO MODIFY SIGN REGULATIONS OF THE "24000 CRENSHAW BOULEVARD SPECIFIC PLAN" LOCATED AT 2453 LOMITA BOULEVARD (Applicant: Picerne Group, 5000 Birch Street, Suite 600, Newport Beach, CA 92660)

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

Planner Repp Loadsman stated that the City's Housing Element was finally approved by the California Department of Housing and Community Development. She added that this project is

important for helping the City reach the number of housing units we are now required to have, and that as a larger building, such signs are appropriate for the context and location, and for future development along Lomita Boulevard.

Chair Cammarata invited discussion from the Commission.

Brief discussion was held relative to why the applicant had not asked for this sign modification at the same time as the previous request.

Chair Cammarata opened the public hearing at 7:04 p.m.

Greg Nakamura, the applicant, stated that they realized they had been held to signage constraints based on smaller apartment developments and now that they have started operations, they felt it was a mistake to not allow such signage.

Cam Cerone, the applicant, stated that phase one of leasing is going well.

As there were no requests from the public to speak on this item, Chair Cammarata closed the public hearing at 7:10 p.m. and brought the item back for further discussion or a motion.

Vice-Chair Graf made a motion, seconded by Commissioner Santos, to adopt a resolution recommending approval of Zone Text Amendment 2022-02 to the City Council, subject to the findings and conditions and finds the request is exempt from the California Environment Quality Act (CEQA).

MOTION CARRIED by the following vote:

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

SCHEDULED MATTERS

6. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Planner Repp Loadsman had nothing to report.

7. PROJECT STATUS UPDATES

Planner Repp Loadsman provided updates on the following:

- The Target store on Pacific Coast Highway
- Two potential restaurants in the former bank building at the northeast corner of Narbonne Avenue and Pacific Coast Highway
- A higher density residential project

Planner Repp Loadsman also stated that there will be a joint Planning Commission/City Council meeting relative to the Housing Element updates on December 20. The Housing Element

should be uploaded to the City's website by next week.

Associate Planner MacMorran provided an update on a mixed-use project south of the Lomita-Harbor City Kiwanis Club on Narbonne.

City Manager Smoot gave kudos to Planner Repp Loadsman and the City's Housing consultant, Dudek, for their hard work on both the Housing Element and the Regional Housing Needs Assessment (RHNA), and noted that they pushed back on certain requests made by the State. He added that the City Council will discuss the process at some point, as many cities including Lomita felt it seemed adversarial at times, and our legislators should be made aware of this.

OTHER MATTERS

8. STAFF ITEMS – ANNOUNCEMENTS

- **South Bay Housing Education Forum - REAP project**
- **AB2449 Teleconferencing Update**

Planner Repp Loadsman stated that the South Bay Cities Council of Governments will be presenting the Housing Education Forum, a tremendous educational opportunity for City officials, including the Planning Commission, in the near future.

City Manager Smoot provided the update on AB2449 above under Oral Communications.

9. PLANNING COMMISSIONER ITEMS

Commissioner Thompson regretfully announced his resignation. He stated that he is proud to live in such a well-run city as Lomita and to have been a member of the Planning Commission.

10. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Dever will attend the Tuesday, December 6, 2022, City Council meeting; all plan to attend the Tuesday, December 20, 2022, City Council meeting as the Special Joint Meeting of the Planning Commission and City Council will be held prior to it, at 4 p.m.

11. ADJOURNMENT

There being no further business to discuss, Chair Cammarata adjourned the meeting at 7:35 p.m.



Linda E. Abbott, CMC
Deputy City Clerk