

**MINUTES
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, FEBRUARY 13, 2023**

1. OPENING CEREMONIES

- a. Chair Cammarata called the meeting to order at 6:05 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 Deputy City Clerk Abbott were Commissioners Dever, Santos, and Stephens, Vice-Chair Graf, and Chair Cammarata. Also present were Community and Economic Director Rindge, Associate Planner MacMorran, Assistant Planner Barbero, and Assistant City Attorney King.

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

ABSENT: Steinbach

2. ORAL COMMUNICATIONS

Deputy City Clerk Abbott read an email received on February 9, 2023, from Brandee Keith, Senior Public Affairs Specialist, Geographic Outreach Team, South Bay Cities, South Coast AQMD, in which she invited the Planning Commission to attend the WAIRE (Rule 2305 – Warehouse Actions and Investments to Reduce Emissions) Program Compliance Webinar on February 15, 2023, at 1 p.m.

3. CONSENT AGENDA

- a. **APPROVAL OF MINUTES:** November 14, 2022, and December 12, 2022, minutes

RECOMMENDED ACTION: Approve minutes.

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

MOTION CARRIED by the following vote:

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

NOES: None

ABSENT: Steinbach

PUBLIC HEARINGS

4. **MINOR CONDITIONAL USE PERMIT NO. 1 & SITE PLAN REVIEW NO. 1217**, a request for a Minor Conditional Use Permit to allow for shared parking located at 2159-2169 Pacific Coast Highway, 2177 Pacific Coast Highway, 25622-25656 Narbonne Avenue, and 25636 Narbonne Avenue, and a Site Plan Review for a one-story commercial building consisting of 3,851 square

feet of commercial space located at 2177 Pacific Coast Highway in the Commercial Retail (C-R) Zone, and confirm the categorical exemption (Applicant: Michael Tseng, 17911 Von Karman Avenue, Irvine, CA 92614)

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

Chair Cammarata invited questions from the Commission. There was brief discussion relative to consideration of employee parking in Zone B, the 30-foot driveway with landscape buffer, removal of the freestanding sign, and the location of the block wall.

Chair Cammarata invited the applicant, Michael Tseng (project architect), to address the Commission. Mr. Tseng shared some of the challenges relative to the project. A state-of-the-art building will be built at the site, and an electrical charging station will be installed, to help bring the property up to Code. He requested permission for the existing nonconforming freestanding sign to remain.

There was brief discussion relative to allowing the nonconforming freestanding signs, delivery access for Cold Stone Creamery, and left turns onto Narbonne Avenue from the parking lot.

Director Rindge stated that staff will reach out to Public Works about the possible installation of a “no left turn” sign.

Associate Planner MacMorran clarified that the existing freestanding sign is not allowable by right; separate approval from the Planning Commission would be required, and keeping it is not recommended by staff.

Chair Cammarata opened the public hearing at 6:52 p.m.

George Kivett, Lomita resident, spoke in support of the project.

As there were no additional requests from the public to speak on this item, Chair Cammarata closed the public hearing at 6:55 p.m. and brought the item back to the Commission for further discussion or a motion.

Commissioner Santos made a motion, seconded by Commissioner Stephens, to adopt resolutions approving Minor Conditional Use Permit No. 1 and Site Plan Review No. 1217, subject to the findings and conditions, and to confirm the categorical exemption from the California Environment Quality Act (CEQA).

MOTION CARRIED by the following vote:

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

- 5. MINOR CONDITIONAL USE PERMIT NO. 2 & SITE PLAN REVIEW NO. 1218**, a request for a Minor Conditional Use Permit to allow for reduced parking and a Site Plan Review for a 719-square-foot outdoor dining canopy located at 24516 Narbonne Avenue, Suite 100, in the Downtown Commercial (D-C) Zone, and confirm the categorical exemption (Applicant: Bob Lake, 24516 Narbonne Avenue, Suite 100, Lomita, CA 90717)

Director Rindge presented the staff report per the agenda material. She stated that the applicant made two requests that staff does not recommend for approval:

- 1) To replace the two existing parking spaces just south of the canopy with a fenced-in loading area
- 2) Placement of a new curb and chain fencing on the southerly edge of the site

Chair Cammarata invited discussion from the Commission. The following minor edits were noted:

- 1) On page 2 of the CUP Resolution, under "Section 2. Findings, a.," Condition of Approval 22 should instead be Condition of Approval 13, and Condition of Approval 23 should instead be Condition of Approval 14
- 2) Under Condition 13 of the CUP Resolution, the words "not recommended" should be changed to "not approved"
- 3) In paragraph 3 of the Site Plan Review Resolution, the words "not recommended" should be changed to "not approved"

Chair Cammarata invited the applicant, Bob Lake, to address the Commission. Mr. Lake explained the reasons behind the requests that are not recommended by staff. In addition, he requested that the operating hours be changed to allow for 7:00 p.m. closure on Fridays and 10:00 p.m. on Sundays.

Chair Cammarata opened the public hearing at 7:31 p.m.

George Kivett, Lomita resident, expressed support for the project.

As there were no additional requests from the public to speak on this item, Chair Cammarata closed the public hearing at 7:34 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 resolutions approving Minor Conditional Use Permit No. 2 and Site Plan Review No. 1218₁, with the edits/amendments listed below, subject to the findings and conditions, and to confirm the categorical exemption from the California Environment Quality Act (CEQA).

Amendments to the resolutions are as follows:

- 1) On page 2 of the CUP Resolution, under "Section 2. Findings, a.," Condition of Approval 22 should instead be Condition of Approval 13, and Condition of Approval 23 should instead be Condition of Approval 14
- 2) Under Condition 13 of the CUP Resolution, the words "not recommended" should be changed to "not approved"
- 3) In paragraph 3 of the Site Plan Review Resolution, the words "not recommended" should be changed to "not approved"
- 4) Strike Condition 14 in the CUP Resolution
- 5) Strike Condition 23 in the Site Plan Review Resolution
- 6) Amend Condition 25 in the Site Plan Review Resolution to reflect closure times of 7:00 p.m. on Sundays and 10:00 p.m. on Fridays

MOTION CARRIED by the following vote:

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

6. DISCUSSION AND CONSIDERATION OF ZONE TEXT AMENDMENT 2023-01 AMENDING VARIOUS SECTIONS OF LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING) TO ENSURE CONSISTENCY WITH STATE LAW REGARDING SUPPORTIVE, TRANSITIONAL, AND EMPLOYEE HOUSING, LOW-BARRIER NAVIGATION CENTERS, DENSITY BONUS INCENTIVES, REASONABLE ACCOMMODATION, COVERED PARKING, SENIOR PLANNED UNIT DEVELOPMENTS, EMERGENCY SHELTERS, AND SUBSTANDARD LIVING CONDITIONS, AS WELL AS THE STRIKING OF UNUSED EXISTING ZONING DISTRICTS, AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (Applicant: The City of Lomita)

Director Rindge presented the staff report per the agenda material.

Chair Cammarata invited questions from the Commission. Brief discussion was held relative to allowing new single-family homes to be built without a covered parking requirement.

Chair Cammarata opened the public hearing at 7:48 p.m.

George Kivett, Lomita resident, spoke in opposition to eliminating the covered parking requirement for single family homes in Lomita. He supported elimination of the C-S-P and C-N Zones, calling them redundant. Relative to workforce housing, he stated that Lomita needs to increase the mixed-use overlay along Lomita Boulevard between the eastern and western borders, and increase the height limit along the south side of Lomita Boulevard, as shadows would fall on the street and not in neighbors' back yards.

As there were no additional requests from the public to speak on this item, Chair Cammarata closed the public hearing at 7:51 p.m. and brought the item back to the Commission for further discussion or a motion.

Director Rindge clarified that the State mandates that covered parking is no longer required for new single-family homes.

Commissioner Santos made a motion, seconded by Vice-Chair Graf, to recommend that the City Council approve Zone Text Amendment 2023-01, including the addition of items noted in the Addendum received February 13, 2023 (see below), subject to the findings and conditions, and find the action to be exempt from the California Environment Quality Act (CEQA).

Section 4. Zoning Amendments

Based on the foregoing, the City Council hereby approved of the following amendments to the Lomita Municipal Code:

Q. Section 11-1.45.02 ("Principal uses permitted") of Article 45 ("Zone C-G (Commercial, General)") of Title XI of the Lomita Municipal Code is hereby amended to ~~remove-repeal~~ "(2) Uses permitted in the C-S-P and C-N zones" and add the following:

- "(33) Barber and beauty shops.
- (34) Civic center uses, banks, savings and loan and credit unions.
- (35) Cleaning and dyeing agencies, including incidental spotting, sponging, pressing and repairs.
- (36) Dental clinics, including laboratories in conjunction therewith.
- (37) Dry cleaning, self-service.
- (38) Laundries, self-service.
- (39) Markets and grocery stores not selling alcoholic beverages.
- (40) Shoe repair shops.

- (41) Medical clinics, including laboratories and prescription pharmacies in conjunction therewith, not including medical marijuana dispensaries, cannabis cultivation, or any other commercial cannabis activity.
- (42) Offices, business and professional.
- (43) Parks, public.”

R. Section 11-1.45.05 (“Uses by conditional use permit”) of Article 45 (“Zone C-G (Commercial, General)”) of Title XI of the Lomita Municipal Code is hereby amended to ~~remove-repeal~~ “(1) Any use requiring a conditional use permit in Zone C-S-P or C-N unless otherwise specified in this Article” and add the following:

- “(24) Assembly Halls, subject to the provisions of Section 11-1.68.04.
- (25) Buildings exceeding thirty-five (35) feet in height.
- (26) Fueling service stations.
- (27) Hospitals.
- (28) Schools, and unless otherwise exempted by the school district, schools with a total school capacity of more than fifty (50) students (as determined [by] the Department of Building and Safety) shall be subject to the development standards in Section 11-1.68.04.”

MOTION CARRIED by the following vote:

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

SCHEDULED MATTERS

7. DISCUSSION ON OUTDOOR DINING ORDINANCE (LMC SEC. 11-1.68.06)

Director Rindge presented the staff report per the agenda material.

Commission recommendations included allowing permanent outdoor furniture to deter theft, and continuation of outdoor dining as long as it does not result in fewer parking spaces on public or private property.

Staff will return with a draft ordinance to recommend for approval by the City Council.

8. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Director Rindge stated that the City Council had recently adopted ordinances relative to the building codes updates and signage at the Picerne Development.

9. NEW AND UPCOMING DEVELOPMENTS AND BUSINESSES

The Commission thanked staff for putting this item together. Director Rindge stated that staff plans to include this item on a quarterly basis.

OTHER MATTERS

10. STAFF ANNOUNCEMENTS

Director Rindge introduced new Assistant Planner, Erika Barbero. She also stated that the City Council had recently approved a two-year contract for augmented Code Enforcement.

Deputy City Clerk Abbott stated that beginning in May, Planning Commissioners will no longer be able to participate in meetings virtually except under very special circumstances.

11. PLANNING COMMISSIONER ITEMS

Vice-Chair Graf thanked staff for getting the agenda packets out earlier than had been the practice. He commented on the recent grand opening of Kaia, stating that the property is like a five-star hotel. He added that, according to *The Daily Breeze* on Sunday, Lomita is in the top 10% of cities that have met their housing requirements. He then asked the status of a popup taco stand in the City.

Director Rindge stated that she is unable to comment on open Code Enforcement proceedings but that case is moving through the process.

Commissioner Stephens also gave kudos to staff. She stated that Lomita got a "D" in housing requirements on the very low-income affordability scale, so the City has to stand more firm on that end of the scale with future projects.

Chair Cammarata stated that the taco stand that had been near Auto Zone has moved down by Savers. He then asked if staff had been in touch with a member of the public who had myriad concerns about a smog shop project during the December 12, 2022, meeting. Director Rindge stated that Code Enforcement has been in touch with her.

12. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Santos will attend the Tuesday, March 7, 2023, City Council meeting; It is to be determined which commissioner will attend the Tuesday, March 21, 2023, City Council meeting.

Director Rindge stated that the City Council will be appointing a new Planning Commissioner at the February 21 meeting.

13. ADJOURNMENT

There being no further business to discuss, Chair Cammarata adjourned the meeting at 8:20 p.m.



Linda E. Abbott, CMC
Deputy City Clerk