

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

**1. OPENING CEREMONIES**

**a. Call to Order**

The regular meeting of the Lomita Planning Commission was called to order by Chair Cammarata at 6:00 p.m. on Monday, March 13, 2023, in the Council Chambers at Lomita City Hall, 24300 Narbonne Avenue, Lomita, California.

**b. Flag Salute**

Commissioner Steinbach led the salute to the flag.

**c. Roll Call**

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

**ABSENT:** None

**STAFF PRESENT:** Community and Economic Director Rindge, Associate Planner MacMorran, Assistant Planner Barbero, Assistant City Attorney King, and Deputy City Clerk Abbott

Chair Cammarata welcomed newly appointed Planning Commissioner Henry Sanchez Jr.

**2. SELECTION OF CHAIR AND VICE-CHAIR FOR 2023 – 2024**

Chair Cammarata opened the floor for nominations.

Commissioner Santos made a motion, seconded by Commissioner Stephens, to nominate Chair Cammarata for Chair.

**MOTION CARRIED** by the following vote:

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

**NOES:** None

**ABSENT:** None

Commissioner Santos made a motion, seconded by Commissioner Sanchez, to nominate Vice-Chair Graf for Vice-Chair.

**MOTION CARRIED** by the following vote:

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

NOES: None  
ABSENT: None

### 3. ORAL COMMUNICATIONS

Chair Cammarata announced the time for public comments on Consent Agenda items or subjects other than those scheduled. There being no requests to speak, Chair Cammarata closed oral communications.

### 4. CONSENT AGENDA

#### a. APPROVAL OF MINUTES: February 13, 2023

**RECOMMENDED ACTION:** Approve minutes.

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

**MOTION CARRIED** by the following vote:

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

### 5. PUBLIC HEARINGS

#### a. MINOR CONDITIONAL USE PERMIT NO. 3 FOR SHARED PARKING AT 2408-2418 LOMITA BOULEVARD AND AMENDMENT TO CONDITIONAL USE PERMIT NO. 230 AT 2408 LOMITA BOULEVARD IN THE COMMERCIAL GENERAL (C-G), WITHIN THE MIXED-USE OVERLAY (MUO) DISTRICT (Applicant: Kotosh Restaurant, 2408 Lomita Boulevard, Lomita, CA 90717)

**RECOMMENDED ACTION:** Adopt resolutions approving Minor Conditional Use Permit No. 3 and approve an amendment to Conditional Use Permit No. 230 to allow for the expansion of Kotosh, an existing restaurant, which serves beer and wine into Unit B.

Assistant Planner Barbero presented the staff report per the agenda material. The request is not for serving hard liquor, but for permission to serve beer and wine in the expanded site.

Director Rindge added that the expansion was begun without Planning approval, but the conditions of approval will require permits for all work to be done. The applicant cannot operate until the certificate of occupancy is issued.

There was brief discussion as to whether to require signage stating that there is additional parking in the back of the property in order to minimize street parking as a condition of approval; or to require such signage as a condition of approval at staff's discretion; or as to whether there is already such signage on the property.

Chair Cammarata invited the applicant forward to address the Commission. As the applicant was not in attendance, Chair Cammarata brought the item back for further discussion.

There was brief discussion relative to the potential opening of an urgent care facility in that plaza in the future and how that would affect parking onsite. Parking is sufficient now but that could change depending upon what type of new business opens there.

Chair Cammarata opened and closed the public hearing at 6:28 p.m. as no members of the public wished to speak on this item. He brought the item back to the Commission for further discussion or a motion.

Commissioner Santos made a motion, seconded by Commissioner Steinbach, to adopt resolutions approving Minor Conditional Use Permit No. 3 and approving an amendment to Conditional Use Permit No. 230 to allow for the expansion of Kotosh, an existing restaurant, which serves beer and wine, into Unit B.

**MOTION CARRIED** by the following vote:

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

- b. DISCUSSION AND CONSIDERATION OF ZONING TEXT AMENDMENT NO. 2023-02, AN ORDINANCE AMENDING LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING) TO MODIFY OFF-STREET PARKING RESTRICTIONS AND PERMIT ADDITIONAL TYPES OF PARKING LOT SIGNS, TO ADD DEFINITIONS AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT** (Applicant: BRFI Lomita II, LLC, 2130 Pacific Coast Highway, Lomita, CA 90717)

**RECOMMENDED ACTION:** Adopt resolution recommending approval of Zone Text Amendment 2023-02 to the City Council, subject to the findings and conditions and finds the request is exempt from the California Environment Quality Act (CEQA).

Associate Planner MacMorran presented the staff report per the agenda material. This amendment would apply to all commercial zones in the City. The applicant is the property owner at 2130 Pacific Coast Highway, BRFI Lomita II, LLC. Lomita's Municipal Code is unique in that it has a strict prohibition on designating parking spaces on commercial property. Target Stores, like many retail stores today, provides designated parking spaces for picking up orders placed online.

There was brief discussion relative to the two types of additional parking: designated and shared short-term. For certain retailers there is the need for both types, and this ordinance would allow for that.

Associate Planner MacMorran noted an edit to be made to the draft ordinance in Section 4, D: the qualifier "with at least 30 parking spaces" will be struck so that it now reads: "Commercial developments may designate up to five (5) percent of the available parking spaces for short-term parking but no more than 8 spaces. Short-term parking shall not exceed thirty (30) minutes. The property owner may limit the timeframe that the parking spaces are available only for short-term parking."

Chair Cammarata invited the applicant to speak to his request. Adam Miller, representative of the applicant, BRFI Lomita II, LLC, stated that the drive aisle is designed for short-term parking and the service doors for those spaces would be directly across from them, on the southwest corner of the building. There are no dedicated or short-term spaces anticipated at the front, where the majority of the ADA-compliant spaces will be. Target has seen a significant increase in this component of their business, and this amendment will make Lomita more attractive to other retail establishments.

Chair Cammarata opened and closed the public hearing at 7:02 p.m., as no members of the public wished to speak on this item. He 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 resolution recommending approval of Zone Text Amendment 2023-02 to the City Council, subject to the findings and conditions and finds the request is exempt from the California Environment Quality Act (CEQA), with an edit to the draft ordinance in Section 4, D: the qualifier “with at least 30 parking spaces” will be struck so that it now reads: “Commercial developments may designate up to five (5) percent of the available parking spaces for short-term parking but no more than 8 spaces. Short-term parking shall not exceed thirty (30) minutes. The property owner may limit the timeframe that the parking spaces are available only for short-term parking.”

**MOTION CARRIED** by the following vote:

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

NOES: None

ABSENT: None

## **SCHEDULED MATTERS**

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

Director Rindge commented on the following:

- The first reading of tonight’s Zone Text Amendment Ordinance will take place at the April 4 City Council meeting, with the second reading and anticipated adoption slated for the April 18 City Council meeting
- A housing-related ordinance was adopted at the March 7 City Council meeting
- The annual progress report for the Housing Element will be on the April Planning Commission agenda for discussion and recommendation to Council
- At the April 21 City Council meeting, discussion will take place on whether to allow murals on private property. If Council desires to amend the Code, the item will come back to the Planning Commission for discussion and recommendation to Council
- The Request for Proposals for the City’s General Plan and Zoning Code updates was released February 23 and is due March 27. The City has received interest from a few firms already, and the pre-bid meeting is March 15
- On February 22 the Economic Development Subcommittee discussed outdoor dining. That item will be placed on the April Planning Commission agenda for discussion and recommendation to Council

## **OTHER MATTERS**

**7. STAFF ANNOUNCEMENTS**

Director Rindge welcomed Commissioner Sanchez and noted that tonight was Assistant Planner Barbero's first presentation to the Commission.

**8. PLANNING COMMISSIONER ITEMS**

The Commission thanked staff for doing a great job, and welcomed Commissioner Sanchez.

**9. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS**

Commissioners Santos and Stephens will attend the Tuesday, April 4, 2023, City Council meeting; Commissioner Sanchez will attend the Tuesday, April 18, 2023, City Council meeting.

**10. ADJOURNMENT**

As there was no further business to discuss, Chair Cammarata adjourned the meeting at 7:10 p.m.



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Linda E. Abbott, CMC  
Deputy City Clerk