

**MINUTES OF THE  
REGULAR MEETING  
LOMITA PLANNING COMMISSION  
MONDAY, APRIL 10, 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, April 10, 2023, in the Council Chambers at Lomita City Hall, 24300 Narbonne Avenue, Lomita, California.

**b. Flag Salute**

Commissioner Santos 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

**2. 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.

**3. CONSENT AGENDA**

**a. APPROVAL OF MINUTES:** March 13, 2023

**RECOMMENDED ACTION:** Approve minutes.

Commissioner Steinbach made a motion, seconded by Commissioner Santos, to approve the minutes.

**MOTION CARRIED** by the following vote:

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

**NOES:** None

**ABSENT:** None

#### 4. PUBLIC HEARINGS

- a. **AMENDMENT OF CONDITIONAL USE PERMIT NO. 224 FOR 1935 PACIFIC COAST HIGHWAY IN THE COMMERCIAL RETAIL (C-R) ZONE AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT** (Applicant: Toji Okura on behalf of Tamaen Japanese BBQ, 1935 Pacific Coast Highway, Lomita, CA 90717)

**RECOMMENDED ACTION:** Adopt a resolution approving an amendment to Conditional Use Permit No. 224 to allow the existing restaurant at 1935 Pacific Coast Highway to offer beer and wine for on-site consumption at 1937 Pacific Coast Highway and to confirm the categorical exemption from the California Environmental Quality Act (CEQA).

Assistant Planner Barbero presented the staff report per the agenda material. There is sufficient on-site parking to accommodate the intensified use.

Chair Cammarata invited questions from the Commission. As there were none, he opened the public hearing at 6:08 p.m.

The applicant, Toji Okura, on behalf of Tamaen Japanese BBQ, stated that he might request expanded business hours down the road, and that additional tables will be available for dining.

As there were no further requests from the public to speak on this item, Chair Cammarata closed the public hearing at 6:11 p.m. and brought the item back to the Commission for discussion.

A brief discussion was held relative to ADA requirements regarding restrooms.

As there was no further discussion on this item, Chair Cammarata brought the item back for a motion.

Commissioner Santos made a motion, seconded by Commissioner Steinbach, to adopt a resolution approving an amendment to Conditional Use Permit No. 224 to allow the existing restaurant at 1935 Pacific Coast Highway to offer beer and wine for on-site consumption at 1937 Pacific Coast Highway and to confirm the categorical exemption from the California Environmental Quality Act (CEQA).

**MOTION CARRIED** by the following vote:

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

NOES: None

ABSENT: None

- b. **MINOR CONDITIONAL USE PERMIT NO. 4 FOR AN OFF-SITE PARKING AGREEMENT BETWEEN 24805 NARBONNE AVENUE & 24716-24730 NARBONNE AVENUE IN THE C-G (COMMERCIAL-GENERAL) ZONE WITH A MUO (MIXED USE OVERLAY DISTRICT) AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT** (Applicant: Farana, LLC, 23910 Narbonne Avenue, #101, Lomita, CA 90717)

**RECOMMENDED ACTION:** Adopt a resolution approving Minor Conditional Use Permit No. 4 subject to the findings and conditions, and to confirm the categorical exemption.

Associate Planner MacMorran presented the staff report per the agenda material. Staggered business hours with the neighboring church make shared parking possible.

A brief discussion was held relative to the number of on-site parking spaces required per Lomita Municipal Code, concerns regarding unauthorized off-site parking and pedestrians crossing Narbonne Avenue unsafely from the parking lot to the medical facility. The church's representatives will sign a shared parking agreement as a Condition of Approval and the City's own Minor Conditional Use Permit will hold this agreement in perpetuity unless church representatives change their minds in the future.

Chair Cammarata opened the public hearing at 6:31 p.m.

Art Ashai, on behalf of Endocrine Care Specialists, clarified that this parking agreement has already been in place for about a year, with three parking passes given to medical facility staff to hang in their cars.

As there were no further requests from the public on this item, Chair Cammarata closed the public hearing at 6:32 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 approving Minor Conditional Use Permit No. 4 subject to the findings and conditions, and to confirm the categorical exemption.

**MOTION CARRIED** by the following vote:

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

NOES: None

ABSENT: None

- c. **DISCUSSION AND CONSIDERATION OF ZONING TEXT AMENDMENT NO. 2023-03, AN ORDINANCE LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING), CHAPTER 1 (ZONING), ARTICLE 68 (SPECIAL DEVELOPMENT STANDARDS), SECTION 11-1.68.06 (OUTDOOR DINING) TO UPDATE OUTDOOR DINING REGULATIONS AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT** (Applicant: City of Lomita)

**RECOMMENDED ACTION:** Recommend approval of Zoning Text Amendment 2023-03 to the City Council, subject to the findings and conditions and finding the request exempt from the California Environment Quality Act (CEQA).

Community & Economic Development Director Rindge presented the staff report per the agenda material. Outdoor dining has been allowed in Lomita, in a limited capacity, since 2005. A Minor CUP will be required to allow for use of existing parking spaces for this purpose.

Brief discussion was held relative to permanent outdoor tables and chairs, the use of heaters, no longer allowing temporary tents except for special events, enforcement after

City Hall business hours, reporting of violations, parking requirements, and the process to remove a CUP due to excessive violations.

Assistant City Attorney King stated that he would look into whether to include information relative to the process to remove a CUP due to excessive violations in the draft ordinance that will go before the City Council.

Chair Cammarata opened the public hearing at 6:53 p.m. As there were no requests from the public to speak on this item, he closed the public hearing at 6:53 p.m. and brought the item back to the Commission for further discussion or a motion.

Commissioner Santos made a motion, seconded by Vice-Chair Graf, to adopt a resolution recommending that the City Council approve Zoning Text Amendment 2023-03 to the City Council, subject to the findings and conditions and finding the request exempt from the California Environment Quality Act (CEQA).

**MOTION CARRIED** by the following vote:

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

- d. **DISCUSSION AND CONSIDERATION OF ZONING TEXT AMENDMENT NO. 2023-04, AN ORDINANCE AMENDING LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING), CHAPTER 1 (ZONING), ARTICLE 30 (RESIDENTIAL ZONES) TO UPDATE REGULATIONS REGARDING THE KEEPING OF HEN CHICKENS WITHIN THE A-1 (AGRICULTURE, NONCOMMERCIAL) AND R-1 (SINGLE-FAMILY RESIDENTIAL) ZONES AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT** (Applicant: City of Lomita)

**RECOMMENDED ACTION:** Recommend approval of Zoning Text Amendment 2023-04 to the City Council, subject to the findings and conditions and finding the request exempt from the California Environment Quality Act (CEQA).

Director Rindge presented the staff report per the agenda material. Roosters will not be allowed, and coops will have height limits and location requirements. Coops also must be of a similar design to the single-family home.

Brief discussion was held relative to enforcement if chickens escape yards or when the smell or noise is bothering neighbors.

Chair Cammarata opened the public hearing at 7:04 p.m. As there were no requests from the public to speak on this item, he closed the public hearing at 7:04 p.m. and brought the item back to the Commission for further discussion or a motion.

Commissioner Santos made a motion, seconded by Commissioner Steinbach, to adopt a resolution recommending that the City Council approve Zoning Text Amendment 2023-04 to the City Council, subject to the findings and conditions and finding the request exempt from the California Environment Quality Act (CEQA).

**MOTION CARRIED** by the following vote:

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

- e. **DISCUSSION AND CONSIDERATION OF ZONING TEXT AMENDMENT NO. 2023-05, AN ORDINANCE AMENDING VARIOUS SECTIONS OF LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING) TO SPECIFY REGULATIONS IN COMPATIBILITY WITH ADOPTED ORDINANCE NO. 839 REGULATING PLANNED RESIDENTIAL DEVELOPMENTS AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT** (Applicant: City of Lomita)

**RECOMMENDED ACTION:** Recommend approval of Zoning Text Amendment 2025-05 to the City Council, subject to the findings and conditions and finding the request exempt from the California Environment Quality Act (CEQA).

Director Rindge presented the staff report per the agenda material. This is merely a “cleanup” ordinance with no substantive changes to the original; it is necessary for Code consistency.

Chair Cammarata opened the public hearing at 7:06 p.m. As there were no requests from the public to speak on this item, he closed the public hearing at 7:06 p.m. and brought the item back for discussion or a motion.

Vice-Chair Graf made a motion, seconded by Commissioner Santos, to adopt a resolution recommending that the City Council approve Zoning Text Amendment 2025-05 to the City Council, subject to the findings and conditions and finding the request exempt from the California Environment Quality Act (CEQA).

**MOTION CARRIED** by the following vote:

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

## 5. SCHEDULED MATTERS

- a. **2022 ANNUAL PROGRESS REPORT FOR THE GENERAL PLAN AND HOUSING ELEMENT**

**RECOMMENDATION:** Receive and file the City’s 2022 Annual Progress Report (APR) on the General Plan and Housing Element. Review and submittal of the report is not a project requiring review under the California Environmental Quality Act (CEQA).

Director Rindge presented the report per the agenda material. The City continues to evaluate opportunities for updated land use plans and zoning ordinances that can increase densities through annual informational sessions with the Planning Commission. The previous General Plan was adopted 25 years ago, and much has changed since then in

Lomita and beyond, including State mandates relative to housing numbers and requirements.

Brief discussion was held relative to how the City can help those with lower income improve their circumstances, the need to focus on the City's very low income (as defined by the Regional Housing Needs Assessment, or RHNA) housing numbers, and taking back control from developers in terms of requiring even more from them relative to allocating lower income housing units.

It was the consensus of the Planning Commission to receive and file the City's 2022 Annual Progress Report (APR) on the General Plan and Housing Element. Review and submittal of the report is not a project requiring review under the California Environmental Quality Act (CEQA).

**b. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS**

Director Rindge stated that the parking ordinance initiated by the pending Target Store had its first Council reading at the April 4, 2023, meeting, with its second reading scheduled for April 18, 2023. The housing ordinance was adopted at the March 21, 2023, meeting. A discussion on allowing murals on private property in the City and a draft ordinance will come back to the Planning Commission soon. Council gave the go-ahead at the March 21, 2023, meeting.

**6. OTHER MATTERS**

**a. STAFF ANNOUNCEMENTS**

None

**b. PLANNING COMMISSIONER ITEMS**

Commissioner Dever spoke about the March 21, 2023, Council discussion relative to creating five voting districts in the City, and inquired as to what provisions exist in the event of a district producing no candidates. Assistant City Attorney King stated that he would look into it and report back.

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

Commissioner Steinbach will attend the Tuesday, May 2, 2023, City Council meeting; Commissioner Santos will attend the Tuesday, May 16, 2023, City Council meeting.

The Commission inquired as to why representation at Council meetings is required. Director Rindge stated that she would research and follow up as soon as possible.

Commissioner Steinbach mentioned that he will miss the next Planning Commission meeting.

**8. ADJOURNMENT**

As there was no further business to discuss, Chair Cammarata adjourned the meeting at 7:30 p.m.

A handwritten signature in blue ink, appearing to be 'L. E. Abbott', with a long horizontal stroke extending to the right.

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Linda E. Abbott, CMC, Deputy City Clerk  
Adopted: