

**MINUTES OF THE
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, JULY 10, 2023**

1. OPENING CEREMONIES

a. Call Meeting to Order

The regular meeting of the Lomita Planning Commission was called to order by Chair Cammarata at 6:01 p.m. on Monday, July 10, 2023, in the Council Chambers at Lomita City Hall, 24300 Narbonne Avenue, Lomita, California.

b. Flag Salute

Vice-Chair Graf led the salute to the flag.

c. Roll Call

PRESENT: Commissioners Dever, Mattingly, Stephens, Vice-Chair Graf, and Chair Cammarata

ABSENT: Commissioners Santos and Steinbach

STAFF PRESENT: Community and Economic Director Rindge, Associate Planner MacMorran, Planning Intern Whitney Weisberg, Assistant City Attorney King, and Deputy City Clerk Abbott

2. ORAL COMMUNICATIONS

Chair Cammarata opened Oral Communications.

George Kivett, Lomita resident, stated that the sidewalk on Walnut Avenue near the County yard is not ADA-compliant and poses a challenge for certain residents. He also stated that at its last meeting, the Planning Commission held extensive discussion prior to opening the public hearing, which he felt was inappropriate and could possibly expose the City to legal action.

Rashel Mereness, representing The Slip, expressed support for the murals item to be discussed this evening, and stated that her business would love to have a mural on their building, perhaps one depicting the history of Lomita.

There being no further requests to speak, Chair Cammarata closed Oral Communications.

3. CONSENT AGENDA

a. APPROVAL OF MINUTES: June 12, 2023

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: Commissioners Dever, Mattingly, Stephens, Vice-Chair Graf, and Chair Cammarata

NOES: None

ABSENT: Commissioners Santos and Steinbach

4. PUBLIC HEARINGS

- a. **CONDITIONAL USE PERMIT NO. 325 AT 1943 PACIFIC COAST HIGHWAY WITHIN THE COMMERCIAL RETAIL (C-R) ZONE AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT** (Applicant: Fernanda Lopez, on behalf of Q'Bole Tacos & Beer, 1943 Pacific Coast Highway, Lomita, CA 90717)

RECOMMENDED ACTION: Adopt a resolution approving Conditional Use Permit No. 325 to allow the existing restaurant at 1943 Pacific Coast Highway to offer beer and wine for on-site consumption and to confirm the categorical exemption from the California Environmental Quality Act (CEQA).

Planning Intern Weisberg presented the staff report per the agenda material.

Brief discussion was held relative to food service while alcohol is being served.

Chair Cammarata invited the applicant forward to speak.

Fernanda Lopez, the applicant, shared information about the restaurant's history and food, and stated that allowing for beer and wine service would please their customers and provide the restaurant with additional revenue.

Chair Cammarata opened the public hearing at 6:21 p.m.

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

As there were no further requests from the public to speak on this item, Chair Cammarata closed the public hearing at 6:23 p.m. and brought the item back to the Commission for additional discussion or a motion.

Assistant City Attorney King clarified that ABC requires that an assortment of food must be available for purchase while alcohol is being served.

Vice-Chair Graf made a motion, seconded by Commissioner Dever, to adopt a resolution approving Conditional Use Permit No. 325 to allow the existing restaurant at 1943 Pacific Coast Highway to offer beer and wine for on-site consumption and to confirm the categorical exemption from the California Environmental Quality Act (CEQA).

MOTION CARRIED by the following vote:

AYES: Commissioners Dever, Mattingly, Stephens, Vice-Chair Graf, and Chair Cammarata

NOES: None

ABSENT: Commissioners Santos and Steinbach

- b. **DISCUSSION AND CONSIDERATION OF ZONING TEXT AMENDMENT NO. 2023-07, AN ORDINANCE AMENDING LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING) TO UPDATE THE MIXED-USE OVERLAY DISTRICT REGULATIONS AND ALLOW MIXED-USE DEVELOPMENTS CONTAINING FOUR OR FEWER UNITS WITHIN THE DOWNTOWN, COMMERCIAL (D-C) ZONE AND RECOMMEND THE ACTION BE FOUND EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT** (Applicant: Luis De Moraes, on behalf of Machida Academy, 116 South Catalina Avenue, Suite 102, Redondo Beach, CA 90277)

RECOMMENDED ACTION: Adopt a resolution recommending the City Council adopt Zoning Text Amendment 2023-07 and find the request exempt from the California Environmental Quality Act (CEQA).

Associate Planner MacMorran presented the staff report per the agenda material. She clarified that this amendment would only apply to any property in the D-C Zone and within the Mixed-Use Overlay. Many mixed-use properties in the D-C Zone would be considered nonconforming by today's standards (post-2006). She shared a comparison of existing development standards and those proposed in the zone text amendment.

Brief discussion was held relative to onsite parking requirements for residential units (this building has no onsite parking).

Chair Cammarata invited the applicant forward to speak to the project. Luis De Moraes, project architect, stated that this project would add to the revitalization of Narbonne Avenue, and that it could be a pioneer project, especially for developers with limited resources. He added that bike racks could be put in the back of the building to offset the demand for parking.

Chinzo Machida, the property owner, stated his desire to continue his father's martial arts legacy in Lomita. He also spoke of the difficulties he has endured trying to lease the remaining office space.

Chair Cammarata opened the public hearing at 6:59 p.m.

George Kivett, Lomita resident, expressed support for the amendment but suggested looking into allowing all properties under 10,000 square feet, within the mixed-use overlay (not just in the D-C Zone) to be mixed-use.

As there were no further requests from the public to speak on this item, Chair Cammarata closed the public hearing at 7:02 p.m. and brought the item back for further discussion or a motion.

The Commission expressed concerns with increasing mixed-use development on properties without onsite parking.

Chair Cammarata made a motion, seconded by Commissioner Stephens, to continue this item to the August 14, 2023, meeting so that all seven commissioners can participate in the discussion.

MOTION CARRIED by the following vote:

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

c. DISCUSSION AND CONSIDERATION OF ZONING TEXT AMENDMENT NO. 2023-08, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA RECOMMENDING CITY COUNCIL APPROVAL OF ZONING TEXT AMENDMENT 2023-08 AMENDING VARIOUS SECTIONS OF LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING) TO REGULATE MURALS CITYWIDE AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (Applicant: City of Lomita)

RECOMMENDED ACTION: Adopt a resolution recommending the City Council adopt Zoning Text Amendment 2023-08 and find the request exempt from the California Environmental Quality Act (CEQA).

Director Rindge presented the staff report per the agenda material.

Chair Cammarata opened the public hearing at 7:20 p.m.

George Kivett expressed concerns that murals will not be maintained and will attract graffiti. He suggested that all murals be family-friendly in order to receive approval.

As there were no further requests from the public to speak on this item, Chair Cammarata closed the public hearing at 7:22 p.m. and brought the item back to the Commission for a motion.

Commissioner Stephens made a motion, seconded by Vice-Chair Graf, to adopt a resolution recommending the City Council adopt Zoning Text Amendment 2023-08 and find the request exempt from the California Environmental Quality Act (CEQA).

MOTION CARRIED by the following vote:

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

5. SCHEDULED MATTERS

a. DISCUSSION AND CONSIDERATION OF THE PLANNING COMMISSION BYLAWS

RECOMMENDED ACTION: Provide specific direction to staff to update the bylaws and return to Planning Commission with a draft resolution accordingly.

Director Rindge presented the staff report per the agenda material.

Chair Cammarata made a motion, seconded by Commissioner Stephens, to continue this item to the August 14, 2023, meeting so that all seven commissioners can participate in discussion.

MOTION CARRIED by the following vote:

AYES: Commissioners Dever, Mattingly, Stephens, Vice-Chair Graf, and Chair Cammarata

NOES: None

ABSENT: Commissioners Santos and Steinbach

b. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Director Rindge had nothing to report.

6. OTHER MATTERS

a. STAFF ANNOUNCEMENTS

Director Rindge congratulated Planning Intern Weisberg on a job well done on her first staff report this evening. She announced the next General Plan Advisory Committee Workshop is to take place Thursday, July 13, at 5:30 p.m. She also provided brief updates on Grocery Outlet, The Slip, and Cream Pan.

b. PLANNING COMMISSIONER ITEMS

Vice-Chair Graf commented on a business grand opening he recently saw advertised on social media. It is located in a suite of a building whose owners were to correct certain non-permitted work in order to obtain Planning Commission approval at the June 12, 2023, meeting. He stated that the photos on the post showed that non-permitted work had clearly not been corrected, and as result, the business should not be allowed to open and operate.

Director Rindge stated that staff will investigate this matter tomorrow morning.

There was brief discussion relative to comments during Oral Communications. Assistant City Attorney King stated that Mr. Kivett felt that the public hearing had not been opened soon enough and spoke of the importance of the Commission keeping an open mind during discussion of items. He added that the Commission must always avoid even the appearance of forming an opinion before all testimony has been heard.

Mr. Kivett wished to comment on this item, but Chair Cammarata denied his request as public comment is not heard under Planning Commissioner Items.

7. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

The Tuesday, August 1, 2023, City Council meeting will likely be cancelled due to National Night Out; Planning Commission representation at the Tuesday, August 15, 2023, City Council meeting is to be determined.

8. ADJOURNMENT

As there was no further business to discuss, Chair Cammarata adjourned the meeting at 7:38 p.m.



Linda E. Abbott, CMC
Deputy City Clerk