



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION
24300 NARBONNE AVENUE
LOMITA, CA 90717

**CITY OF LOMITA
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Lomita Planning Commission will hold public hearings at 6:00 p.m. or as soon thereafter as the matter may be heard on Monday, July 10, 2023, to consider the following:

ZONE TEXT AMENDMENT NO. 2023-07, AN AMENDMENT TO LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING) CHAPTER 1 (ZONING) TO ALLOW MIXED-USE DEVELOPMENTS CONTAINING FOUR OR FEWER UNITS WITHIN THE DOWNTOWN COMMERCIAL ZONE AND PROVIDE PROVISIONS FOR MURALS CITYWIDE, AND A RECOMMENDATION THAT THE ACTION BE FOUND EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. INITIATED AND FILED BY LUIS DE MORAES ON BEHALF OF CHINZO MACHIDA, 24333 NARBONNE AVENUE, LOMITA, CA 90717, AND THE CITY OF LOMITA.

CONDITIONAL USE PERMIT NO. 325, A REQUEST FOR CONDITIONAL USE PERMIT NO. 325 TO ALLOW THE EXISTING RESTAURANT AT 1943 PACIFIC COAST HIGHWAY TO OFFER BEER AND WINE FOR ON-SITE CONSUMPTION FROM 9:30 A.M. TO 10:00 P.M. EACH DAY OF THE WEEK IN THE COMMERCIAL RETAIL (C-R) ZONE. FILED BY FERNANDA LOPEZ ON BEHALF OF Q'BOLE TACOS & BEER AT 1943 PACIFIC COAST HIGHWAY, LOMITA, CA 90717.

The public hearings will take place in the Council Chambers at Lomita City Hall, 24300 Narbonne Avenue, Lomita, CA 90717. At the public hearings you may appear and be heard, or you may write to the Planning Commission in support of or in opposition to these matters. As a courtesy, the City will attempt to also allow public participation during the meeting via computer or smart device using the following Zoom meeting link: <https://us06web.zoom.us/j/87873904263> or by calling (669) 900-6833 and entering Zoom Meeting ID: 878 7390 4263.

For more information, please contact the Planning Division between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday and 8:00 a.m. to 5:00 p.m. on alternating Fridays at (310) 325-7110, or submit a letter to the Planning Commission, in care of the Planning Division at dutyplanner@lomitacity.com, on or before the hearing date.

If you challenge the decision of the City Council in court, you may be limited to raising only those issues that were raised at this public hearing or in written correspondence delivered to the City Council at or before the hearing. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the office of the City Clerk at (310) 325-7110. Notification at least 72 hours prior to the meeting will enable the City to make reasonable arrangements to allow participation at this meeting.

Date: June 29, 2023

Brianna Rindge
Director of Community and Economic Development

NOTE: Individual items may be continued to another meeting date. Please contact the Community & Economic Development Department office before the hearing date to be sure these items will be presented at this hearing.