

**MINUTES OF THE
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, AUGUST 14, 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, August 14, 2023, in the Council Chambers at Lomita City Hall, 24300 Narbonne Avenue, Lomita, California.

b. The Planning Commission led the salute to the flag.

c. Roll Call

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

ABSENT: Commissioner Steinbach

STAFF PRESENT: Community and Economic Director Rindge, Associate Planner MacMorran (via Zoom), Assistant City Attorney King, and Deputy City Clerk Abbott

2. ORAL COMMUNICATIONS

Chair Cammarata opened Oral Communications.

George Kivett, Lomita resident and GPAC Member, remarked upon GPAC's meetings and workshops. He encouraged residents to take the community survey.

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

3. CONSENT AGENDA

a. APPROVAL OF MINUTES: July 10, 2023

RECOMMENDED ACTION: Approve minutes.

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

MOTION CARRIED by the following vote:

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

NOES: None

ABSENT: Commissioner Steinbach

ABSTAIN: Commissioner Santos

4. PUBLIC HEARINGS

- a. **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 Ste 102, Redondo Beach, CA 90277) *(continued from the July 10, 2023, meeting)*

RECOMMENDED ACTION: Adopt a resolution recommending approval of Zoning Text Amendment 2023-07 to the City Council, subject to the findings and conditions and the finding that the request is exempt from the California Environment Quality Act (CEQA).

Associate Planner MacMorran presented the staff report per the agenda material. After the July 10, 2023, meeting, the applicant requested a revision to the proposed text amendment so that it would apply only to commercial space converted to residential use. The applicant reasons that a commercial use occupying the existing space would generate parking demands, and therefore, it would not make a significant difference to allow residential units to be converted from already-built commercial space.

As there were no questions from the Commission, Chair Cammarata invited the applicant to speak to the project.

Luis De Moraes, applicant, stated that it had proven difficult finding commercial tenants for the second floor of the building, so he came up with this proposal as an alternative. As there is inadequate automotive parking onsite, bicycle parking would be provided.

Brief discussion took place relative to the possibility of securing the bicycle parking area.

Chair Cammarata opened the public hearing at 6:24 p.m.

George Kivett, Lomita resident, spoke in support of the project and the zone text amendment, as well as a secure gated area to deter bicycle theft.

As there were no additional requests from the public to speak on this item, Chair Cammarata closed the public hearing at 6:27 p.m. and brought the item back for further discussion.

Brief discussion was held relative to the proposed sizes of the residential units and the number of other properties in the area that would qualify for this exception. Associate Planner MacMorran stated that the zone text amendment would result in some much-needed low-income housing in the City, as well as some added vitality to the downtown area.

Chair Cammarata invited a motion.

Commissioner Santos made a motion, seconded by Commissioner Stephens, to adopt a resolution recommending approval of Zoning Text Amendment 2023-07 to the City Council, subject to the findings and conditions and the finding that the request is exempt from the California Environment Quality Act (CEQA).

MOTION CARRIED by the following vote:

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

- b. **CONDITIONAL USE PERMIT NO. 326 AT 2155 PACIFIC COAST HIGHWAY WITHIN THE COMMERCIAL RETAIL (C-R) ZONE AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT** (Applicant: Vee Vargas, on behalf of Grocery Outlet, 2155 Pacific Coast Highway, Lomita, CA 90717)

RECOMMENDED ACTION: Adopt a resolution approving Conditional Use Permit No. 326 to allow a new grocery store at 2155 Pacific Coast Highway to offer beer, wine, and spirits for offsite consumption and to confirm the categorical exemption from the California Environmental Quality Act (CEQA).

Director Rindge presented the staff report per the agenda material. The store would assume the former Big Lots space on Pacific Coast Highway. Although alcohol will be sold, it cannot be consumed onsite.

As there were no questions from the Commission, Chair Cammarata invited the applicant to speak to the project.

Vee Vargas, on behalf of the applicant, stated that Grocery Outlet is excited to do this project in Lomita. The hope is to open within 12 months.

Chair Cammarata opened the public hearing at 6:46 p.m.

George Kivett, Lomita resident, spoke in support of the project. He was pleased that alcohol will be sold at the back of the store and that any graffiti onsite will be removed within 48 hours.

As there were no additional requests from the public to speak on this item, Chair Cammarata closed the public hearing at 6:48 p.m. and invited questions or comments from the Commission.

Brief discussion was held relative to addressing loitering on the premises and parking lot improvements.

Chair Cammarata invited a motion.

Vice-Chair Graf made a motion, seconded by Commissioner Santos, to adopt a resolution approving Conditional Use Permit No. 326 to allow a new grocery store at 2155 Pacific Coast Highway to offer beer, wine, and spirits for offsite consumption and to confirm the categorical exemption from the California Environmental Quality Act (CEQA).

MOTION CARRIED by the following vote:

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

ABSENT: Commissioner Steinbach

5. SCHEDULED MATTERS

a. DISCUSSION AND CONSIDERATION OF THE PLANNING COMMISSION BYLAWS

(Continued from the July 10, 2023, meeting)

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

After brief discussion, Commissioner Santos made a motion, seconded by Vice-Chair Graf, to continue discussion of this item to the next Planning Commission meeting so that all seven Commissioners can be present for discussion.

MOTION CARRIED by the following vote:

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

b. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Director Rindge stated that the City Council will hear the first reading of the murals ordinance at tomorrow evening’s meeting. Tonight’s Zone Text Amendment will go before the Council in September.

c. UPCOMING DEVELOPMENTS AND BUSINESSES

Director Rindge stated that the quarterly report is also posted on the City’s website and is included in the Community & Economic Development monthly report in the agenda packet for the first Council meeting each month. It has since been updated to reflect that a proposed restaurant at 2270 Pacific Coast Highway has withdrawn its pre-application, and Burnin Daylight will soon begin construction on its outdoor dining area.

6. OTHER MATTERS

a. STAFF ANNOUNCEMENTS

Director Rindge stated that her department will soon launch a graffiti abatement program that will provide the City with the authority it needs to enforce abatement on private property. Citywide methods to deter graffiti are also being considered, such as strategically planting trees or installing murals in certain areas. In addition, an ordinance prohibiting the feeding of wildlife including feral cats will be heard by the Council soon. She shared a brief General Plan update, and stated that the General Plan survey closes on Monday, August 21.

b. PLANNING COMMISSIONER ITEMS

None.

c. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Stephens will attend the Tuesday, September 5, 2023, City Council meeting;
Commissioner Santos will attend the September 19, 2023, City Council meeting.

7. ADJOURNMENT

As there was no further business to discuss, Chair Cammarata adjourned the meeting at 7:00 p.m.



Linda E. Abbott, CMC
Deputy City Clerk