

**MINUTES OF THE  
REGULAR MEETING  
LOMITA PLANNING COMMISSION  
MONDAY, APRIL 8, 2024**

**1. OPENING CEREMONIES**

**a. Call Meeting to Order**

The regular meeting of the Lomita Planning Commission was called to order by Chair Stephens at 6:00 p.m. on Monday, April 8, 2024, in the Council Chambers at Lomita City Hall, 24300 Narbonne Avenue, Lomita, California.

**b. Commissioner Mattingly led the flag salute.**

**c. Roll Call**

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

**ABSENT:** Commissioner Dever

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

**2. ORAL COMMUNICATIONS**

Chair Stephens opened Oral Communications.

George Kivett, Lomita resident, congratulated newly appointed Chair Stephens and Vice-Chair Mattingly, and thanked the Commission for their service.

As there were no further requests to speak, Chair Stephens closed Oral Communications.

**3. CONSENT AGENDA**

**a. APPROVAL OF MINUTES:** March 11, 2024

**RECOMMENDED ACTION:** Approve minutes.

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

**MOTION CARRIED** by the following vote:

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

**NOES:** None

**ABSENT:** Commissioner Dever

**b. 2023 ANNUAL GENERAL PLAN AND HOUSING ELEMENT PROGRESS REPORTS**

**RECOMMENDED ACTION:** Receive and file the City's 2023 Annual General Plan and Housing Element Progress Reports.

Commissioner Steinbach made a motion, seconded by Commissioner Cammarata, to receive and file the report.

**MOTION CARRIED** by the following vote:

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

**4. PUBLIC HEARINGS**

**a. DISCUSSION AND CONSIDERATION OF AN AMENDMENT TO CONDITIONAL USE PERMIT NO. 310 FOR BEER AND WINE SALES FOR OFF-SITE CONSUMPTION AT 2301 PACIFIC COAST HIGHWAY IN THE COMMERCIAL RETAIL (C-R) ZONE**  
(Applicants: Kimberly Duncan and R. Bruce Evans)

**RECOMMENDED ACTION:** Approve an amendment to Conditional Use Permit No. 310 to allow the existing convenience store and gas station at 2301 Pacific Coast Highway to sell beer and wine for an additional hour beyond the existing hours every evening for off-site consumption and to confirm the categorical exemption from the California Environmental Quality Act (CEQA).

Associate Planner MacMorran presented the staff report per the agenda material. The amendment would extend the hours for the sale of beer and wine for off-site consumption and clarify the percentage of existing coolers that may contain beer and wine. The Lomita Sheriff's Department has no concerns about extending the hours for selling alcohol at this site.

Brief discussion was held relative to signage, obstruction of window view, disturbance calls, and addressing loitering on-site.

Chair Stephens invited the applicant forward to speak.

R. Bruce Evans thanked Planning staff for their professionalism. He stated that, in accordance with the conditions, supplemental landscaping will be installed, window signage will be addressed, and all alcohol will be placed at the back of the store.

The franchisee stated that Lomita Sheriff's Department is called when individuals are loitering on the premises.

Chair Stephens opened the public hearing at 6:18 p.m.

George Kivett spoke in support of the amendment.

As there were no further requests from the public to speak on this item, Chair Stephens closed the public hearing at 6:20 p.m. and invited further discussion or a motion.

Commissioner Steinbach made a motion, seconded by Commissioner Cammarata, to approve the staff recommendation, with operating hours further clarified in the resolution to read as follows: Sundays through Saturdays between the hours of 7:00 a.m. and 12:00 a.m. the next day and Saturdays and Sundays from 12:00 a.m. to 1:00 a.m.

**MOTION CARRIED** by the following vote:

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

**b. DISCUSSION AND CONSIDERATION OF GENERAL PLAN AMENDMENT 2024-01, ZONING TEXT AMENDMENT NO. 2024-02, AND ZONING MAP AMENDMENT NO. 2024-01 FOR 24925-25007 WALNUT STREET (APNS: 7375-015-901, 7375-015-902, 7375-015-903, AND 7375-015-904 (Applicant: City of Lomita)**

**RECOMMENDED ACTION:** Adopt a resolution recommending approval of General Plan Amendment 2024-01, Zoning Text Amendment No. 2024-02, and Zoning Map Amendment No. 2024-01 for 24925-25007 Walnut Street to create a public purpose specific plan for 24925 Walnut St. (Lomita Manor) and 25007 Walnut St. (vacant lot) and recommending an exempt finding from the California Environment Quality Act (CEQA).

Associate Planner MacMorran presented the staff report per the agenda material. In essence, this is a retroactive entitlement or cleanup. No new construction is proposed at this time or in the foreseeable future. The site is publicly owned but not publicly accessible, as it is a multi-family development for low-income seniors and disabled individuals. The amendments are necessary should there ever be the need for a rebuild or for construction of accessory buildings. They are consistent with the Housing Element and the rezone is needed for the City’s Regional Housing Needs Assessment (RHNA) shortfall.

Brief discussion took place relative to density, lot dimensions, keeping the site usage the same and the rents low.

Chair Stephens opened the public hearing at 6:33 p.m.

George Kivett spoke in support of the amendments.

As there were no further requests from the public to speak on this item, Chair Stephens closed the public hearing at 6:35 p.m. and invited further discussion or a motion.

Commissioner Cammarata made a motion, seconded by Commissioner Santos, to approve the staff recommendation.

**MOTION CARRIED** by the following vote:

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

- c. **DISCUSSION AND CONSIDERATION OF A REQUEST FOR A ZONE TEXT AMENDMENT TO AMEND TO SECTION 11-1.48.02 (PRINCIPAL USES PERMITTED) OF ARTICLE 48 (C-R (COMMERCIAL-RETAIL)) OF CHAPTER 1 (ZONING) OF TITLE XI (PLANNING AND ZONING) OF THE LOMITA MUNICIPAL CODE REGARDING THE RESTRICTION OF SERVICE-BASED USES ON THE GROUND FLOOR OF COMMERCIAL SHOPPING CENTERS OVER 5,000 SQUARE FEET** (Applicant: David Nosrati, 3435 Ocean Park Blvd., Suites 107-502, Santa Monica, CA, 90405)

**RECOMMENDED ACTION:** Continue the item to the May 13, 2024, Planning Commission meeting per request of the applicant.

Director Rindge stated that the applicant had requested a continuation of this item to the May 2024 meeting.

Chair Stephens opened the public hearing at 6:37 p.m.

George Kivett, Lomita resident, stated his opposition to overly restricting the use of a property, as it makes it difficult to lease out.

As there were no further requests from the public to speak on this item, at 6:38 p.m. Chair Stephens continued the public hearing to the May 2024 meeting, and invited further discussion or a motion.

Commissioner Cammarata made a motion, seconded by Commissioner Graf, to approve the staff recommendation.

**MOTION CARRIED** by the following vote:

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

## 5. SCHEDULED MATTERS

### a. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Director Rindge commented on the following:

- A new City Manager has been appointed and will start work on May 1
- Approval of the cost report for demolition of the property at 2257 Pacific Coast Highway
- The ADU height zone text amendment was approved
- The tentative tract map for a 9 unit development was approved; the tentative tract map and final tract map were approved for a 16 unit development

**b. UPCOMING DEVELOPMENTS AND BUSINESSES**

Director Rindge stated that both Target and Grocery Outlet are aiming for July openings.

**6. OTHER MATTERS**

**a. STAFF ANNOUNCEMENTS**

Director Rindge commented on the following:

- The first City-sponsored mural has been placed at Lomita Park
- Staff is working with management and residents of the building at 2110 Palos Verdes Drive North, which recently suffered severe fire damage

**b. PLANNING COMMISSIONER ITEMS**

Commissioner Cammarata stated that Planning Commission meetings have not been listed of late in the City's e-newsletter in the "Mark Your Calendars!" section.

Commissioner Steinbach thanked staff for the quick removal of graffiti at Oak Street and Pacific Coast Highway.

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

Planning Commission representation at the Tuesday, May 7, 2024, and Tuesday, May 21, 2024, City Council meetings is to be determined.

**7. ADJOURNMENT**

As there was no further business to discuss, Chair Stephens adjourned the meeting at 6:53 p.m.



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Linda E. Abbott, CMC, Deputy City Clerk