

Steve Cammarata, Chair
Michael Graf, Vice-Chair
Monica Dever, Commissioner
Joaquin Santos, Commissioner
Bob Steinbach, Commissioner
Brenda Stephens, Commissioner



Lomita City Hall
Council Chambers
24300 Narbonne Avenue
Lomita, CA 90717
Phone: (310) 325-7110
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Next Resolution No. PC 2023-01

AGENDA
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, FEBRUARY 13, 2023
6:00 P.M.

PURSUANT TO AB361, THE PUBLIC AND COMMISSION MAY PARTICIPATE IN THIS MEETING VIA TELECONFERENCE AS SOCIAL DISTANCING MEASURES ARE RECOMMENDED BY STATE AND COUNTY OFFICIALS.

To participate in the meeting via a computer or smart device log in to ZOOM at the following link: <https://us06web.zoom.us/j/81710890916> or by phone by calling 1 (669) 900 6833. Meeting ID: 817 1089 0916.

In order to effectively accommodate public participation, participants are asked to provide their comments via e-mail before **5:00 p.m. on Monday, February 13, 2023**, to l.abbott@lomitacity.com. Please include the agenda item in the subject line. All comments submitted will be read into the record until the time limit of five minutes has been reached.

All votes taken during this teleconference meeting will be by roll call vote, and the vote will be publicly reported.

1. OPENING CEREMONIES

- a. Call Meeting to Order
- b. Flag Salute
- c. Roll Call

2. ORAL COMMUNICATIONS

Persons wishing to address the Planning Commission on subjects other than those scheduled are requested to do so at this time. Please provide your name and address for the record. In order to conduct a timely meeting, a 3-minute time limit per person has been established. Government Code Section 54954.2 prohibits the Planning Commission from discussing or taking action on a specific item unless it appears on a posted agenda.

3. CONSENT AGENDA

a) **APPROVAL OF MINUTES:** November 14, 2022, and December 12, 2022, minutes

RECOMMENDED ACTION: Approve minutes.

PUBLIC HEARINGS

4. MINOR CONDITIONAL USE PERMIT NO. 1 & SITE PLAN REVIEW NO. 1217, a request for a Minor Conditional Use Permit to allow for shared parking located at 2159-2169 Pacific Coast Highway, 2177 Pacific Coast Highway, 25622-25656 Narbonne Avenue, and 25636 Narbonne Avenue, and a Site Plan Review for a one-story commercial building consisting of 3,851 square feet of commercial space located at 2177 Pacific Coast Highway in the Commercial Retail (C-R) Zone, and confirm the categorical exemption

APPLICANT: Michael Tseng, 17911 Von Karman Avenue, Irvine, CA 92614

PRESENTED BY: Associate Planner MacMorran

RECOMMENDED ACTION: Adopt resolutions approving Minor Conditional Use Permit No. 1 and Site Plan Review No. 1217, subject to the findings and conditions, and to confirm the categorical exemption from the California Environment Quality Act (CEQA).

5. MINOR CONDITIONAL USE PERMIT NO. 2 & SITE PLAN REVIEW NO. 1218, a request for a Minor Conditional Use Permit to allow for reduced parking and a Site Plan Review for a 719-square-foot outdoor dining canopy located at 24516 Narbonne Avenue, Suite 100, in the Downtown Commercial (D-C) Zone, and confirm the categorical exemption

APPLICANT: Bob Lake, 24516 Narbonne Avenue, Suite 100, Lomita, CA 90717

PRESENTED BY: Community & Economic Development Director Rindge

RECOMMENDED ACTION: Adopt resolutions approving Minor Conditional Use Permit No. 2 and Site Plan Review No. 1218, subject to the findings and conditions, and to confirm the categorical exemption from the California Environment Quality Act (CEQA).

6. DISCUSSION AND CONSIDERATION OF ZONE TEXT AMENDMENT 2023-01 AMENDING VARIOUS SECTIONS OF LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING) TO ENSURE CONSISTENCY WITH STATE LAW REGARDING SUPPORTIVE, TRANSITIONAL, AND EMPLOYEE HOUSING, LOW-BARRIER NAVIGATION CENTERS, DENSITY BONUS INCENTIVES, REASONABLE ACCOMMODATION, COVERED PARKING, SENIOR PLANNED UNIT DEVELOPMENTS, EMERGENCY SHELTERS, AND SUBSTANDARD LIVING CONDITIONS, AS WELL AS THE STRIKING OF UNUSED EXISTING ZONING DISTRICTS, AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

APPLICANT: The City of Lomita

PRESENTED BY: Community & Economic Development Director Rindge

RECOMMENDED ACTION: Adopt a resolution recommending approval of Zone Text Amendment 2023-01 to the City Council, subject to the findings and conditions, and find the action to be exempt from the California Environment Quality Act (CEQA).

SCHEDULED MATTERS

7. DISCUSSION ON OUTDOOR DINING ORDINANCE (LMC SEC. 11-1.68.06)

8. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

9. NEW AND UPCOMING DEVELOPMENTS AND BUSINESSES

OTHER MATTERS

10. STAFF ANNOUNCEMENTS

11. PLANNING COMMISSIONER ITEMS

12. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Tuesday, March 7, 2023, City Council meeting

Tuesday, March 21, 2023, City Council meeting

13. ADJOURNMENT

The next regular meeting of the Planning Commission is scheduled for Monday, March 13, 2023, at 6:00 p.m.

Written materials distributed to the Planning Commissioners within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the City Clerk's office at 24300 Narbonne Avenue, Lomita, CA 90717. In compliance with the Americans with Disabilities Act (ADA),

if you need special assistance to participate in this meeting, you should contact the office of the City Clerk, (310) 325-7110 (Voice) or the California Relay Service. Notification 48-hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

Only comments directed to the Commission from the podium will be recognized. Comments directed to the audience or generated from the audience will be considered out of order. Any person may appeal all matters approved or denied by the Planning Commission to City Council within 30 days of receipt of notice of action by the applicant. Payment of an appeal fee is required. For further information, contact City Hall at (310) 325-7110.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 72 hours prior to the meeting at the following locations: Lomita City Hall lobby and outside bulletin board, Lomita Parks and Recreation (Lomita Park), and uploaded to the City of Lomita website at <https://lomitacity.com/agendas-minutes/>.

Dated Posted: February 8, 2023



Linda E. Abbott, CMC
Deputy City Clerk

**MINUTES
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, NOVEMBER 14, 2022**

1. OPENING CEREMONIES

- a. Chair Cammarata called the meeting to order at 6:00 p.m. pursuant to Governor Newsom's Executive Order N-29-20 issued on March 17, 2020.
- b. Vice-Chair Graf led the salute to the flag.
- c. Responding to the roll call by City Clerk Abbott (via Zoom) were Commissioners Dever, Stephens and Thompson, Vice-Chair Graf, and Chair Cammarata (all present in the Upstairs Assembly Room); and Commissioners Santos and Steinbach (participated via Zoom). Also present were City Manager Smoot, Community and Economic Director Rindge, Planner Repp Loadsman, and Associate Planner MacMorran (all present in the Upstairs Assembly Room); and Assistant City Attorney Camarena (participated via Zoom).

PRESENT: Dever, Santos, Steinbach, Stephens, Thompson, Vice-Chair Graf, and Chair Cammarata

ABSENT: None

2. ORAL COMMUNICATIONS

Chair Cammarata announced the time for public comments on Consent Agenda items or subjects other than those scheduled.

City Manager Smoot introduced the City's new Community and Economic Development Director, Brianna Rindge. He commented on the ongoing Council Chambers upgrades and mentioned that California law will be revised in early 2023 so that governing bodies will have to meet in-person as before the pandemic, with only a few exceptions.

3. CONSENT AGENDA

None scheduled.

PUBLIC HEARINGS

4. **CONDITIONAL USE PERMIT NO. 320**, a request to allow an existing 2,000 square-foot restaurant located at 24218 Crenshaw Boulevard in the Light Manufacturing and Commercial (MC) Zone to sell beer and wine for on-site consumption on the premises. The project is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities). (Applicant: Steve Kim, 800 West First Street, Suite 1907, Los Angeles, CA 90012) *(Continued from the October 10, 2022, Planning Commission meeting)*

Associate Planner MacMorran presented the staff report as per the agenda material.

Chair Cammarata invited questions from the Commission. Vice-Chair Graf asked if the restaurant is currently doing business and if so, under what operating hours.

The applicant, Steve Kim, stated that this is the seventh location of this restaurant, and it is currently closed pending beer and wine sales approval from both the Planning Commission and ABC. They would like to stay open until midnight seven days per week, and he has applied for post-midnight closing hours for many locations.

Chair Cammarata opened the public hearing at 6:29 p.m. As there were no requests from the public to speak on this item, he closed the public hearing at 6:29 p.m., and brought it back to the Commission for discussion.

There was brief discussion relative to the advantages of a later closing time. The Commission expressed concerns that the project is represented as a restaurant but might in fact be more of a bar.

Planner Repp Loadsman suggested that the Commission modify Condition 13 to allow for later operating hours, but to start conservatively and consider further modification if requested down the road. She clarified that ABC requires that bona fide restaurants have higher food to alcohol sales ratios.

Chair Cammarata noted the site address is incorrect in Item 17 of the Resolution under "Planning Special Conditions."

There being no further discussion, Chair Cammarata asked for a motion.

Commissioner Thompson made a motion, seconded by Commissioner Steinbach, to adopt a resolution of approval subject to findings and conditions (with amended operating hours noted in Condition 13 of 11 a.m. to 11 p.m. Sunday-Thursday, and 11 a.m. to 12 midnight Friday and Saturday, and with the address correction in Item 17), and confirm that the project is exempt from CEQA requirements.

MOTION CARRIED by the following vote:

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

5. DISCUSSION AND CONSIDERATION OF ZONE TEXT AMENDMENT NO. 2022-02, AN AMENDMENT TO LOMITA MUNICIPAL CODE SECTION 11-1.27.12 TO MODIFY SIGN REGULATIONS OF THE "24000 CRENSHAW BOULEVARD SPECIFIC PLAN" LOCATED AT 2453 LOMITA BOULEVARD (Applicant: Picerne Group, 5000 Birch Street, Suite 600, Newport Beach, CA 92660)

Associate Planner MacMorran presented the staff report as per the agenda material.

Planner Repp Loadsman stated that the City's Housing Element was finally approved by the California Department of Housing and Community Development. She added that this project is

important for helping the City reach the number of housing units we are now required to have, and that as a larger building, such signs are appropriate for the context and location, and for future development along Lomita Boulevard.

Chair Cammarata invited discussion from the Commission.

Brief discussion was held relative to why the applicant had not asked for this sign modification at the same time as the previous request.

Chair Cammarata opened the public hearing at 7:04 p.m.

Greg Nakamura, the applicant, stated that they realized they had been held to signage constraints based on smaller apartment developments and now that they have started operations, they felt it was a mistake to not allow such signage.

Cam Cerone, the applicant, stated that phase one of leasing is going well.

As there were no requests from the public to speak on this item, Chair Cammarata closed the public hearing at 7:10 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 recommending approval of Zone Text Amendment 2022-02 to the City Council, subject to the findings and conditions and finds the request is exempt from the California Environment Quality Act (CEQA).

MOTION CARRIED by the following vote:

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

SCHEDULED MATTERS

6. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Planner Repp Loadsman had nothing to report.

7. PROJECT STATUS UPDATES

Planner Repp Loadsman provided updates on the following:

- The Target store on Pacific Coast Highway
- Two potential restaurants in the former bank building at the northeast corner of Narbonne Avenue and Pacific Coast Highway
- A higher density residential project

Planner Repp Loadsman also stated that there will be a joint Planning Commission/City Council meeting relative to the Housing Element updates on December 20. The Housing Element

should be uploaded to the City's website by next week.

Associate Planner MacMorran provided an update on a mixed-use project south of the Lomita-Harbor City Kiwanis Club on Narbonne.

City Manager Smoot gave kudos to Planner Repp Loadsman and the City's Housing consultant, Dudek, for their hard work on both the Housing Element and the Regional Housing Needs Assessment (RHNA), and noted that they pushed back on certain requests made by the State. He added that the City Council will discuss the process at some point, as many cities including Lomita felt it seemed adversarial at times, and our legislators should be made aware of this.

OTHER MATTERS

8. STAFF ITEMS – ANNOUNCEMENTS

- **South Bay Housing Education Forum - REAP project**
- **AB2449 Teleconferencing Update**

Planner Repp Loadsman stated that the South Bay Cities Council of Governments will be presenting the Housing Education Forum, a tremendous educational opportunity for City officials, including the Planning Commission, in the near future.

City Manager Smoot provided the update on AB2449 above under Oral Communications.

9. PLANNING COMMISSIONER ITEMS

Commissioner Thompson regrettably announced his resignation. He stated that he is proud to live in such a well-run city as Lomita and to have been a member of the Planning Commission.

10. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Dever will attend the Tuesday, December 6, 2022, City Council meeting; all plan to attend the Tuesday, December 20, 2022, City Council meeting as the Special Joint Meeting of the Planning Commission and City Council will be held prior to it, at 4 p.m.

11. ADJOURNMENT

There being no further business to discuss, Chair Cammarata adjourned the meeting at 7:35 p.m.

Linda E. Abbott, CMC
Deputy City Clerk

**MINUTES
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, DECEMBER 12, 2022**

1. OPENING CEREMONIES

- a. Chair Cammarata called the meeting to order at 6:10 p.m. pursuant to Governor Newsom's Executive Order N-29-20 issued on March 17, 2020.
- b. Vice-Chair Graf led the salute to the flag.
- c. Responding to the roll call by City Clerk Abbott (via Zoom) were Commissioners Dever and Stephens, Vice-Chair Graf, and Chair Cammarata (all present in the Upstairs Assembly Room); and Commissioner Steinbach (participated via Zoom). Also present were Community and Economic Director Rindge, Associate Planner MacMorran, and Assistant City Attorney King (all present in the Upstairs Assembly Room).

PRESENT: Dever, Steinbach, Stephens, Vice-Chair Graf, and Chair Cammarata

ABSENT: Santos

2. ORAL COMMUNICATIONS

There were no requests from the public to speak on Consent Agenda items or subjects other than those scheduled.

3. CONSENT AGENDA

- a) **APPROVAL OF MINUTES:** October 10, 2022, minutes

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: Dever, Steinbach, Stephens, Vice-Chair Graf, and Chair Cammarata

NOES: None

ABSENT: Santos

PUBLIC HEARINGS

4. **CONDITIONAL USE PERMIT NO. 322**, a request to allow a smog shop to operate in an existing 1,000-square-foot service bay at 1800 Lomita Boulevard in the M-C (Light Manufacturing-Commercial) Zone. (Applicant: Klaus Woelke, 25027 Oak Street, Lomita, CA 90717)

Associate Planner MacMorran presented the staff report as per the agenda material.

Chair Cammarata invited questions from the Commission. As there were none, he invited Klaus Woelke, the applicant, forward to speak. Mr. Woelke stated that all he is asking is to reopen a smog shop on the site.

Chair Cammarata opened the public hearing at 6:26 p.m.

Maryam (no last name given), owner of Lomita Plaza next door, shared concerns about possible Code violations at the site relative to digging, dumping, and storage of oil, and employees of the business parking on an easement belonging to Lomita Plaza. She also expressed concerns about a shared wall being repainted by the applicant, and a camera installation at the site. She stated that she has reached out to Code Enforcement but has gotten no response.

Chair Cammarata suggested that she contact the City by mail so that there is a paper trail. Associate Planner MacMorran encouraged her to report Code Enforcement issues via the City's website.

Chair Cammarata invited the applicant, Klaus Woelke, to respond to Maryam's concerns. Mr. Woelke stated that the digging was required to realign a fence that was falling over. Initially he thought the parking area was theirs or that it was at least communal, but once he learned that it belonged to Lomita Plaza, his employees no longer parked there. There has been no illegal dumping of oil, and a wall on his property was in need of repainting and a camera was installed.

Maryam requested that the Commission refer to a map showing the easement, and explained that it has now been blocked off by a chain link fence and cars, eliminating access.

Chair Cammarata suggested Maryam follow up with Associate Planner MacMorran so that each concern can be addressed and Code Enforcement can visit the site.

There being no further requests from the public to speak on this item, Chair Cammarata closed the public hearing at 6:44 p.m. and brought the item back to the Commission for further discussion or a motion.

Commissioner Stephens stated that the property's lease should specify ownership and use of the easement--that it is not a City enforcement issue.

Vice-Chair Graf made a motion, seconded by Commissioner Dever, to adopt a resolution of approval subject to findings and conditions, and confirm that the project is exempt from California Environmental Quality Act (CEQA) requirements.

MOTION CARRIED by the following vote:

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

NOES: None

ABSENT: Santos

SCHEDULED MATTERS

5. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Director Rindge stated that there will be a Special Joint Meeting of the Planning Commission and the City Council relative to the final update of the City's Housing Element, on Tuesday, December 20, at 4:00 p.m. The regular Council meeting later that evening will include the first reading of the Los Angeles County Building Codes updates ordinance, and the Zone Text Amendment relative to signs at the Kaia development. There will be no January 2023 Planning Commission meeting, as staff has no completed applications at this time.

6. PROJECT STATUS UPDATES

Associate Planner MacMorran provided updates on the following:

- A mixed-use development south of the Lomita-Harbor City Kiwanis Club on Narbonne Avenue
- Cream Pan Bakery
- The Slip Bar

OTHER MATTERS

7. STAFF ITEMS – ANNOUNCEMENTS

Director Rindge stated that both an Assistant Planner and Planning Intern will start work for the City in January.

8. PLANNING COMMISSIONER ITEMS

Vice-Chair Graf stated that he has received complaints from business owners and prospective business owners relative to the inability to get projects going in the Planning department due to the current staffing shortage. Director Rindge stated that she expects quicker movement on projects with the hiring of the new staff members.

Chair Cammarata stated that he had recently sent emails to City Manager Smoot relative to graffiti in the City, and that the unauthorized taco stand by Auto Zone has returned.

Associate Planner MacMorran stated that a hair salon is opening in the former water/hydro shop on Lomita Boulevard, and an environmentally-conscious personal products retail shop is taking over half of the former tackle shop space on Narbonne Avenue.

Director Rindge stated that the City had approved a Professional Services Agreement for augmented Code Enforcement.

9. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

The Tuesday, January 3, 2023, City Council meeting has been cancelled due to the holiday closure; Commissioner Stephens will attend the Tuesday, January 17, 2023, City Council meeting.

10. ADJOURNMENT

There being no further business to discuss, Chair Cammarata adjourned the meeting at 7:09 p.m.

Linda E. Abbott, CMC
Deputy City Clerk

DRAFT



CITY OF LOMITA PLANNING COMMISSION REPORT

TO: Planning Commission **Item No. PH 4**

FROM: Laura MacMorran, Associate Planner

MEETING DATE: February 13, 2023

SUBJECT: Site Plan Review No. 1217 for 2177 Pacific Coast Highway, in the C-R (Commercial-Retail) Zone and Minor Conditional Use Permit No. 1 for 2159-2169 Pacific Coast Highway, 2177 Pacific Coast Highway, 25622-25626 Narbonne Avenue and 25636 Narbonne Avenue, in the C-R (Commercial-Retail) Zone

RECOMMENDATION

Adopt resolutions approving Minor Conditional Use Permit No. 1 and Site Plan Review No. 1217, subject to the findings and conditions and to confirm the categorical exemption from the California Environment Quality Act (CEQA).

BACKGROUND

Michael Tseng of KTG Y (Applicant) requests a Minor Conditional Use Permit to allow a shared parking arrangement of the 121 parking spaces located at 2159-2169 Pacific Coast Highway, 2177 Pacific Coast Highway, 25622 -25626 Narbonne Avenue & 25636 Narbonne Avenue and a Site Plan Review for a new, one-story 3,851-square-foot commercial building with outdoor dining at 2177 Pacific Coast Highway within the C-R (Commercial-Retail) Zone.

Existing Conditions

The subject site is located on the northeast corner of Pacific Coast Highway (PCH) and Narbonne Avenue. It consists of four separate properties of ranging from 6,500 sq. ft. to 81,163 sq. ft. Combined they possess 2.63 acres and have 317' of frontage along Pacific Coast Highway, 317' of frontage along Narbonne Avenue, and four driveways.

Specifically, 2177 PCH contains a 3,851-square-foot building that has been vacant for five years. The building was designed for a bank over 40 years ago. 2159-2169 PCH consists of two buildings with three tenants – 99 Cents Only Store, the anchor tenant, a restaurant, and an ice cream shop. 2159 PCH was built in the late 1950s and 2169 PCH was built in 2003. 25622-25626 Narbonne Avenue is multi-tenant building that was built in 1958. It has approximately 4,400 square feet. Last, 25636 Narbonne Ave is a three-

unit building with approximately 4,400 sq. ft. It was built in the 1950s and expanded in 1978.

Entitlement History

<i>Address</i>	<i>Project No.</i>	<i>Description</i>	<i>Approval Date</i>
2177 PCH	Site Plan Review No. 449	Bank, parking and pole sign	1/1/1983
2177 PCH	Site Plan Review No. 629	Bank Expansion	12/1986
2159 -2177 PCH	Site Plan Review No. 951	New Building	5/13/2002
25636 Narbonne Ave	ZV 38	Expansion of medical building with less than required parking	5//10/1977
25638 Narbonne Ave.	Site Plan Review No. 98	Parking and Landscape review	8/13/1973

ANALYSIS

General Plan

The land use designation for the property is Commercial with a Floor Area Ratio of 1.0 to 1.0. This designation applies to the commercial corridors along Pacific Coast Highway, Lomita Boulevard, Western Avenue and portions of Narbonne Avenue. The lot area is 16,183 sq. ft. and the building area is 3,851 sq. ft. for a F.A.R. of 0.24. The proposed use of the building is commercial.

Zoning Review

The site is zoned Commercial Retail. The zone is established to provide for regional retail sale needs. This zone provides for retail activities and limited-service establishments.

Adjacent Zoning and Land Uses

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	commercial and residential	C-G (Commercial General) and R-1 (Single-Family)
South	commercial	C-R (Commercial Retail)
West	commercial	C-R (Commercial Retail)
East	commercial	C-R (Commercial Retail)

Traffic and VMT Impacts

As this project replaces an existing building almost like-for-like, staff reviewed recent traffic studies prepared for nearby larger development projects located at 2166 PCH (Popeye's and a three-unit commercial building) and 2301 PCH (7-11 gas station). Both of the studies indicated that those projects would contribute only slightly to traffic congestion and no mitigation measures were required. Due to this project's relatively small size, its impact is unlikely to have anything more than a negligible impact on traffic congestion or generation.

To reduce automobile environmental impacts, the State has implemented vehicle miles traveled (VMTs) analysis to measure vehicle trip generation of greenhouse gases (GHG). The State's Office of Planning and Research (OPR) recommends a screening process for project types known to be low VMT generators. Projects meeting a screening criterion can be determined to have a less than significant VMT impact without conducting a quantitative VMT analysis. If a project cannot be screened, CEQA analysis is necessary.

Although the City has yet to formally establish screening criteria for small commercial projects, OPR's Technical Advisory provides guidance that "adding retail opportunities into the urban fabric and thereby improving retail destination proximity, local-serving retail development tends to shorten trips and reduce VMT, and lead agencies generally may presume such development creates a less-than-significant transportation impact."

Due to the project's proximity to Metro's bus line, North Narbonne Avenue's dedicated bike lane, bike racks and short distances to residences, the percentage of customers taking alternative modes of transportation is expected to be higher than in other suburban locations. Based on these factors and the restaurants' sizes, staff expects most of the customers from the surrounding area therefore the restaurants would not contribute to additional vehicle miles traveled.

Minor Conditional Use Permit No. 1

On October 6, 2022, Ordinance No. 839 established a minor conditional use permit (MCUP) entitlement for reduced, shared and/or off-site parking arrangements. Shared parking is intended to provide an opportunity for multiple uses to optimize parking facilities more efficiently.

This minor condition use permit application applies to four properties containing a variety of tenants with varying peak demand times. A shared parking situation informally exists as all the properties are owned by G & A Lomita, LLC. In addition, there is a private recorded easement between 2155 PCH, 2159-2169 PCH, and 2177 PCH for access and parking. Staff does not envision any parking problems resulting from this easement and it is more likely be of benefit 2169 PCH and 2177 PCH.

The submitted Parking Demand Analysis was prepared by Linscott, Law and Greenspan Engineers (Exhibit I). It uses the Urban Land Institute's parking demand profiles to calculate the parking demand for the existing and proposed uses.

In total there are 121 spaces, of which 20 are compact and 101 are standard size. The code allows parking areas with more than 20 vehicles to have up to 30% of the spaces designated for compact spaces. This MCUP designates 17% of the 121 spaces for compact parking.

The Analysis predicts the peak demand to be weekdays from 12:00 p.m. to 1:00 p.m., during which will be a demand for 119 spaces. The report describes the parking layout as having five zones.

Each building has some contiguous somewhat proprietary parking. 25636 Narbonne Avenue is orientated towards Narbonne and away from the 99 Cents Only Store. 25622-25226 Narbonne Avenue maintains a few spaces off of Narbonne Avenue and is closest to the 17 parking stalls behind the 99 Cents Only Store and furthest away from the main customer parking lot.

On multiple occasions, staff visited the project site during peak (1:00 p.m.) and nonpeak demand times and observed unoccupied parking stalls. While during peak times, the lot was relatively full in the front, the 17 parking stalls behind the 99 Cents Only Store were consistently underutilized. Staff recommends two conditions pertaining to parking lot signage. Condition of Approval No. 17 requires the replacement of a gate sign with exclusive use language, and Condition of Approval No. 18 requires parking stall signs identifying the 17 parking spaces behind the 99 Cents Only Store and spaces along the 99 Cents Only Store's westerly wall are available to the patrons of 25622-25226 Narbonne, 25636 Narbonne Avenue, and 2177 PCH

Presently, there exist 32 parking stalls in the four rows of eight (in front of the 99 Cents Only Store and 2169 PCH) that maintain a width of 8'9", instead of 9'0". When the 2159-2169 PCH parking lot is restriped, recommended Condition of Approval No. 18 requires that six stalls be striped at 9'0" wide and two stalls be striped at 8'0" and marked for compact parking to comply with Lomita Municipal Code.

Minor Conditional Use Permit Findings Summary

Staff reviewed the project in accordance with Section 11-1.66.10 (Minor Conditional Use Permit) of the Lomita Municipal Code and advises that the project is consistent with the required findings (see Exhibit A).

Site Plan Review No. 1218

Development Standards Review for Site Plan Review 1217: 2177 Pacific Coast Highway

The project has been reviewed with the applicable Lomita Municipal Code requirements as follows.

<i>Applicable Development Standard (§ 11-1.49.06)</i>	<i>Proposed Project</i>	<i>Permitted</i>	<i>Complies?</i>
Lot Size	16,185 square feet	Min. 5,000 sq. ft.	Yes
Lot Width	97.5 feet	Min. 50'	Yes
Setbacks	Front (South): 11'3" Front (West): 11'10" (0'to patio) Side (East): 23'8" Rear: >86 feet	None None None None	Yes Yes Yes Yes
Building Height	26' to roof ¹	Max. 35'	Yes

<i>Applicable Development Standard (§ 11-1.49.06)</i>	<i>Proposed Project</i>	<i>Permitted</i>	<i>Complies?</i>
Off-Street Parking	9	29 spaces (3,851 +450 sq. ft.)	No ²
Landscaping	9.78% (1,205 sq. ft. landscaping/12,332 sq. ft. net lot area)	6% of lot area not covered by building	Yes
Utilities	To be placed underground	Place underground	COA
Lighting	<u>TBD</u>	Not shine on adjacent properties	COA

1: Poss. subject to easement w/covenants and restrictions Doc. No. 87-1227627

2: Minor CUP for shared parking requested

The 23' easterly setback is unusual. According to a member of the applicant team, the adjacent property, 2169 PCH was built with only a one-hour rated fire wall. As a result, the proposed building must maintain a 20' separation. While this open area serves some functional purpose (trash area and bicycle parking), it is underutilized. Even though the City Code does not allow outdoor storage without Planning Commission approval, this area has the potential to be a code enforcement issue. Staff recommends activating this area and using it for more outdoor dining. The Parking Demand Analysis shows a surplus of two parking spaces. With two extra parking spaces, a 374 sq. ft. outdoor dining area would comply with the parking requirements of one parking stall for every 150 sq. ft.

Parking

The project has been reviewed with the applicable Lomita Municipal Code requirements as follows.

<i>Off-Street Parking, Standards (§ 11-1.66. 05-08)</i>	<i>Proposed Project</i>	<i>Allowed/Required</i>	<i>Complies?</i>
Restaurant Parking	9	1 stall /150 sq. ft.	No ¹
Bicycle Parking	Easterly side of the building	Satisfy Building Code	Yes
Perimeter Landscaping	0' to 11'3"	5' landscaped bed shall be provided along the frontage & on corner lots landscaping shall be placed along both street sides.	No; condition of approval (COA)

<i>Off-Street Parking, Standards (§ 11-1.66. 05-08)</i>	<i>Proposed Project</i>	<i>Allowed/Required</i>	<i>Complies?</i>
Parking Lot (Non perimeter) Landscaping	0%	6% on lots over 10,000 sq. ft.	PC may determine there is hardship
Trees: Parking Lot	1 not shown on the plan	1 tree for 6 spaces	COA
Trees: Building	3 trees required (building lengths adjacent to landscape berms: 27'1" along Narbonne Ave. and 60'7" along PCH)	1 tree for each 30' of building frontage when building is adjacent to the landscaped perimeter berm	Yes
Standard Stall Size: 9' x 19"	9' x 19"	9' x 19"	Yes
Compact Spaces Sizes	8' x 14'10"	8' x 15'	No
Driveway Width	South Narbonne Ave: 38'	30'	Existing condition ²
Striping	Double-striped	Double-striped	Yes
Wheel stops	All parking spaces shall have wheel stops or curbs	All parking spaces shall have wheel stops or curbs	Yes

1: Minor CUP for shared parking requested

2: Recommend reducing width/ relocating noncompliant compact stalls

The proposed on-site parking lot design for 2177 PCH contains seven standard 9'x19' spaces and two 8' x 14'10" spaces. The two proposed 8' x 14'10" spaces do not meet the compact stall minimum length of 15'. In addition, these stalls occupy the required 5' perimeter landscape area and the northerly stall abuts the main driveway making the passenger car door swing into the driveway aisle. Safe parking lots are designed with some buffer between the main driveway aisle and the abutting parking stall, including 2159-2169 PCH's driveway that intersects with PCH. Staff recommends relocating those spaces to the northerly side of 2169 PCH. Vehicles already frequently park in this area. As 2169 PCH is more than 40' long and the adjacent driveway aisle is 54' wide, there exists sufficient space for two compact parallel spaces.

Circulation

The sites are served by four total driveways. One on PCH and three on Narbonne Avenue. Narbonne Avenue's southerly driveway is 38'3" wide. The Code sets the driveway's width at 30' for both maneuverability and to preserve street parking. In this case there is no

street parking on Narbonne Avenue and the bus stop has sufficient length, so a change in width is not needed for curb management.

However, if the proposed two noncompliant 14'10" long parking stalls remain, this driveway aisle should be reduced to 30' wide to create a landscape finger/buffer between the driveway aisle and the parking lot. This design change would accomplish three objectives: 1. protect passengers in the northerly stall space from vehicle traffic; 2. provide some parking lot landscaping; and 3. prevent stacking of vehicles at the main entrance. Alternatively, if the stalls are relocated, the third objective could be achieved by creating a landscape buffer in their place and no change of driveway width would be necessary.

In general, the existing driveway aisles meet the minimum widths and the interior circulation functions properly. No changes are recommended.

Landscaping

For the most part, the project complies with the landscaping requirements. In the event that there is little or no new building area and no reduction in existing landscaping, the Planning Commission can reduce the non-perimeter requirement. The parking lot has virtually no surplus space to provide non-perimeter landscaping; however, the project should provide 5' of perimeter landscaping otherwise a variance is needed. If the two 14'10" long stalls are relocated, that would provide 237 sq. ft. for landscaping, including the perimeter landscaping.

The project is required to provide one parking lot tree for every six spaces and three trees are required along the building's frontage. Staff discussed the lack of a parking lot tree so the applicant proposes a location (SPR No. 1217 COA No. 36).

Signs

The project has been reviewed with the applicable Lomita Municipal Code requirements as follows.

<i>Sign, Standards (§ 11-1.67.04 and 11-1.67.05)</i>	<i>Proposed Project</i>	<i>Allowed/Required</i>	<i>Compliance</i>
Wall	TBD	15% of PCH's & Narbonne Ave's wall area (not incl. parapet wall); 10% of rear side wall area; 7.5 of side wall area	Admin. Review
Freestanding	Retain existing sign	Planning Commission's Discretion	PC Decision

The building's wall signs are subject to administrative review; however, staff notes that the applicant has designed the building with a 14' high parapet wall making the overall height of the building 26'. This improves the building and the building's wall signs visibility from a distance. Staff does not object to the design. For comparison, the Wells Fargo building is 27'.

With regard to the freestanding sign, LMC limitedly authorizes freestanding signs. In the case of restaurants, a freestanding sign is at the discretion of the Planning Commission. Signs, especially freestanding signs, have a significant effect on the appearance and impression of a corridor.

For this location, staff does not recommend reusing or replacing the existing freestanding sign. The site is located at a signalized intersection and is very prominent. If every small restaurant contained a freestanding sign, the PCH corridor would contain several more freestanding signs. Freestanding signs too close together, of differing styles, varying colors, varying heights, and varying shapes can create a cluttered and distracting appearance. Also the PCH design standards do not support freestanding signs in order to bring about a more orderly, cohesive, and attractive appearance to PCH.

For comparison, the Wells Fargo property does not have a freestanding sign and its orientation and design take advantage of the corner location.

Instead of a separate freestanding sign, staff recommends using 2159-2169 PCH's existing shopping center sign. This location would provide advance notice to west-bound travelers. In addition, it would convey that the shopping center's parking area is intended for 2177 PCH's customers' use.

Pacific Coast Highway Design Review Guidelines

<i>PCH Development Design Guidelines</i>	<i>Proposed Project</i>	<i>Recommended</i>	<i>Complies?</i>
Optional fences or walls	Block wall along Narbonne Ave.	If installed should be open	No
Building setback	11'	5feet for landscaped area	Yes
Outdoor dining	450 sq. ft. along Narbonne Ave.	Desired	Yes
Trees	Existing trees are small and will be replaced	Preserve Mature Trees	N/A
Driveway entrances	Not provided	Provide planters	COA
Driveway access	Narbonne Ave. is a secondary highway	Primary access should not be a local side street	Yes

<i>PCH Development Design Guidelines</i>	<i>Proposed Project</i>	<i>Recommended</i>	<i>Complies?</i>
Landscaping	Partially met	Parking area shall have a 5' landscaped berm/bed	COA
Building design	Eclectic	Decorative design shall wrap the entire building	Yes
Mechanical equipment	Roof top equipment screened	Roof top equipment screened	COA
Positive aesthetic impacts	Trash area is tucked away & electrical equipment is in a cabinet not visible from the street	Evaluate building location, equipment, trash enclosures	Yes
Appearance	Materials: stone, metal, and stucco; Colors: brown grey, and white tones	Natural finishes and colors; bright colors for accents and graphics	Yes
Freestanding sign	Existing pole sign	None or low-profile monument sign	PC decision
Northerly elevation	Awnings & overhang	Consider effect of sun	Yes
Display windows	Two along PCH	Along street	Yes

Differences exist between the project and PCH's design guidelines pertaining to the driveway entrance (B.2.), landscaping (C.1.), and the freestanding pole sign (D.5.c) policies. The differences are discussed in the Site Plan Review section and the project can comply with the PCH Design Policy recommendations.

Site Plan Review Findings Summary

Staff reviewed the project in accordance with Section 11-1.66.10 (Site Plan Review) of the Lomita Municipal Code and advises that the project is consistent with the required findings (see Exhibit B).

CEQA

The project is categorically exempt pursuant to Section 15301 (Existing Facilities) and Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act guidelines. The Existing Facilities exempts projects consisting of permitting or licensing involving negligible expansion of use, and the In-Fill Development exemption applies to a project that is consistent with the general plan and zoning designation, is on an urban site less than five acres, is not a special habitat, does not create significant traffic, noise, air quality or water quality issues, and is adequately served by all utilities and public services. The proposed minor conditional use permit for shared parking is a permitting activity and the new 3,851 sq. ft. building for restaurant uses meets the criteria for an infill

development. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.

PUBLIC NOTICE

On February 2, 2023, staff mailed notices of this hearing to property owners within 300' of the subject property and posted on the Lomita City web page, at Lomita City Hall, and at Lomita Park.

OPTIONS

1. Approve the attached resolutions as recommended.
2. Approve the attached resolutions with amended conditions.
3. Deny the application.
4. Provide staff with further direction.

EXHIBITS

- A. Resolution Minor CUP No. 1
- B. Resolution Site Plan Review No. 1217
- C. Vicinity Map
- D. Zoning Map
- E. General Plan Map
- F. Aerial Photograph
- G. Notice of Exemption
- H. Conceptual Plans and Color Elevations
- I. Parking Demand Analysis
- J. PCH Design Review Resolution
- K. Floor Plan and Site Plan Annotated by Staff

Recommended by:



Brianna Rindge, AICP
Community & Economic Development Director

Prepared by:



Laura MacMorran
Associate Planner

DRAFT
PLANNING COMMISSION
RESOLUTION NO. PC 2023-XX
MINOR CONDITIONAL USE PERMIT NO. 1
2159-2169 PACIFIC COAST HIGHWAY, 2177 PACIFIC COAST HIGHWAY, 25622 -
25656 NARBONNE & 25636 NARBONNE AVE.
APNS: 7375-025-025, 7375-025-027, 7375-025-028, & 7375-025-039

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING MINOR CONDITIONAL USE PERMIT NO. 1 FOR A 121-SHARED-PARKING-SPACES ARRANGEMENT, AND TO CONFIRM THE CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR PROPERTIES LOCATED 2159-2169 PACIFIC COAST HIGHWAY, 2177 PACIFIC COAST HIGHWAY, 25622 -25626 NARBONNE AVENUE & 25636 NARBONNE AVENUE IN THE C-R (COMMERCIAL RETAIL) ZONE. FILED BY MICHAEL TSENG OF KTG, 17911 VON KARMAN AVE, IRVINE, CA 92614 (“APPLICANT”).

THE PLANNING COMMISSION OF THE CITY OF LOMITA DOES HEREBY FIND, ORDER, AND RESOLVE AS FOLLOWS:

Section 1. Recitals

- A. The City of Lomita received an application to allow a 121-shared-parking-space arrangement for the properties located at 2159-2169 Pacific Coast Highway (“PCH”), 2177 PCH, 25622-25626 Narbonne Avenue, & 25636 Narbonne Avenue within the C-R, Commercial Retail Zone. Filed by Michael Tseng, 17911 Von Karman Ave., Irvine, CA 92614 (the “Applicant”).
- B. On February 13, 2023, the Planning Commission of the City of Lomita held a duly noticed public hearing and accepted public testimony for an application.
- C. The subject site is zoned C-R (Commercial Retail) and designated Commercial by the City’s General Plan. Per Lomita Municipal Code Section 11-1.66.10, shared parking requires a minor conditional use permit.
- D. The project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act guidelines. The project consists of permitting a shared parking use with negligible expansion of the onsite activities.
- E. The Planning Commission finds that the Applicant agrees with the necessity of and accept all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for and fostering, the health, safety, and welfare of citizens in general including those who access the site.

Section 2. Findings

The project is subject to the Minor Conditional Use Permit findings contained in Lomita

Municipal Code Section 11-1.66.10 (Minor Conditional Use Permit). The required findings below are shown in *italicized* type and the reason(s) the project is consistent is shown in regular type. Planning Commission finds, after due study and deliberation, that the following circumstances exist:

- a. *The peak hour parking demand from all uses does not coincide and/or the uses are such that the hours of operation are different for various portions of the business.*

Consulting engineers, Linscott, Law & Greenspan's Parking Demand Analysis found that the peak hour parking demand of all the existing uses does not coincide as shown on Figure 4 and Figure 5 in Exhibit I of the Staff Report.

In addition, several of the businesses' hours of operation are different. Presently, 2169 PCH's ice cream shop is open at night, but the adjacent causal restaurant is closed. These staggered hours are typical for these uses. 25636 Narbonne Avenue has a similar circumstance. The tutoring center is closed in the mornings, while medical office is open in the mornings and typically not open on weekends.

- b. *The quantity, circulation and location of parking provided will equal or exceed the level that can be expected if shared or off-site parking is not provided.*

The 121 provided parking spaces exceed the 119 spaces needed to satisfy parking demand at the 1:00 p.m. weekday peak demand time based on the Parking Demand Study. As these four properties are owned by the same property owner, already they informally and formally share parking and circulation. The shared parking is expected to at least equal that which is currently provided.

- c. *The adjacent or nearby properties will not be adversely affected relative to parking.*

The parking arrangement should not adversely affect the adjacent and nearby properties. Other than 2155 PCH, there are no other contiguous parking areas, and residential streets are not too far away from the businesses front doors to be an attractive option. 2155 PCH has an easement with 2159-2169 PCH and 2177 PCH (Doc. No. 87-1227627) which allows for reciprocal parking.

- d. *The proposed traffic circulation will not be detrimental to the health, safety and welfare of residents residing or working in or adjacent to the neighborhood.*

The interior circulation facilitates a smooth traffic flow. The existing aisle widths exceed or meet the code requirements. Access into the site occurs at any one of four driveways. The southerly and northerly driveways on Narbonne meet the 30-foot width requirement, as does PCH. This width provides additional room

so that vehicles can turn more smoothly, particularly when exiting. The driveways have unobstructed sightlines and are not detrimental to public safety.

- e. *The off-site parking is within a three hundred (300) feet legal distance or suitable distance subject to planning commission approval of the premises upon which the building or use is located.*

While the shared parking is technically off-site because of land division, the parking lots are contiguous, held by the same owner, and exist within a suitable distance of each building.

Section 3. Based on the above findings, the Planning Commission of the City of Lomita hereby approves Minor Conditional Use Permit No. 1 subject to the following conditions:

GENERAL PROJECT CONDITIONS

1. The use shall be operated in substantial compliance with the Revised Parking Demand Analysis dated January 30, 2023 and “Conceptual Design” plan dated January 19, 2023 (“Exhibit H”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Community and Economic Development Director or a major modification to the plans is approved by the Planning Commission.
2. This permit is granted for the Applicant’s application received on October 6, 2022 on file with the Planning Division and may not be transferred from one property to another.
3. By commencing any activity related to the project or using any structure authorized by this permit, Applicant accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein.
4. This permit shall not be effective for any purpose until a duly authorized representative of the owner of the property has filed with the Department of Community Development, a notarized affidavit accepting all the conditions of this permit. This affidavit, or a copy of this resolution, shall be recorded with the County Recorder and is binding on successors. If the Applicant is a corporation, then an officer of the corporation shall sign the acceptance affidavit.
5. This permit shall automatically be null and void two years from the date of issuance, unless a business license has been issued by the City of Lomita. A request for a one-year extension may be considered by the Planning Commission. No extension shall be considered unless requested prior to the expiration date.

6. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission.
7. It is hereby declared to be the intent that if any provision of this permit is held or declared invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. All outstanding fees owed to the City, including staff time spent processing this application, shall be paid in full.
9. A building permit shall be obtained for any interior modifications that have been authorized by this conditional use permit.
10. A separate sign permit shall be obtained for any new signs on the project property.

MINOR CONDITIONAL USE PERMIT CONDITIONS PER SEC. 11-1.66.10(B)(4)

11. As a condition of such minor conditional use permit approval the planning commission shall require a written agreement between landowner(s) and the city, in a form satisfactory to the city attorney, which shall include:
 - a. A guarantee that there will be no substantial alteration in the uses that will create a greater demand for parking; and
 - b. Remedies in the event that there is a change in use on the property or in the event that the off-site parking is lost; and
 - c. A provision that the city may require parking facilities in addition to those originally approved, after notice and hearing, upon a finding by the planning commission that adequate parking to serve the use(s) has not been provided; and
 - d. A provision stating that the city, acting through the planning commission, may, for due cause and upon notice and hearing, modify, amend, or unilaterally terminate the agreement at any time.

PLANNING CONDITIONS

12. All crimes occurring inside or outside the project property shall be reported to the Lomita Station of the Los Angeles County Sheriff's Department at the time of the occurrence.
13. 2177 PCH's driveway entrance shall include a landscape buffer perpendicular to Narbonne Avenue on the southerly side of the driveway aisle.

14. When a parking area is restriped, all parking stalls shall comply with the Lomita Municipal Code standards. When 2159-2169 PCH's parking area is restriped, the four rows with eight spaces per row shall be striped to six 9' x 19' standard parking stalls and two 8' x 15' minimum compact parking stalls, instead of the current 8'9" x 19'0" stripping.
15. Remove the two 8'0" x 14'10" parking spaces located at 2177 PCH.
16. Create two parallel compact parking stalls on the northerly side of 2169 PCH or propose another location subject to the Community and Economic Development Director's approval.
17. 2159 PCH's westerly and northerly parking areas shall have wall signs posted between each parking space indicating that patrons of 25622-25226 Narbonne, 25636 Narbonne Avenue, 2169 PCH, and 2177 PCH are able to park in those stalls.
18. When the gate, located at the northwest corner of 2159 PCH, is open, the "private property; no trespassing" sign shall be not be visible from the southwesterly direction, and a new sign shall be mounted on the gate that states 25622-25226 Narbonne, 25636 Narbonne Avenue, 2169 PCH, and 2177 PCH' employees and customers are able to park in the 17 stalls behind said gate (2159 PCH)

INDEMNIFICATION

Applicant agrees, as a condition of adoption of this resolution, at Applicant's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. Applicant's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof.

COMPLIANCE

If Applicant, owner, or tenant fails to comply with any of the conditions of this permit, the Applicant, owner or tenant shall be subject to a civil fine pursuant to the City of Lomita Municipal Code.

If any of the conditions of the Minor Conditional Use Permit are not complied with or upon notice of a violation by the Code Enforcement Division, the Planning Commission, after written notice to the applicant and a noticed public hearing, may in addition to revoking the permit, amend, delete, or add conditions to this permit at a

subsequent public hearing.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 13th day of February 2023 by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
RECUSE: Commissioners:

Steven Cammarata, Chairperson

ATTEST: _____
Brianna Rindge, AICP
Community and Economic Development Director

Within 30 days of the date of this decision for an exception, permit, change of zone, or other approval, or by the person the revocation of whose permit, exception, change of zone, or other approval is under consideration, of notice of the action of, or failure to act by, the Commission, any person dissatisfied with the action of, or the failure to act by, the Commission may file with the City Clerk an appeal from such action upon depositing with said Clerk an amount specified by resolution of the City Council.

Any action to challenge the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section 1094.6.

DRAFT
PLANNING COMMISSION
RESOLUTION NO. PC 2023-XX
SITE PLAN REVIEW PERMIT NO. 1217
2177 PACIFIC COAST HIGHWAY;
APN: 7375-025-028

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING SITE PLAN REVIEW NO. 1217 TO ALLOW A ONE-STORY 3,851-SQUARE-FOOT COMMERCIAL BUILDING WITH OUTDOOR DINING FOR A PROPERTY LOCATED AT 2177 PACIFIC COAST HIGHWAY IN THE COMMERCIAL RETAIL (C-R) ZONE AND FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. FILED BY MICHAEL TSENG OF KTGy, 17911 VON KARMAN AVE, IRVINE, CA 92614 (“APPLICANT”).

Section 1. Recitals

- A. The City of Lomita received an application to allow a one-story 3,851-square-foot commercial building with outdoor dining, subject to Minor Conditional Use Permit No. 1 for property located at 2177 Pacific Coast Highway (“PCH”).
- B. On February 13, 2023, the Planning Commission held a duly noticed public hearing and accepted public testimony.
- C. The subject site is zoned Commercial Retail (C-R) and designated Commercial by the City’s General Plan.
- D. The project is categorically exempt pursuant to Section 15332 (Infill Development) of the California Environmental Quality Act guidelines. The project replaces a 3,851-square-foot one-story building on a 16,100-square-foot lot with a 3,851-square-foot building with outdoor dining. The project will not create significant traffic, noise, air and water quality issues.
- E. The Planning Commission finds that the applicant agrees with the necessity of, and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

Section 2. Pursuant to Sections 11-1.70.07 (Site Plan Review) of the Code, the Planning Commission of the City of Lomita finds, after due study and deliberation that the following circumstances exist:

1. *The Site Plan complies with all applicable provisions of this Title.*

As set forth in the staff report, the proposed project complies with all the development standards in Title 11, except for those standards conditioned in this resolution and addressed with Minor Conditional Use Permit No. 1.

2. *The site is suitable for the particular use or development intended, and the total development, including the application of prescribed development standards, is arranged as to avoid traffic congestion, will not adversely affect public health, safety and general welfare, will not have adverse effects on neighboring property and is consistent with all elements of the General Plan.*

The site is suitable for a newly constructed one-story 3,851-square-foot commercial building and the intended restaurant use of restaurant as this use is permitted by right within the Commercial Retail Zone.

To avoid traffic congestion where the driveway intersects with Narbonne Avenue, Condition of Approval (“COA”) No. 44 requires a landscape planter to be installed on the southerly side to guide vehicles through the driveway’s throat. This condition reflects the Pacific Coast Highway Design Review Policy No. B.2., which seeks to reduce stacking problems by prevent vehicles from directly accessing parking stalls from this highly-used driveway. Due to a recorded easement, vehicles can also enter and exit onto PCH. In addition, pedestrians may directly and safely access the site from the sidewalk without using the parking lot.

The proposed 8’ x 14’10” stalls perpendicular to Narbonne Avenue do not meet the required minimum 15-foot length for a compact stall. Furthermore, the required 5-foot landscaped bed along the parking lot’s perimeter is absent. As Minor Conditional Use Permit No. 1 provides for 121 shared parking spaces, those two spaces must relocate. One possible location is on the north side of 2169 PCH. Vehicles regularly park along this wall and the driveway aisle is 54 feet wide, so there is sufficient space to create additional parallel parking. Condition of Approval No. 43 requires their relocation and allows the owner to propose an alternative location to the north side of 2169 PCH.

The site is furnished with all utilities and the City’s Public Works Department will review and approve water, sewer, and any undergrounding plans. The building permits will be issued for the construction, and the restaurants will have Public Health Department approve the plans and inspect periodically. The trash area is appropriately sized and secured, which prevents overflow and rummaging. Lighting will be sufficient to illuminate the site and not impact other properties. Therefore, public health, safety, and general welfare will not be adversely affected.

The building’s design adheres to Pacific Coast Highway Design Policy’s exterior color palette and materials and will complement neighboring buildings. 2159-2169 PCH, 25622-25626 Narbonne Ave. and 25636 Narbonne Ave. share

parking per Minor Conditional Use Permit No. 1. This shared parking arrangement provides these neighboring properties opportunities to use the available parking more efficiently.

Finally, the site is consistent with all General Plan Elements. The Land Use Element designates this area as commercial of which the proposed restaurant use is consistent. The proposed 0.24 floor area ratio complies with the maximum of 1.0. The reuse of this long vacant site supports Economic Element's Policy 1: to support revitalization within the City's commercial districts.

3. *The development design is suitable and functional. This requirement shall not be interpreted to require a particular style or type or architecture.*

The development design is both suitable and functional. The design is dictated by several fixed conditions and takes into account the sun's orientation. Influencing the design are the lot's size, a shared 38-foot-wide driveway aisle along the rear of the property, the available parking, and the building to the east's construction. The new building and outdoor dining area propose canopies and overhangs on the north and west elevations. While the new building's main entrance is orientated towards the parking lot and away from PCH, display windows have been added to the PCH elevation (similar to nearby Wells Fargo and Ace Hardware).

Landscaping enhances the suitability of a design. Lomita Municipal Code (LMC) Sec. 11-1.66.06(A) and (G) require parking facilities to landscape at least 6% of the area not occupied by structures and the perimeter landscaping does not count if the lot is over 10,000 sq. ft. However, where little or no new building coverage is proposed and where the 6% requirement would be a hardship, the requirement can be reduced or waived. As this project is proposing no new building coverage and is not reducing any existing parking lot landscaping, the parking lot landscape shall be determined by the Community and Economic Development Director when the final parking lot plan is submitted (COA No. 42).

Perimeter landscaping has been designed for almost all of PCH and Narbonne Avenue's frontages. COA No. 40 requires the entire perimeter to have 5' deep landscape area per LMC Section 11-1.66.06 and PCH Design Review Policy No. C.1.

Functional but necessary improvements, such as a grease trap, utility panel, transformer, and trash area are shown on the plans and placed in locations that are serviceable and discreet as possible.

The open space between 2169 PCH and 2177 PCH is underutilized and has a likelihood of collecting clutter. As the shopping center has a surplus of two parking spaces, 2177 PCH could include outdoor dining in this open space with a maximum of 374 sq. ft. (374 sq. ft./150 restaurant parking space per sq. ft. = 2

parking spaces required). More outdoor dining would add energy to the business, shopping center, and PCH.

The plans indicate the preservation and reuse of the existing freestanding pole sign. The existence of the pole does not create a by-right situation. The PCH Design Policy does not support pole signs and LMC Section 11-1.67.04 gives the Planning Commission the authority to decide whether a restaurant should have a freestanding sign. A freestanding sign is found unsuitable and not functional as brightness, moving, or oversized signs can create driving hazards and excessive signage can clutter a street, particularly freestanding signs, which are another individual object for a person's eye to try to process. When the number of signs is reduced, the viewer can actually see more not less.

This corner-located building maintains excellent visibility and the building includes a 14-foot-high parapet wall. This use of the air space above the roof allows greater visibility for any proposed wall sign. Placing a freestanding pole sign in front of a building draws the eye away from the building. Instead of a separate freestanding sign, 2159-2169 PCH's shopping center sign has available space for additional signage. By adding the restaurants' sign to 2159-2169 PCH's sign, westbound drivers would see the restaurants' signs earlier and drivers would understand that it is permissible to park in that lot.

Section 3. The Planning Commission of the City of Lomita hereby approves Site Plan Review No. 1217 subject to the attached conditions.

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division and may not be transferred from one property to another.
2. This permit is granted for the plans dated January 19, 2023, ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, The Community and Economic Development Director may approve minor changes to the approved Plans. For numerical standards, the Community and Economic Development Director may approve deviations up to 10% provided that city code requirements are met. Modifications exceeding a 10% deviation shall be referred back to the Planning Commission.
3. Approval of this permit shall expire 24 months from the date of approval by the Planning Commission, unless significant construction or improvements or the use authorized hereby have commenced. One or more extensions of time for use inauguration may be requested. No extension shall be considered unless requested at least 30 days prior to the expiration date.
4. By commencing any activity related to the project or using any structure

authorized by this permit, Applicant accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein.

5. Applicant agrees, as a condition of adoption of this resolution, at Applicant's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. Applicant's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof.
6. Applicant shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit.
7. If Applicant, owner or tenant fails to comply with any of the conditions of this permit, the Applicant, owner or tenant shall be subject to a civil fine pursuant to the City Code.
8. Prior to issuance of building permits, Applicant shall correct all violations of the City Code existing on the project property.
9. Prior to issuance of building permits, Applicant shall sign a letter agreeing to the conditions of approval within this resolution.
10. Prior to issuance of buildings permits, Applicant shall submit landscape and irrigation plans.

PLANNING STANDARD CONDITIONS

11. Developer shall pay the Development Tax of \$1,000 per unit prior to issuance of building permits.
12. The final building plans submitted by the Applicant with the building permit application shall depict all building materials and colors to be used in construction. This property is subject to the Downtown Design Guidelines.
13. Before the City issues building permits, Applicant shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project.
14. Applicant shall provide for dust control at all times during project property preparation and construction activities.

15. Before the City issues building permits, Developer shall provide to the Community Development Director color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Planning Commission
16. It is hereby declared to be the intent that if any provision of this permit is held or declared invalid, the permit shall be void and the privileges granted hereunder shall lapse.
17. That the Planning Commission may review this approval upon notice of violation by the Code Enforcement Officer.
18. That, in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit.
19. That final inspection shall not be granted until all conditions of approval have been met and verified by staff.
20. This approval allows a site plan that contains a 3,851-square foot building, 7 parking stalls, a 450 square-foot outdoor dining area west of the building, and the option to create a 374-square-foot outdoor dining area east of the building.

CITY OF LOMITA PUBLIC WORKS CONDITIONS

21. Developer shall pay the applicable Water Facilities fee.
22. Prior to issuing a building permit, all water and sewer calculations and civil engineering plans shall be reviewed and approved by the Public Works Director, along with the appropriate permit application and fees,
23. Prior to issuing a building permit, civil engineering plans shall be submitted and approved for all right-of-way improvement prior to plan.
24. Prior to issuing a building permit, the developer shall either construct or post security for all required public improvements.
25. Prior to issuing a building permit, the developer shall provide the Public Works Director with a copy of the Low Impact Development plans and recorded covenant.
26. All project driveways, approaches, and adjacent sidewalk area shall be constructed to shall comply with standards of the Americans with Disabilities Act.
27. All public improvements, including new water service lines, meters, and frontage improvements shall be constructed per the City's Standard Drawings and

Standard Specifications. All new and modified utility lines shall be placed underground.

28. As required by the Public Works Department, the developer shall submit calculations, prepared by a licensed civil engineer, determining the size of the water service laterals, water meters and backflow device. A separate fire service line may be required. A separate irrigation meter may be required.
29. As required by the Public Works Department, each lot will require its own water and sewer service and laterals. New service laterals shall be installed per City Standard Drawings. Existing unused water service lateral(s) shall be abandoned. New water service laterals shall not share the same trench as electrical service lines and shall maintain a minimum 2-foot separation.
30. All water meters shall be located outside of the driveway apron. The new location shall be to the satisfaction of the Public Works Director.
31. Remove and replace existing damaged curb, gutter, and sidewalk adjacent to the proposed development. Any modifications to the driveway location shall require curb, gutter and sidewalk modifications to replace the existing driveway.
32. The developer shall obtain an encroachment permit from the City of Lomita and place bonds as necessary from the City of Lomita for all proposed public improvements, including payment of all plan check and inspection fees.
33. Any new utility connections shall be installed underground and reviewed by the City of Lomita's Public Works.

LANDSCAPING CONDITIONS

34. Prior to issuing a building permit, Owner/Developer shall submit two copies of MWELO-Compliant landscape and irrigation plans, along with the appropriate permit application and fees, to the Planning Division and obtain approval of such plans.
35. Prior to issuing a building permit, the project shall pass a MWELO landscape and irrigation inspection and audit.
36. One parking lot tree shall be provided at a location acceptable to the Community and Economic Development Director.
37. Before the City issues a certificate of occupancy, Owner/Developer shall post onsite and provide a watering schedule to each tenant or manager and to the Community and Economic Development Director. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods.
38. Should any required tree have to be removed, the applicant shall notify the

Community and Economic Development Director. A replacement tree shall be planted as weather conditions permit.

39. All trees planted or placed on the project property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit.
40. The entire property shall have at least a 5-foot-deep landscape bed along Pacific Coast Highway and Narbonne Avenue.
41. Non-perimeter landscaping shall be determined by the Community and Economic Development Director based on the final parking lot plans.

PLANNING SPECIAL CONDITIONS

42. Any changes to the parking lot design shall be approved by the Planning Commission in conjunction with an application to amend Minor Conditional Use Permit No. 1.
43. The proposed 8'0" x 14'10" parking stalls shall be relocated to the northerly side of 2169 PCH or another location onsite subject to approval by the Community and Economic Development Director.
44. A curbed landscaped finger shall be created parallel to the Narbonne Avenue driveway aisle's southerly side.
45. Prior to the certificate of occupancy issuance and thereafter, the condition of the property shall comply with Lomita Municipal Code Section 11-1.60.03.
46. The development shall comply with Easement No. 87-1227627.
47. The outdoor dining shall comply Lomita Municipal Code Section 11-1.68.06 as applicable.

COMPLIANCE

If Applicant, owner or tenant fails to comply with any of the site plan approval, the Applicant, owner or tenant shall be subject to a civil fine pursuant to the City of Lomita Municipal Code.

If any of the conditions of the Site Plan Review are not complied with or upon notice of a violation by the Code Enforcement Division, the Planning Commission, after written notice to the applicant and a noticed public hearing, may in addition to revoking the permit, amend, delete, or add conditions to this permit at a subsequent public hearing.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 13th day of February 2023 by the following vote:

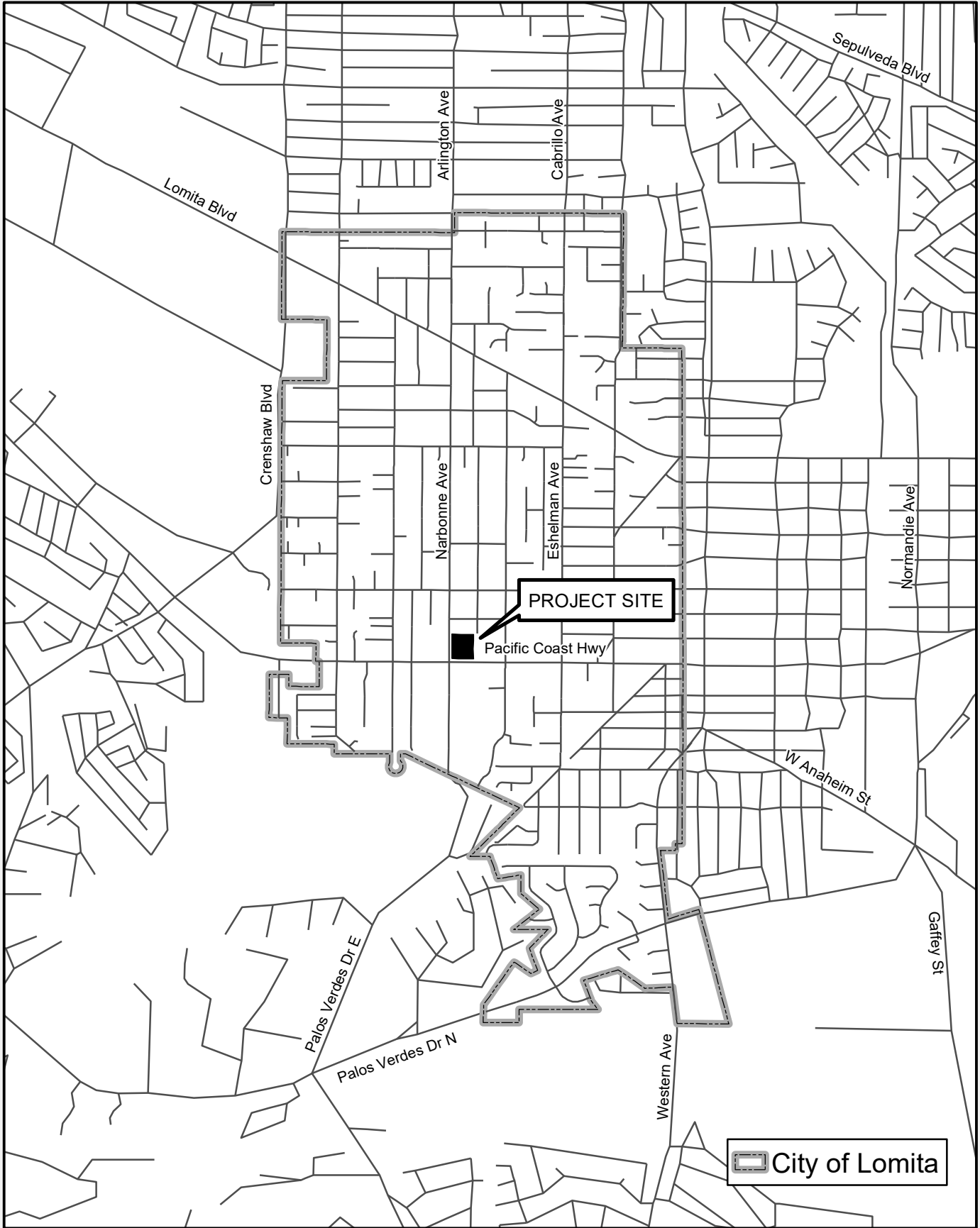
AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
RECUSE: Commissioners:

Steven Cammarata, Chairperson

ATTEST: Brianna Rindge, AICP
Community and Economic Development Director

Within 30 days of the date of this decision for an exception, permit, change of zone, or other approval, or by the person the revocation of whose permit, exception, change of zone, or other approval is under consideration, of notice of the action of, or failure to act by, the Commission, any person dissatisfied with the action of, or the failure to act by, the Commission may file with the City Clerk an appeal from such action upon depositing with said Clerk an amount specified by resolution of the City Council.

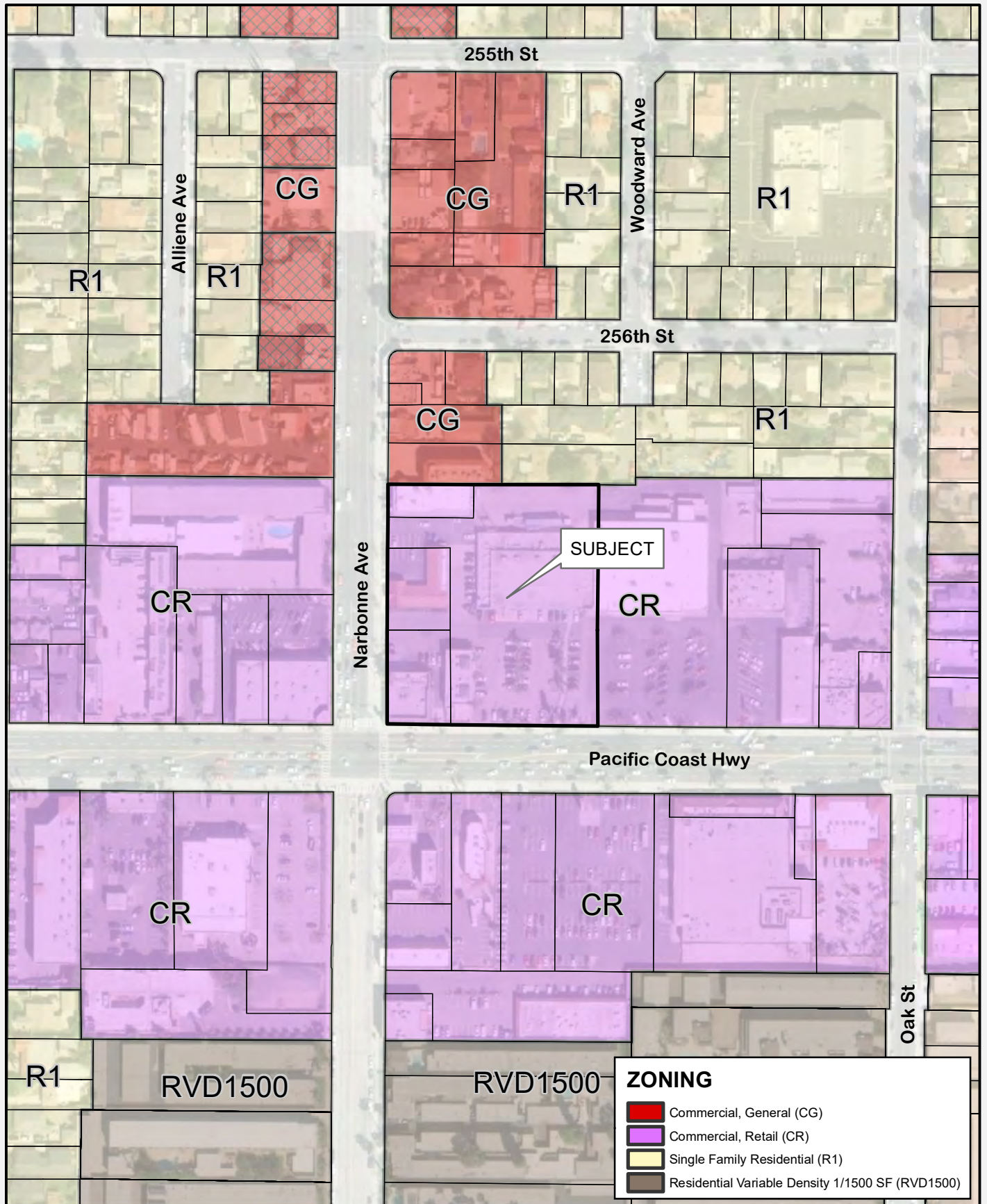
Any action to challenge the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section 1094.6.



Lomita Minor Conditional Use Permit No.1
 Site Plan Review No. 1217
 2159-2177 PCH & 25622-25636 Narbonne Avenue
 Exhibit B

Community Development
 January 2023

Source: Lomita GIS Data Layers, TIGER Files
 GIS/Apps/2159_PCH_vty.mxd



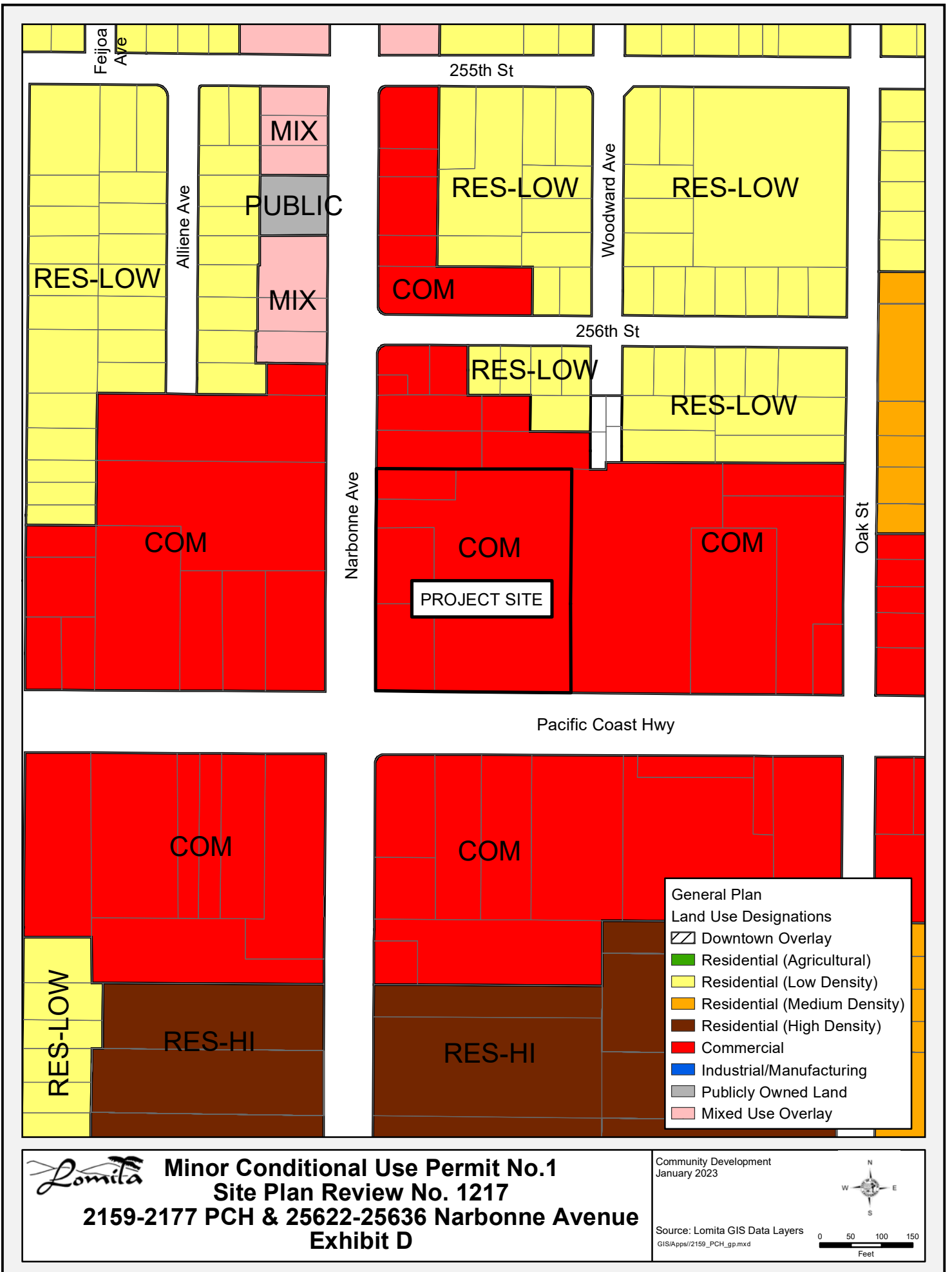
ZONING

- Commercial, General (CG)
- Commercial, Retail (CR)
- Single Family Residential (R1)
- Residential Variable Density 1/1500 SF (RVD1500)

Lomita **Minor Conditional Use Permit No.1**
Site Plan Review No. 1217
2159-2177 PCH & 25622-25636 Narbonne Avenue
Exhibit C

Community Development
 January 2023

Source: Lomita GIS Data Layers
 /Apps/2159_PCH_zon.mxd



Lomita **Minor Conditional Use Permit No.1**
Site Plan Review No. 1217
2159-2177 PCH & 25622-25636 Narbonne Avenue
Exhibit D

Community Development
 January 2023

Source: Lomita GIS Data Layers
 GIS/Apps/2159_PCH_gp.mxd

0 50 100 150
 Feet



Community Development Department
Planning Division
24300 Narbonne Avenue
Lomita, CA 90717
310/325-7110
FAX 310/325-4024

NOTICE OF EXEMPTION

Project Title: Minor Conditional Use Permit No. 1 and Site Plan Review No. 1217

Project Description: A request for a minor conditional use permit to allow the sale of distilled spirits, beer and wine for on-site consumption at a 4,391-square-foot restaurant located at 1841 Pacific Coast Highway in the C-R, (Commercial Retail) Zone. Filed by Emil Lewis, 1841 Pacific Coast Highway, Lomita, CA 90717 (“Applicant”).

Finding:

The Planning Division of the Community Development Department of the City of Lomita has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- Ministerial Project
- Categorical Exemption (CEQA Guidelines, Section 15301(a) (Existing Facilities) & Section 15332 (In-Fill Development))
- Statutory Exemption
- Emergency Project
- Quick Disapproval [CEQA Guidelines, Section 15270]
- No Possibility of Significant Effect [CEQA Guidelines, Section 15061(b)(3)]

Supporting Reasons: In accordance Pursuant to Section 15301 (Existing Facilities) of the CEQA guidelines, a project that consists of permitting or licensing involving negligible expansion of use may be found to be exempt from the requirements of CEQA. In addition, Section 15332 (In-Fill Development) exempts a project that is consistent with the general plan and zoning designation, is on an urban site less than five acres, is not a special habitat, does not create significant traffic, noise, air quality or water quality issues, and is adequately served by all utilities and public services. The proposed minor conditional use permit for shared parking is a permitting activity and the new 3,851-square-foot building for restaurant uses meets the criteria for an infill development. Therefore, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment.

(Date)

Laura MacMorran
Associate Planner

Exhibit H

2177 PCH

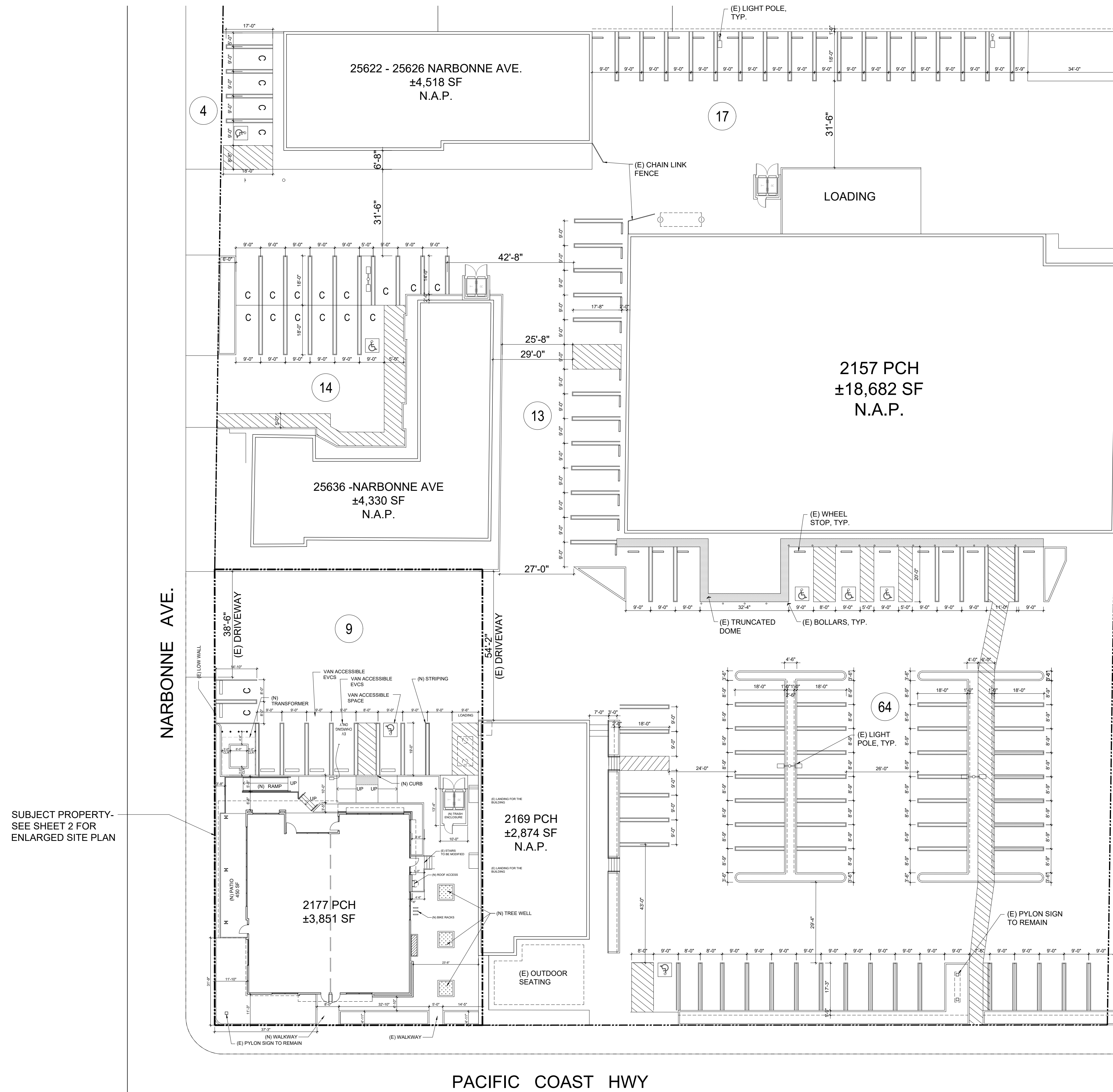
CONCEPTUAL DESIGN | 01.19.2023
LOMITA, CA 90717



PROJECT SUMMARY

TOTAL BUILDING AREA:	+/- 34,255 SF*
PARKING PROVIDED:	121 STALLS
STANDARD PARKING STALLS:	109 STALLS**
COMPACT PARKING STALLS:	2 STALLS**
ACCESSIBLE PARKING STALLS:	10 STALLS

NOTE:
 * THE TOTAL BUILDING AREA IS BASED ON THE CURRENT RENT ROLL.
 ** STANDARD STALL DIMENSION IS 9'X19'. COMPACT STALL DIMENSION IS 8'X15'.
 THE PARKING STALL AND DRIVE AISLE DIMENSIONS PROVIDED FOR THE ADJACENT PARKING LOT OUTSIDE OF 2177 PCH ARE HAND-MEASURED, AND NOT BY ANY INSTRUMENTS. ACCURACY IS NOT GUARANTEED.



SUBJECT PROPERTY-
 SEE SHEET 2 FOR
 ENLARGED SITE PLAN



Architecture + Planning
 Michael Tseng
 949-797-8370
 ktgy.com

Lisa Lau & Company
 217 E Garvey Ave.
 Monterey Park, CA 91755
 626-288-8860

2177 PCH
 LOMITA, CA

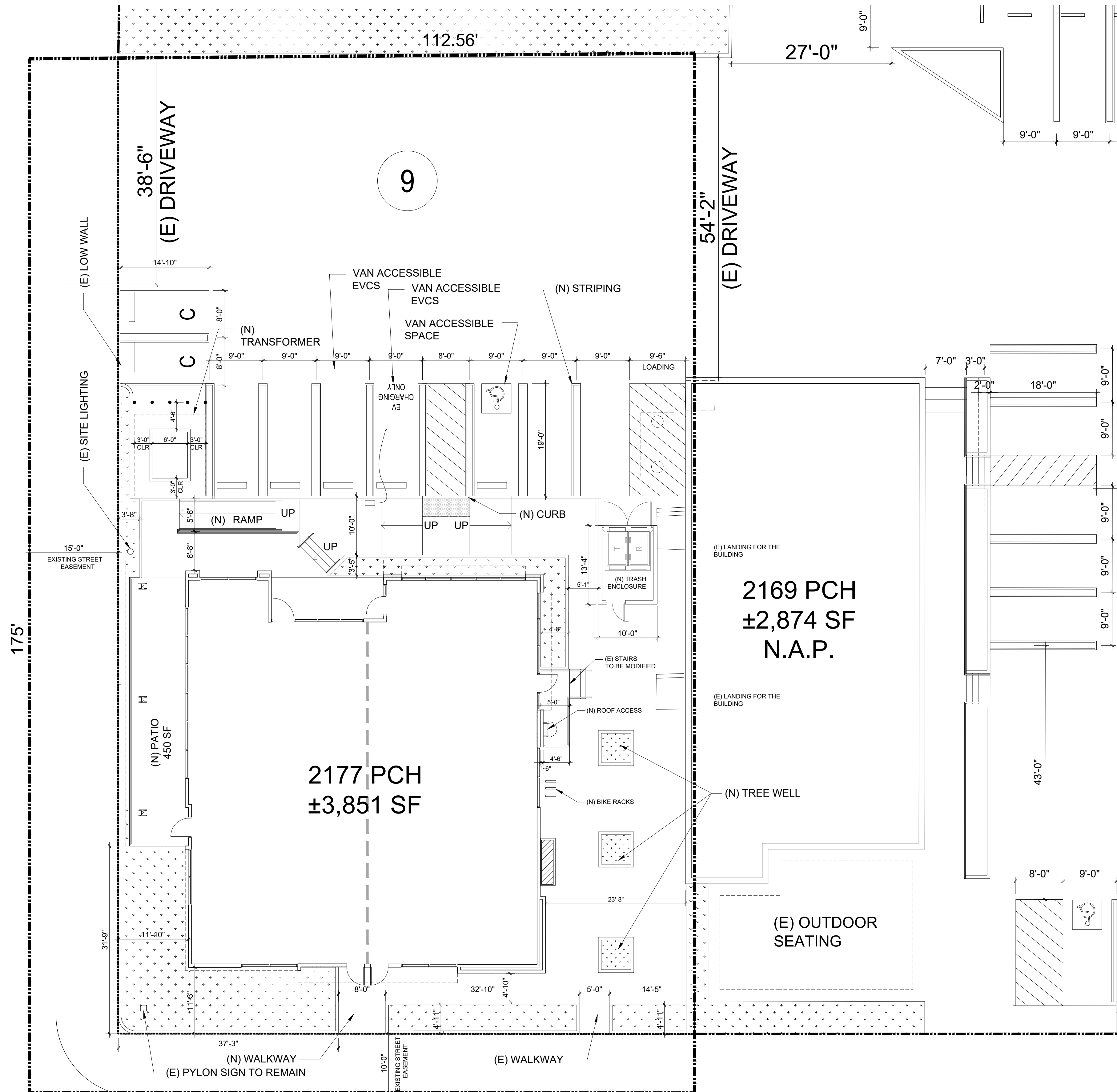
2021-0151

CONCEPTUAL DESIGN
 JANUARY 19, 2023



OVERALL SITE PLAN
 FOR REFERENCE ONLY

NARBONNE AVE.



PACIFIC COAST HWY

PROJECT SUMMARY

GROSS SITE AREA	+/-119,698 SF (+/-0.452 AC)
NET SITE AREA	+/-16,185 SF (+/-0.57 AC)
BUILDING AREA:	+/- 3,851 SF
LANDSCAPE AREA:	+/- 1,205 SF (7.4%)
PARKING PROVIDED:	9 STALLS
STANDARD PARKING STALLS:	7 STALLS
COMPACT PARKING STALLS:	2 STALLS

NOTE
THE LANDSCAPE AREA CALCULATION IS BASED ON THE NET SITE AREA.

PROJECT DESCRIPTION:
THE APPLICATION IS SEEKING APPROVAL FOR THE FOLLOWING: RECONSTRUCTING THE BUILDING WITH THE IDENTICAL SQUARE FOOTAGE FOR THE EXISTING BUILDING. THE EXISTING BUILDING DOES NOT FIT THE FUTURE TENANT CRITERIA AND HAS A DIFFERENT STRUCTURE SYSTEM THAT CANNOT BE SALVAGED. THE PROPOSED BUILDING SLAB WILL BE BROUGHT DOWN TO MATCH THE ADJACENT GRADE ON THE PCH SIDE. THE BUILDING DESIGN IS CONTEMPORARY IN NATURE.
THE APPLICANT IS ALSO REQUESTING FOR THE EXISTING PYLON SIGN ON THE CORNER OF PCH AND NARBONNE AVE. TO REMAIN. THE SIGNAGE SUBMITTAL SHALL BE HANDLED AS A SEPARATE SUBMITTAL BY THE SIGNAGE VENDOR AT THE LATER DATE.

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, CITY OF LOMITA AND DESCRIBED AS FOLLOWS:
THE SOUTH ONE HUNDRED SEVENTY-SIX FEET (176') OF LOT ONE HUNDRED FORTY-SIX (146) OF TRACT NO. 848, IN THE CITY OF LOMITA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 90 AND 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7375-025-028



Architecture + Planning
Michael Tseng
949-797-8370
ktgy.com

Lisa Lau & Company
217 E Garvey Ave.
Monterey Park, CA 91755
626-288-8860

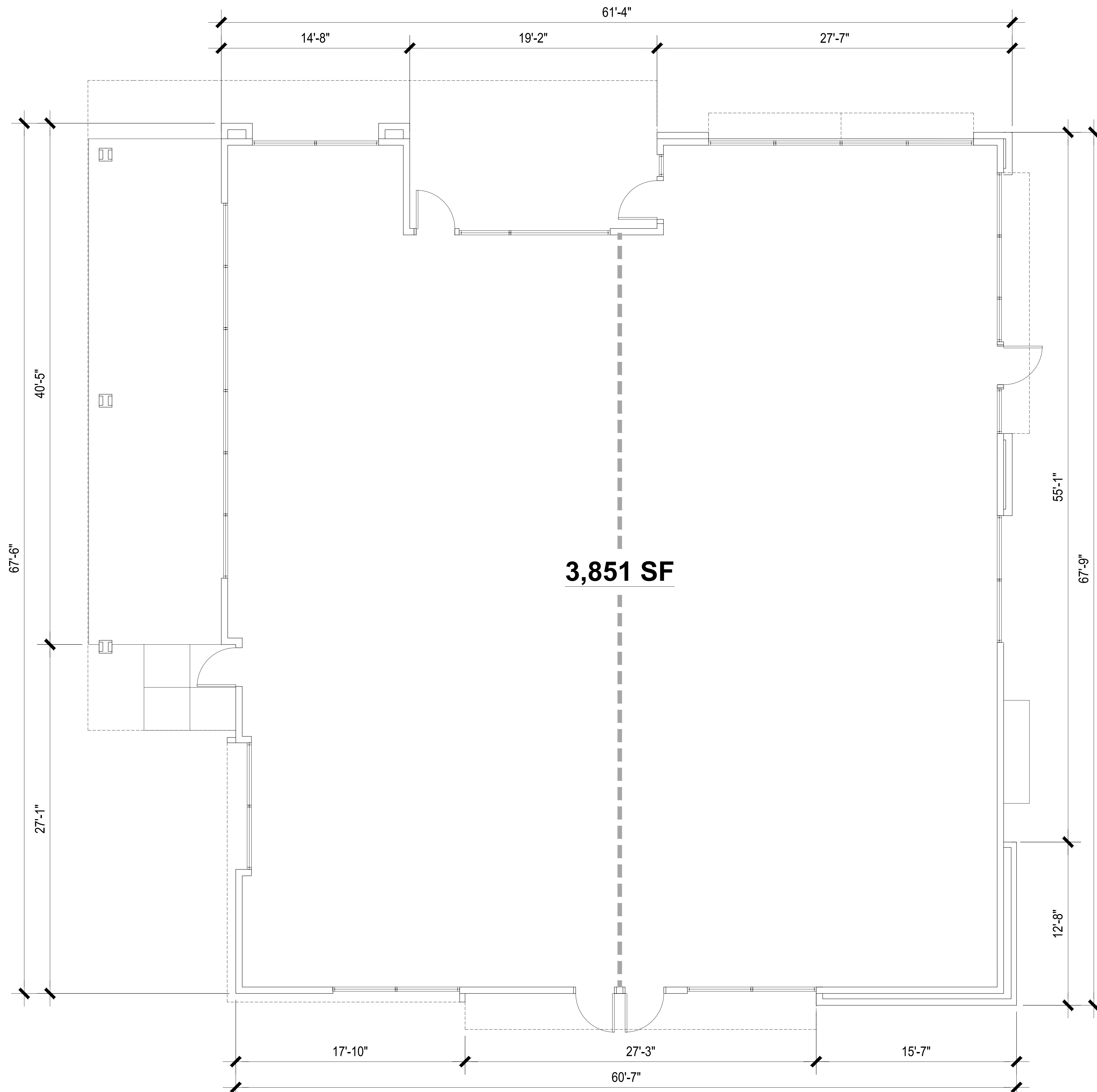
2177 PCH
LOMITA, CA

2021-0151

CONCEPTUAL DESIGN
JANUARY 19, 2023

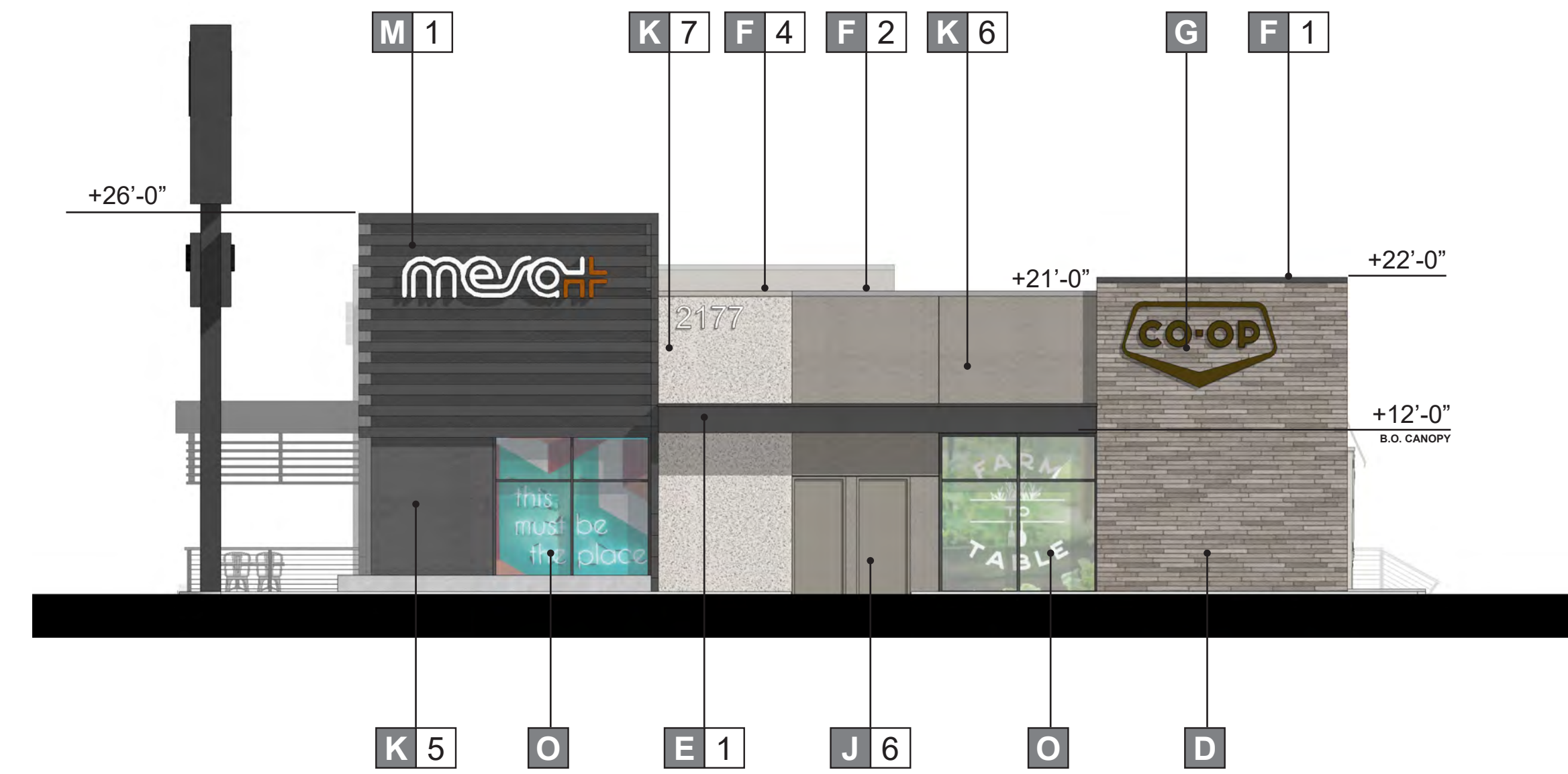


ENLARGED SITE PLAN

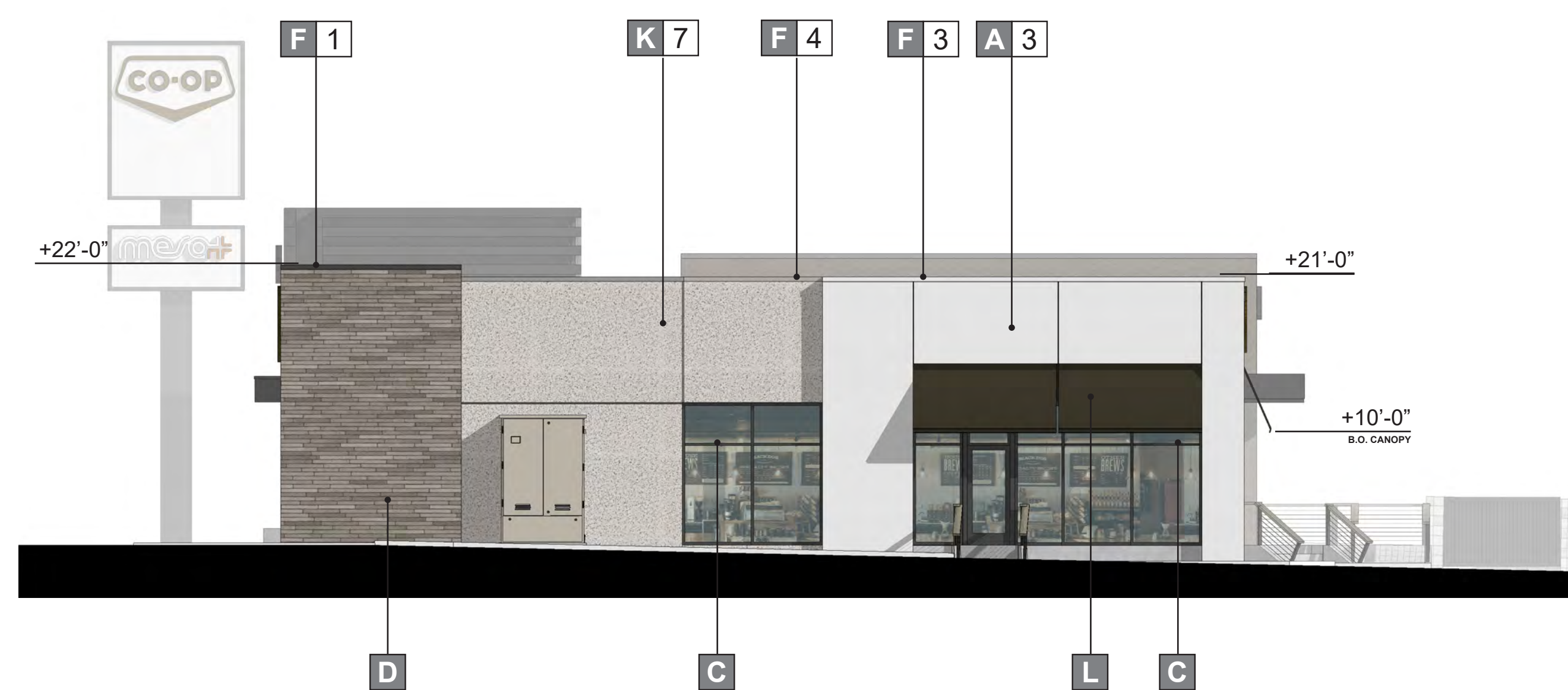




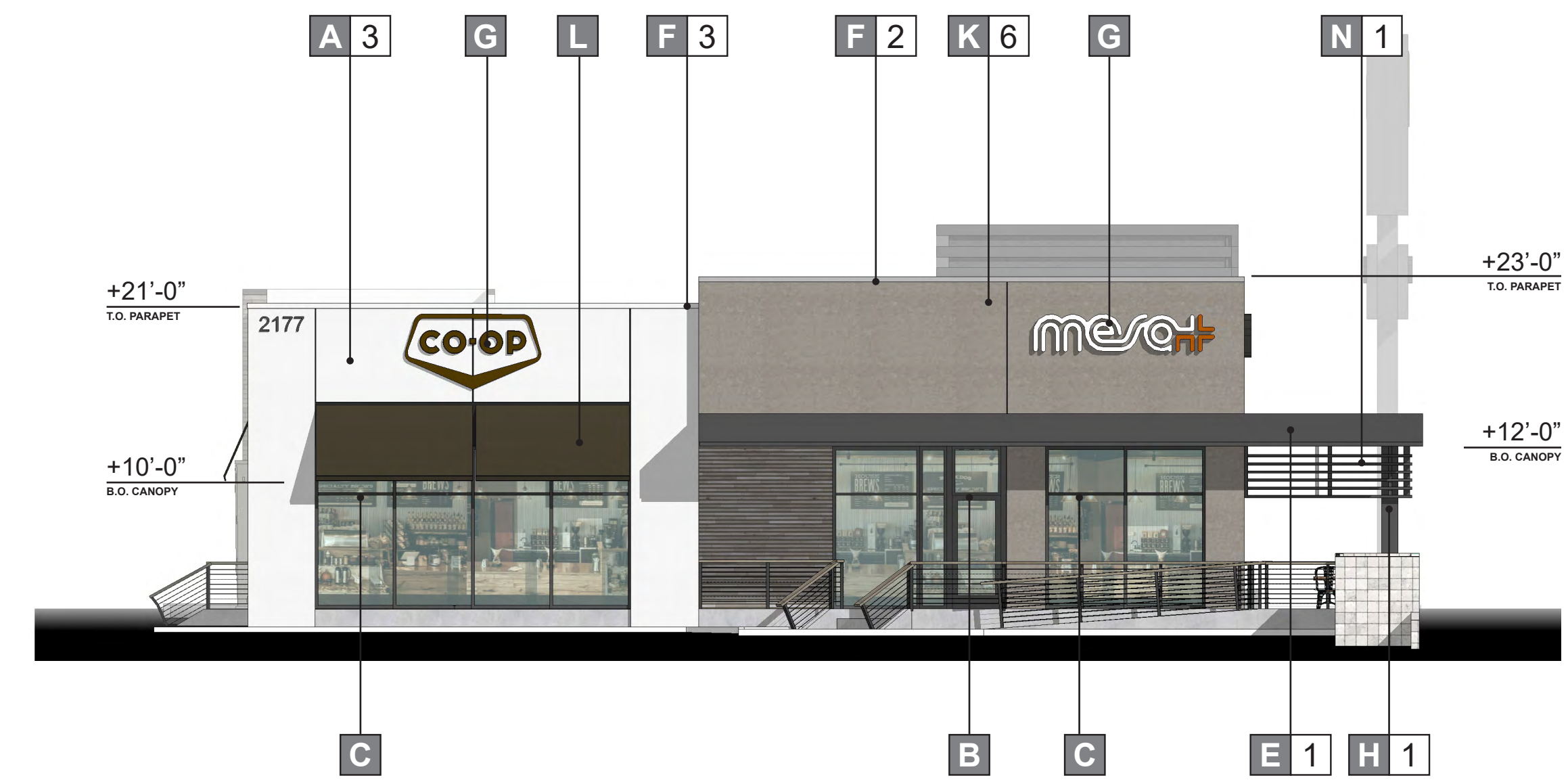
① WEST ELEVATION



② SOUTH ELEVATION



③ EAST ELEVATION



④ NORTH ELEVATION

MATERIALS

A	STUCCO: OMEGA-20/30 SAND FINISH
B	DIMENSIONAL LUMBER: "COASTAL GRAY", "DRIFTWOOD GRAY"
C	STOREFRONT: ARCADIA-AC-2 "CLEAR"
D	STONE: RANDESTEGL RT 156 "ULTIMA"
E	METAL CANOPY
F	FLASHING

G	SIGNAGE
H	STEEL COLUMN
J	DOOR
K	STUCCO
L	CANOPY: SUNBRELLA "SILICA CHARCOAL"
M	METAL LOUVER

N	SHADING LOUVER
O	DISPLAY WINDOW OR VINYL GRAPHICS

COLORS & FINISHES

1	PAINT: BENJAMIN MOORE-2133-10 "ONYX"
2	PAINT: BENJAMIN MOORE-8295 "CAST IN STONE"
3	PAINT: BENJAMIN MOORE-2124-70 "DISTANT GRAY"
4	PAINT: BENJAMIN MOORE-1005 "HAZLEWOOD"
5	STUCCO: STOCORP-30301 "IRIDESCENT NIGHT"
6	PAINT: BENJAMIN MOORE-CSP-75 - "CASTLE GRAY"

7	PAINT: BENJAMIN MOORE-CSP-365 "GRANDMA'S CHINA"
----------	--



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217 E Garvey Ave.
Monterey Park, CA 91755
626-288-8860

2177 PCH
LOMITA, CA

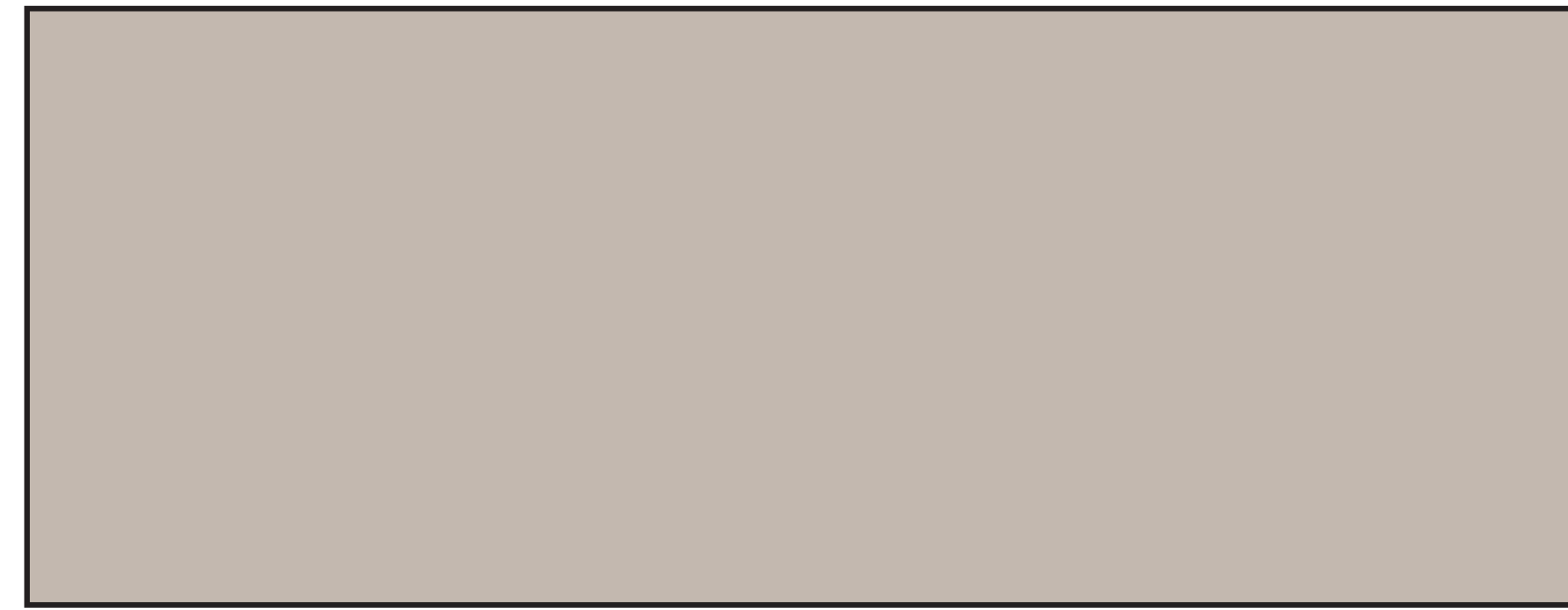
2021-0151

CONCEPTUAL DESIGN
JANUARY 19, 2023

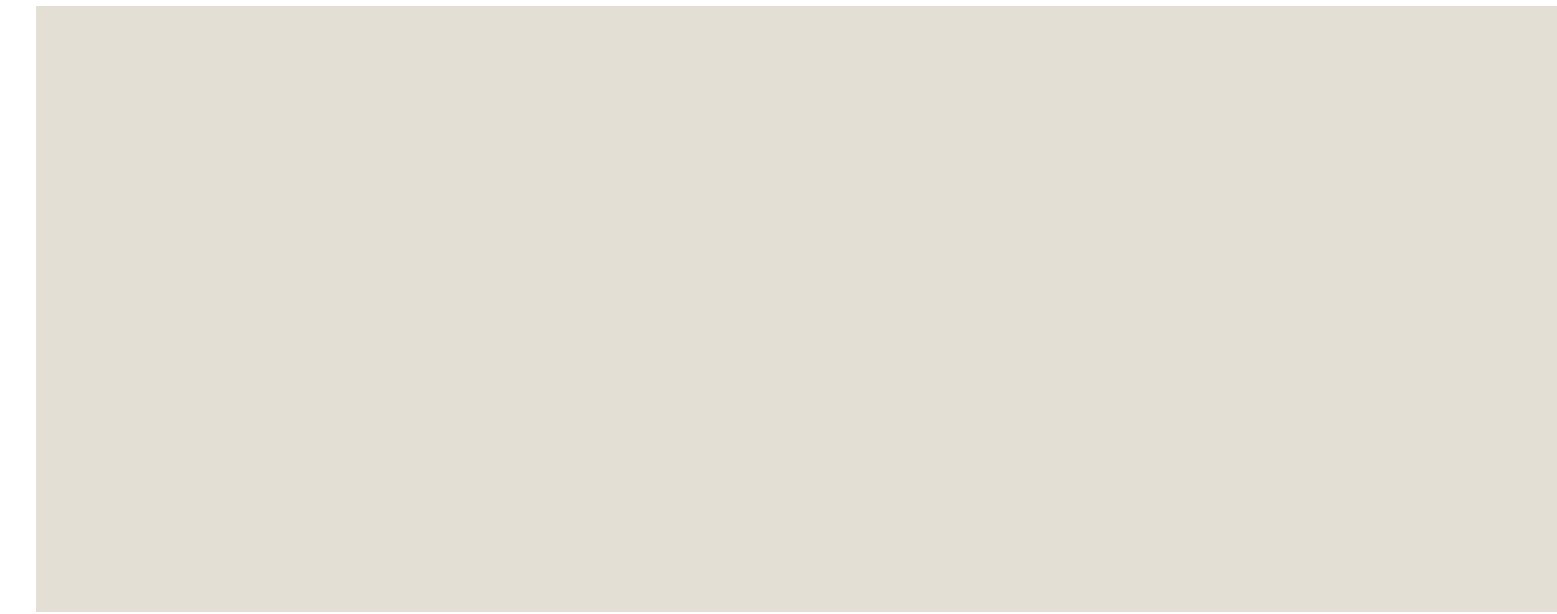
ELEVATIONS



1 "ONYX"
BM2133-10
BENJAMIN MOORE



4 "HAZLEWOOD"
BM1005
BENJAMIN MOORE



7 "GRANDMA'S CHINA"
CSP-365
BENJAMIN MOORE



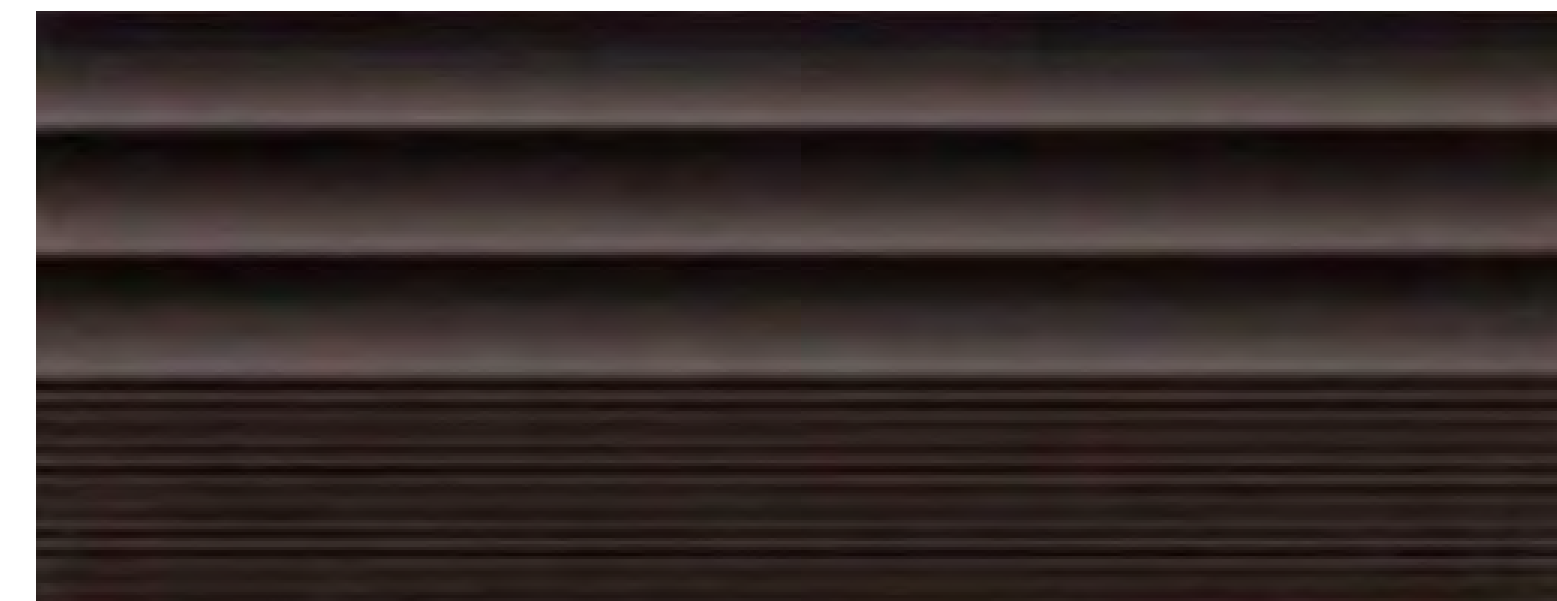
D STONE: RANDESTEGL
RT 156 "ULTIMA"



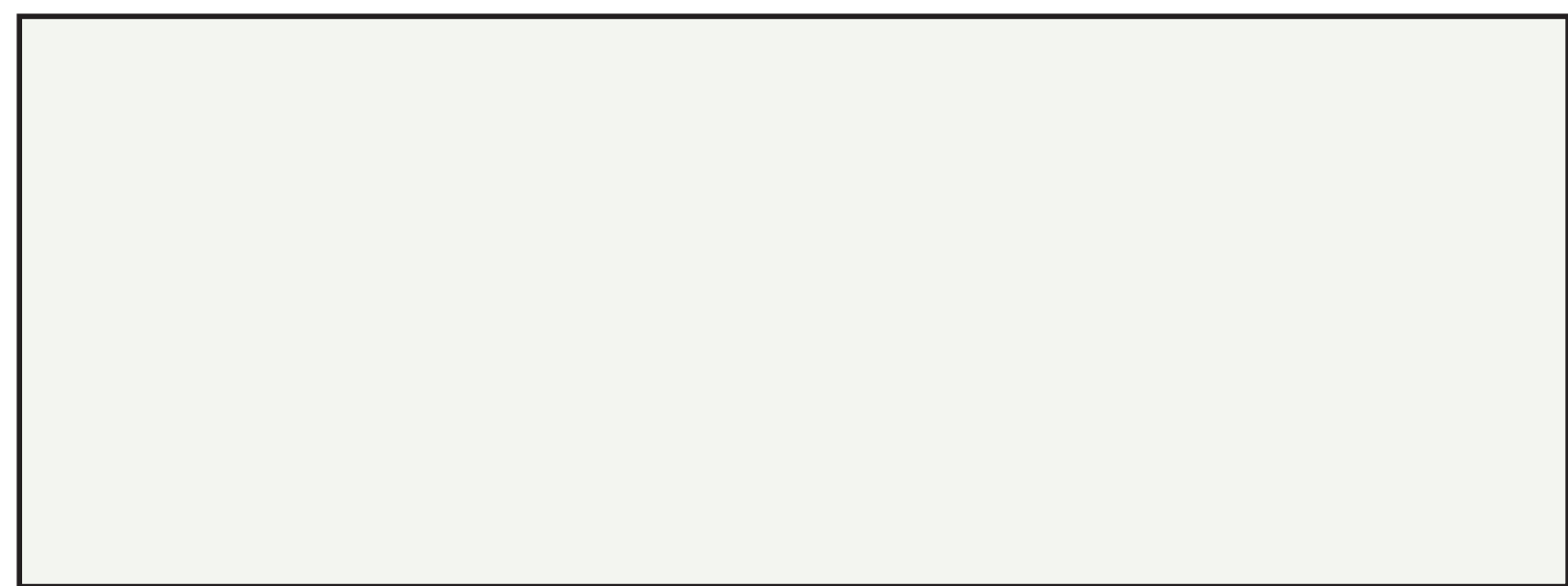
2 "CAST IN STONE"
BM8295
BENJAMIN MOORE



5 "IRIDESCENT NIGHT"
30301
STOCORP



C STOREFRONT:
ARCADIA-AC-2 "CLEAR"



3 "DISTANT GRAY"
BM2124-70
BENJAMIN MOORE



6 "CASTLE GRAY"
CSP-75
BENJAMIN MOORE



L CANOPY: SUNBRELLA
"SILICA CHARCOAL"

MATERIALS

A	STUCCO: OMEGA-20/30 SAND FINISH
B	DIMENSIONAL LUMBER:"COASTAL GRAY", "DRIFTWOOD GRAY"
C	STOREFRONT: ARCADIA-AC-2 "CLEAR"
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E	METAL CANOPY
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COLORS & FINISHES

G	SIGNAGE
H	STEEL COLUMN
J	DOOR
K	STUCCO
L	CANOPY: SUNBRELLA "SILICA CHARCOAL"
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SHADING LOUVER

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6	PAINT: BENJAMIN MOORE-CSP-75 - "CASTLE GRAY"

7	PAINT: BENJAMIN MOORE-CSP-365 "GRANDMA'S CHINA"
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Architecture + Planning
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Monterey Park, CA 91755
626-288-8860

2177 PCH
LOMITA, CA

2021-0151

CONCEPTUAL DESIGN
JANUARY 19, 2023

ELEVATIONS



PLANT PALETTE

(SUNSET ZONE: 22)

Symbol	Botanical Name	Common Name	WUCOLS (REGION 3)
--------	----------------	-------------	-------------------

EXISTING PALMS TO BE REMOVED

	<i>Syagrus romanzoffiana</i>	Queen Palm	
--	------------------------------	------------	--

PALMS

	<i>Syagrus romanzoffiana</i>	Queen Palm	Mod
	2 RELOCATED PALMS		
	1 PROPOSED PALM		

PROPOSED TREES

	<i>Lagerstroemia 'Seminole'</i>	Lagerstroemia hybrid	Mod
	<i>Lophostemon confertus</i>	Brisbane Box	Mod

Symbol	Botanical Name	Common Name	WUCOLS
--------	----------------	-------------	--------

	<i>Cordylina 'Design-A-Line'</i>	Festival Grass Cordylina	Mod
	<i>Dodonaea v. 'Purpurea'</i>	Hopseed Bush	Low
	<i>Hesperaloe parviflora</i>	Red Yucca	Low
	<i>Prunus caroliniana 'Compacta'</i>	Compact Cherry Laurel	Mod
	<i>Rhamnus californica 'Eve Case'</i>	Eve Case Coffeeberry	Low
	<i>Salvia greggii 'Flame'</i>	Furman's Red Autumn Sage	Low
	<i>Senecio mandraliscae</i>	Blue Chalksticks	Low
	<i>Westingia f. 'Mundi'</i>	Mundi Coast Rosemary	Low

NOTES:

1. PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.
2. ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.
3. ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.
4. ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

TREE/PALM



Lagerstroemia hybrid
Hybrid Crape Myrtle

Lophostemon confertus
Brisbane Box

Syagrus romanzoffiana
Queen Palm

SHRUB AND GROUNDCOVER



Cordylina 'Design-A-Line'
Festival Grass Cordylina

Dodonaea viscosa 'Purpurea'
Purple Hopseed Bush

Hesperaloe parviflora
Red Yucca

Lomandra 'Platinum Beauty'
Platinum Beauty Lomandra

Prunus caroliniana 'Bright and Tight'
Bright N Tight Carolina Laurel

Rhamnus californica 'Eve Case'
Eve Case Coffeeberry

Salvia greggii 'Furman's Red'
Furman's Red Sage

Senecio mandraliscae
Blue Chalksticks

Westingia 'Mundi'
Mundi Coast Rosemary

VICINITY MAP

N.T.S.

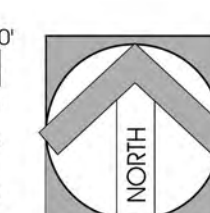


CONCEPTUAL LANDSCAPE PLAN

2177 PCH - COMMERCIAL REMODEL
LOMITA, CALIFORNIA

LISA LAU & COMPANY
217 E. GARVEY AVE.
MONTEREY PARK, CA 91755

SCALE: 1" = 20'
CDPC PROJECT NO. 22079



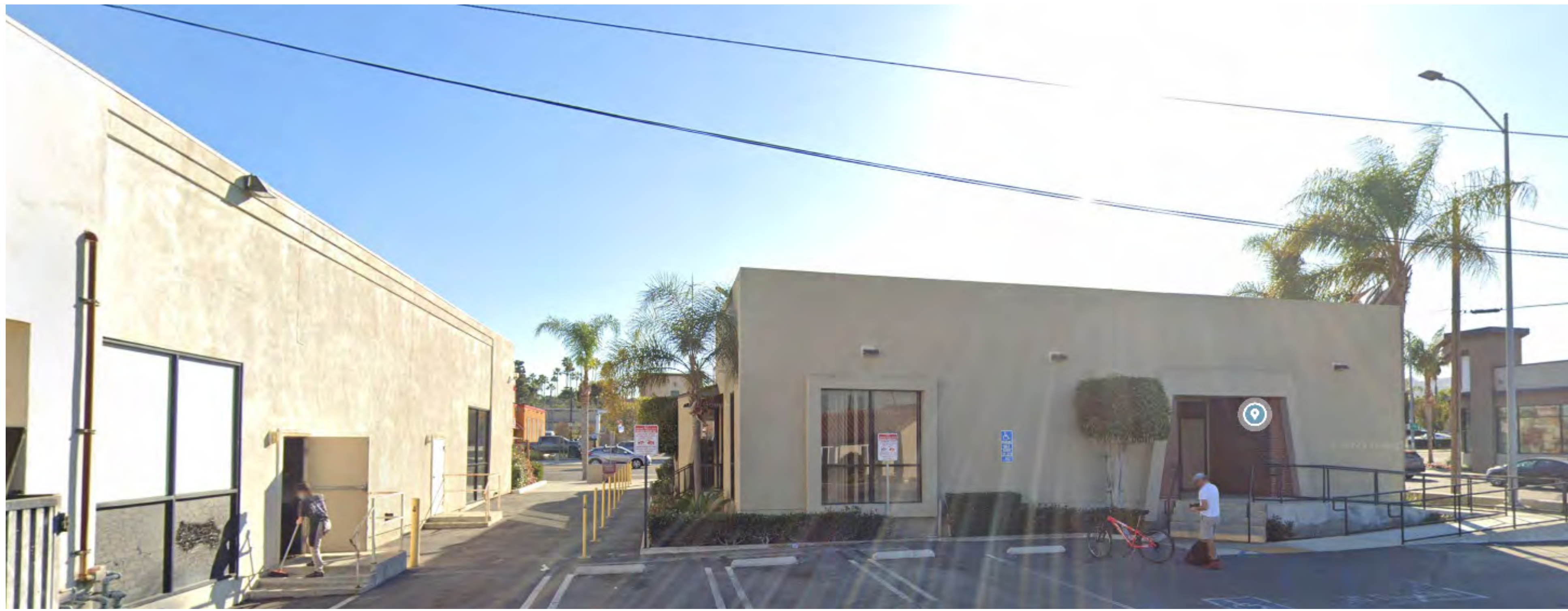
OCTOBER 6, 2022

conceptual design & planning company
Corporate Office
3195-C Airport Loop Drive
Studio One
Costa Mesa, CA 92626
T: 949.399.9870
www.cdpcinc.com



L-1

1 OF 1



NORTHEAST CORNER LOOKING SOUTH TOWARDS THE BUILDING ENTRY



NORTHWEST CORNER LOOKING TOWARDS THE BUILDING ENTRY



SOUTHEAST CORNER LOOKING TOWARDS THE BACK OF THE BUILDING



VIEW FROM THE INTERSECTION OF PCH AND NARBONNE AVE.



VIEW BETWEEN 2177 & .2169 PCH.





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626-288-8860

2177 PCH
LOMITA, CA

2021-0151

CONCEPTUAL DESIGN
JANUARY 19, 2023





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2177 PCH
LOMITA, CA

2021-0151

CONCEPTUAL DESIGN
JANUARY 19, 2023



REVISED PARKING DEMAND ANALYSIS
2177 PCH RESTAURANT PROJECT
Lomita, California
January 30, 2023



Engineers & Planners
Traffic
Transportation
Parking

Linscott, Law & Greenspan, Engineers

2 Executive Circle
Suite 250
Irvine, CA 92614
949.825.6175 T
949.825.6173 F
www.llgengineers.com

Pasadena
Irvine
San Diego
Woodland Hills

January 30, 2023

Robert Tun, Asset Manager
Lisa Lau & Co., Inc
217 E. Garvey Avenue
Monterey Park, CA 91755
rct@lisaauco.com
626-288-8860

LLG Reference No. 2.22.4595.1

Subject: **Revised Parking Demand Analysis for the proposed
2177 PCH Restaurant Project**
Lomita, California

Dear Mr. Tun:

As requested, Linscott, Law, & Greenspan, Engineers (LLG) is pleased to submit this Revised Parking Demand Analysis associated with the proposed development of a new restaurant building (herein after referred to as Project) to be located at 2177 Pacific Coast Highway in the City of Lomita. The subject property, which is currently occupied by a vacant bank building, is located north of Pacific Coast Highway and Narbonne Avenue. The Project is a part of an existing neighborhood retail center that is addressed at 2157-2169 Pacific Coast Highway, and 25624-25636 Narbonne Avenue.

Based on our understanding, a parking study has been required by the City of Lomita to document the existing parking requirements and operational needs of the shopping center as it currently exists and to evaluate the parking requirements of the mix of uses at full occupancy with the “conversion of use from financial services to a restaurant” as proposed by the Project.

The existing neighborhood retail center is comprised of five (5) buildings, inclusive of the Project, with a total floor area of 34,165 square-feet (SF) that is anchored by 99 Cents Only Store and includes a tenant mix of retail/service commercial, office and medical office, restaurant space and take-out food uses, and a vacant bank building. The Project is proposing to demolish the former 3,851 SF bank building and construct a new 3,851 SF restaurant and provide the opportunity for outdoor dining.

Philip M. Linscott, PE (1924-2000)
William A. Law, PE (1921-2018)
Jack M. Greenspan, PE (Ret.)
Paul W. Wilkinson, PE (Ret.)
John P. Keating, PE
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An LGZWB Company Founded 1966

The parking supply at the retail center, based on information provided by KTGy, totals 121 spaces.

This parking analysis evaluates the shopping center's parking requirements based on the City of Lomita Municipal Code, inclusive of those requirements associated with a *Minor Conditional Use Permit (MCUP)* application, and the current shared parking methodology outlined in Urban Land Institute's (ULI) *Shared Parking, 3rd Edition*.

The study focused on the following:

- ❑ Calculates the Code-based parking requirements for the existing retail center based on the application of City Code parking ratios.
- ❑ Estimates parking demand through the application of the Shared Parking concept, and in consideration of the City's MUP requirements for approval of shared parking.
- ❑ Compares the estimated shared parking demand against the existing parking supply, in order to identify any potential, operational surplus or deficiency in parking spaces with conversion/change to restaurant use in place of financial services as proposed by the Project.

Our method of analysis, findings, and conclusions are described in detail in the following sections of this report.

PROJECT LOCATION AND DESCRIPTION

The Project site is located at 2177 Pacific Coast Highway and is a part of an existing neighborhood retail center that is addressed at 2157-2169 Pacific Coast Highway, and 25624-25636 Narbonne Avenue. The subject property is located north of Pacific Coast Highway and Narbonne Avenue in the City of Lomita, California. **Figure 1**, located at the rear of this letter report, presents a Vicinity Map, which illustrates the general location of the subject property in the context of the surrounding street system.

Existing Development

The existing neighborhood retail center is developed with a total floor area of 34,165 SF within five (5) buildings, is anchored by an 18,628 SF 99 Cents Only Store, a 2,874 SF pad building, with a 530 SF patio that is occupied by restaurant and take-out food uses, two retail/commercial buildings with a floor area of 4,330 SF and 4,518 SF, respectively, and a 3,815 SF vacant bank building (Project). **Figure 2** presents an

existing aerial photograph of the site and illustrates the existing buildings and parking areas, whereas **Figure 2A** presents the overall site plan for the retail center that illustrates the existing buildings and surface parking lot layout/supply.

Proposed Project

As currently proposed, the Project includes the demolition of the existing 3,815 SF vacant bank building and construction of a new 3,851 SF restaurant building. Although the proposed tenant(s) is unknown at this time, it is expected that 450 SF of outdoor dining/patio space will be provided on the west side of the proposed restaurant. In addition, with the construction of a new building transformer, and restriping of the on-site surface lot, a total of nine (9) spaces will be provided as shown in *Figure 2A*.

Table 1, located at the end of this letter report, following the figures, presents the tenant unit/address, current development tabulation/tenant mix and associated floor areas for the center, and hours of operations for the existing tenants. A review of *Table 1* indicates the occupied floor area of 30,350 SF is a mix of retail/commercial, restaurant/take-out, office, and medical/dental office uses consisting of the following within the four occupied buildings:

- ❑ 2159-2167: 18,628 SF of discount store floor area
- ❑ 2169 : 1,437 SF of restaurant floor area with 530 SF outdoor dining
1,437 SF of take-out food/ice cream parlor
Subtotal: 2,874 SF of food uses with 530 SF outdoor dining
- ❑ 25622-25656: 1,500 SF of auto detail and supply space
1,500 SF of dental office space
680 SF of pet grooming services
650 SF of beauty salon services
Subtotal: 4,330 SF of retail/commercial space
- ❑ 25636: 2,300 SF of retail/tutoring services
1,094 SF of medical/rehabilitation center office space
1,124 SF of retail/spa services
Subtotal: 4,518 SF of retail/commercial space

The remaining 3,815 SF of vacant floor area in Building 2177 is the Project and consist of the following conversion/change in uses:

- ❑ 2177: demolition of 3,815 SF of vacant bank floor area and
Construction of 3,815 SF of new restaurant space with 450 SF
of outdoor dining/patio area

Parking Supply

According to information provided KTGy, the existing on-site parking supply for the center totals 120 spaces, but with proposed site modifications as noted above in Zone E, one additional parking space is gained thus resulting in a total parking supply of 121 spaces. For information purposes, the parking areas were divided into five (5) zones as illustrated on **Figure 3. Table 2** provides a breakdown of the parking supply provided within each zone, which are identified as Zones A through E in **Figure 3**.

PARKING SUPPLY-DEMAND ANALYSIS

This parking analysis for the mixed-used development involves determining the expected parking needs, based on the size and type of proposed development components, versus the parking supply. In general, there are three methods that can be used to estimate the site's peak parking needs. For this analysis, the first two methods have been used and include:

- Application of City code requirements (which typically treats each tenancy type as a “stand alone” use at maximum demand).
- Application of shared parking usage patterns by time-of-day (which recognizes that the parking demand for each tenancy type varies by time of day and day of week). The shared parking analysis starts with a code calculation for each tenancy type. For this assessment, current shared parking methodology outlined in Urban Land Institute's (ULI) *Shared Parking, 3rd Edition* was utilized.
- Existing parking demand surveys to determine the aggregate parking demand of current tenants, combined with application of shared parking evaluation methodologies for all proposed or existing vacant floor areas in the center.

The shared parking methodology is applicable to a neighborhood retail center such as subject property and adjacent uses because the individual land use types (i.e., retail, service commercial, food, office, dental, etc.) experience peak demands at different times of the day.

CODE PARKING REQUIREMENTS

The code parking calculation for Landmark Plaza is based on the City's requirements as outlined in *Section 11-1.66.03 - Parking Requirements* of the Municipal Code. The City's Municipal Code specifies the following parking requirements, which may or may not be applicable to the proposed Project:

- Mixed use developments located on parcels of over fifty thousand (50,000) square feet of lot area: one (1) parking space per 225 square feet of gross floor area (SF – GFA)
- Banks, savings and loans: 1 space per 225 SF – GFA
- Business and professional uses and offices: 1 space per 300 SF - GFA
- Contractor's offices: 1 space per 250 SF – GFA
- Retail take-out food establishments: 1 space per 300 SF – GFA
- Retail and service commercial, including beauty salons and pet grooming, and similar uses: 1 space per 300 SF - GFA
- Ice cream parlors: 1 space per 300 SF - GFA
- Medical/Dental Office: 1 space per 225 SF - GFA
- Restaurants: 1 space per 150 SF – GFA, including outdoor dining areas

Table 3 presents the code parking requirements for the existing development plus the parking implications associated with proposed Project. As shown, this application of City parking ratios to the existing mix of uses, inclusive of the existing vacant bank building, results in an existing code parking requirement of 130 spaces. The implementation of the proposed Project results in a “net” increase of 11 spaces for a total parking requirement of 141 parking spaces, of which 28 spaces would be required of the proposed Project. With a parking supply of 121 spaces, a theoretical code shortfall of 20 spaces is calculated.

However, the specific tenancy mix of the Project provides an opportunity to share parking spaces based on the utilization profile as well as existing hours of operation of each included land use component/tenant. The following section calculates the parking requirements for the Project based on the shared parking methodology approach.

SHARED PARKING ANALYSIS

Shared Parking Methodology

Accumulated experience in parking demand characteristics indicates that a mixing of land uses results in an overall parking need that is less than the sum of the individual peak requirements for each land use. Due to the mixed-use characteristics of the retail center, opportunities to share parking likely occur now and can be expected to continue with full occupancy and completion of the proposed Project. The objective of this shared parking analysis is to forecast the peak parking requirements for the project based on the combined demand patterns of different tenancy types at the site, as well as the varying hours of operations for the current tenant mix.

Shared parking calculations recognize that different uses often experience individual peak parking demands at different times of day, days of the week, or months of the year. When uses share common parking footprints, the total number of spaces needed to support the collective whole is determined by adding parking profiles (by time of day for weekdays versus weekend days), rather than individual peak ratios as represented in the City of Lomita Beach Municipal Code. In that way, the shared parking approach starts from the City's own code ratios and results in the "design level" parking supply needs of a site.

There is an important common element between the traditional "code" and the shared parking calculation methodologies; the peak parking ratios or "highpoint" for each land use's parking profile typically equals the "code" parking ratio for that use. The analytical procedures for shared parking analyses are well documented in the *Shared Parking, 3rd Edition* publication by the Urban Land Institute (ULI).

Shared parking calculations for the analysis utilize hourly parking accumulations developed from field studies of single developments in free-standing settings, where travel by private auto is maximized. These characteristics permit the means for calculating peak parking needs when land use types are combined. Further, the shared parking approach will result, at other than peak parking demand times, in an excess amount of spaces that will service the overall needs of the project.

Key inputs in the shared parking analysis for each land use include:

- Peak parking demand by land use for visitors and employees.
- Adjustments for alternative modes of transportation, if applicable.
- Adjustment for internal capture (captive versus non-captive parking demand), if applicable.

- Hourly variations of parking demand.
- Weekday versus weekend adjustment factors
- Monthly adjustment factors to account for variations of parking demand over the year.
- City of Lomita Parking Ratios per *Section 11-1.66.03 – Parking Requirements* of the Municipal Code.

A conservative estimate of 5% was applied for synergy between retail and food uses within the Center and adjoining uses as well as for alternative modes of travel (i.e. walking, biking, transit, etc.). The adjustments are certainly applicable to the Project given the existing residential uses located within the immediate area and existing transit route/stops (Torrance Transit/LADOT Transit/Metro) and pedestrian facilities located Narbonne Avenue, Pacific Coast Highway and other local streets.

Shared Parking Ratios and Profiles

The hourly parking demand profiles (expressed in percent of peak demand) utilized in this analysis and applied to the Center are based on profiles developed by the Urban Land Institute (ULI) and published in *Shared Parking, 3rd Edition*. The ULI publication presents hourly parking demand profiles for several general land uses: retail, discount stores, restaurant, office, medical office, bank, etc. These factors present a profile of parking demand over time and have been used directly, by land use type, in the analysis of this project; when necessary the profiles were adjusted to reflect the hours of operation of an existing tenant. The ULI profiles of parking demand have been used directly, by land use type, in the analysis of this site and are applied to the City's applicable parking ratio.

The ULI retail use profiles are applied directly. In doing so, there is an intermediate step in expressing ULI profiles as a percentage of the week-long peak, thus arriving at a weekday profile and weekend profile each expressed as a percentage of the baseline parking ratio (ULI actually starts with separate ratios for weekday and weekend day, and develops profiles for each accordingly; we've found it more convenient to translate both profiles to a percent of expected maximum demand, which, for retail, turns out to be on a Saturday). The resulting profiles represent the most likely hourly parking demand profile and are applied to the City's retail parking ratio of 1 space per 300 SF (3.33 spaces per 1000 SF). Peak demand for retail uses occurs between 12:00 PM – 2:00 PM on weekdays, and 1:00 PM – 3:00 PM on weekends.

The retail parking profile was used and applied to 5,391 SF of retail/service commercial uses, inclusive of the ice cream parlor, whereas the discount stores parking profile was applied to the existing 18,628 SF 99 Cents Only Store.

The current hours of operation for the existing tutoring service (i.e. Monday-Friday: 1:00 PM – 6:30 PM, Saturday-Sunday: Closed), assuming 100% utilization was used to account for the existing tutoring service parking demand.

The ULI *Shared Parking* publication includes several categories for restaurants. For this analysis, the parking profile for family restaurant and fine/casual dining restaurant uses were all utilized as each of the categories match the current restaurant tenant and the proposed Project, respectively. Like the retail profiles, the restaurant profiles are derived exactly from the ULI baseline. The restaurant-parking ratio utilized in this analysis exactly matches the City code rate for those tenants where food consumption is primarily on-site.

According to the *Shared Parking* publication, family restaurant uses peak demand occurs between 12:00 PM – 1:00 PM on weekdays and weekends. The family restaurant parking profile was used and applied, but adjusted to reflect the hours of operation of the current tenant, using the City’s Parking Code ratio of 1 space per 150 SF of floor area, inclusive of patio area.

For fine/casual dining restaurants, the parking profile in the ULI publication was used and applied to the Project to forecast its weekday and weekend hourly demand. Peak demand for a fine/casual dining restaurant occurs between 7:00 PM – 10:00 PM on weekdays, and 8:00 PM – 9:00 PM on weekends. The City’s Parking Code ratio of 1 space per 150 SF of floor area, inclusive of patio area, was used in this analysis.

The medical/dental office profiles were also directly derived from ULI. The peak-parking ratio for office and medical/dental office uses exactly equals the City’s Parking Code requirement of 1 space per 225 SF of floor area.

As noted earlier, no monthly adjustment factors were applied to account for variations of parking demand over the year to provide a conservative parking demand forecast.

Application of Shared Parking Methodology

Tables 4 and **5** present the overall weekday and weekend parking demand profiles for the Center based on the shared parking methodology, assuming full occupancy of the center and including the proposed Project.

Columns (1) through (5) of these tables present the parking accumulation characteristics and parking demand of the existing uses for the hours of 6:00 AM to midnight, whereas Column (6) presents the proposed Project. Columns (7) and (8) presents the expected

joint-use parking demand for the Center on an hourly basis and further presents the hourly parking surplus/deficiency (number of spaces) for the proposed Project compared to the shared parking supply of 121 spaces.

Review of *Tables 4* and *5* indicates that the future full occupancy weekday peak parking demands with the Project will occur at 1:00 PM with peak demands of 119 spaces. Based on a parking supply of 121 spaces, the peak demand hours on a weekday will yield a parking surplus of 2 spaces. On a weekend the peak parking demand with the Project will occur at 1:00 PM as well with a peak demand of 101 spaces resulting in a parking surplus of 20 spaces. *Appendix A* contains the detailed weekday and weekend shared parking worksheets.

Figures 4 and *5* graphically illustrate the weekday and weekend hourly parking demand forecast for the Project, respectively. Each land use component and its corresponding hourly Shared Parking demand for various mixes of uses, which were presented in *Tables 4* and *5*, are depicted in these figures relative to a shared parking supply of 121 spaces. A review of these figures indicates that the parking supply of 121 spaces will adequately accommodate retail center's weekday and weekend hourly shared parking demand of all existing uses and the proposed Project, including the proposed outdoor patio, for all morning, midday, afternoon and evening hours.

SUMMARY OF FINDINGS AND CONCLUSIONS

1. The Project site is located at 2177 Pacific Coast Highway and is a part of an existing neighborhood retail center that is addressed at 2157-2169 Pacific Coast Highway, and 25624-25636 Narbonne Avenue in Lomita, California. The existing retail center has a total floor area of 34,165 square-feet (SF) within five (5) buildings that is anchored by 99 Cents Only Store and includes a tenant mix of retail/service commercial, office, medical office and restaurant uses. The parking supply at the retail center totals 121 spaces.
2. The Project is proposing to construct a new 3,815 SF restaurant building in place of a vacant 3,815 SF bank building. The Project also includes providing 450 SF of outdoor dining/patio space on the west side of the new building.
3. Direct application of City parking codes to the existing mix of uses and the proposed Project, results in a total parking requirement of 141 parking spaces. When compared against the parking supply of 121 spaces the Center has a theoretical shortfall of 20 spaces.

4. Given the mix of center tenancies, a shared parking analysis has been prepared and indicates that the weekday peak parking demands will occur at 1:00 PM with peak demands of 119 spaces. Based on the shared parking supply of 121 spaces, the peak demand hours on a weekday will yield a parking surplus of 2 spaces. On a weekend the peak parking demand will also occur at 1:00 PM with a peak demand of 101 spaces resulting in a parking surplus of 20 spaces. Hence, it is concluded that adequate parking is provided on site to accommodate the proposed tenant mix.

* * * * *

We appreciate the opportunity to prepare this revised parking demand analysis for the proposed Project and the City of Lomita. Should you have any questions or need additional assistance, please do not hesitate to call me at (949) 825-6175.

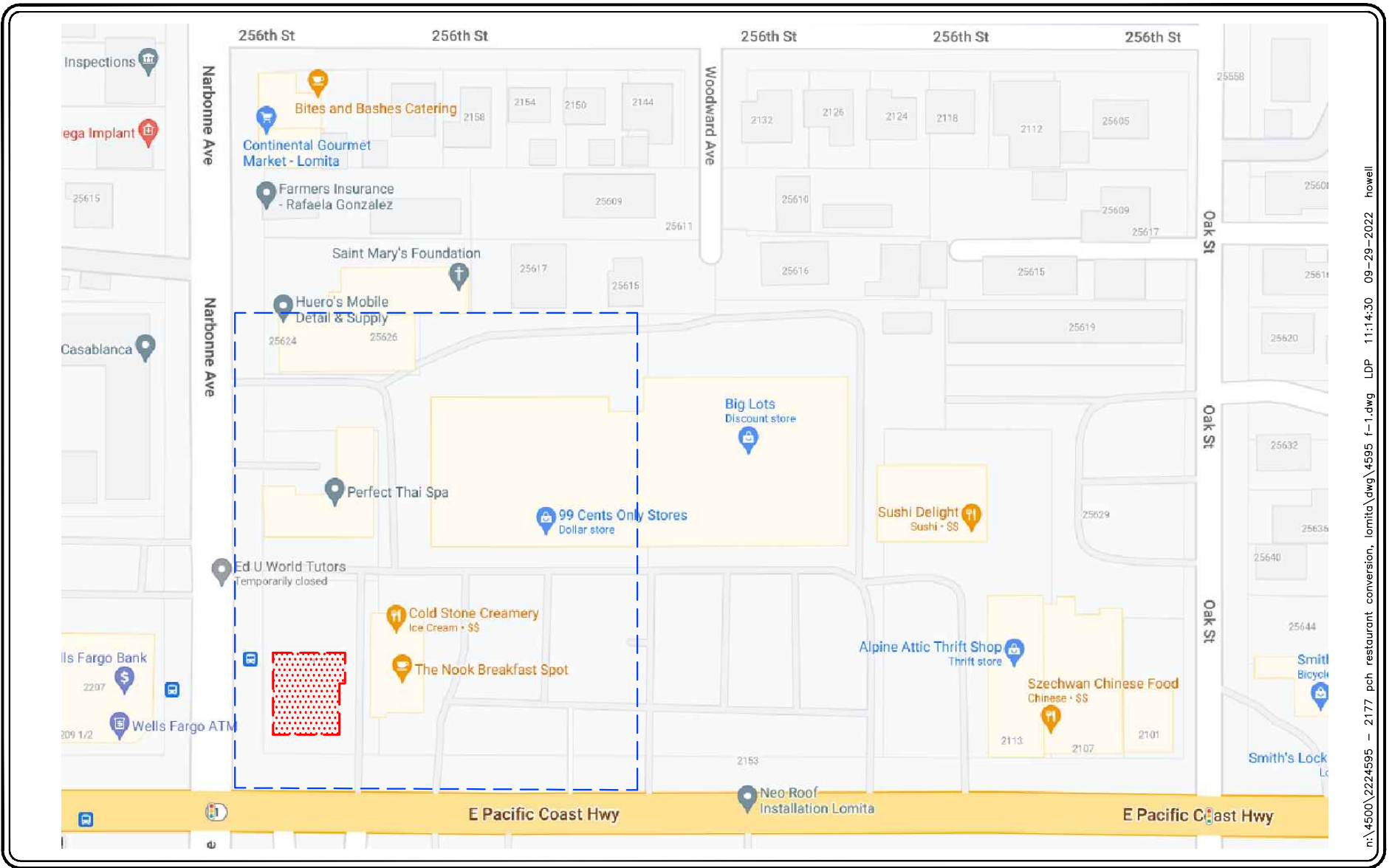
Very truly yours,
Linscott, Law & Greenspan, Engineers

Richard E. Barretto, P.E.
Principal

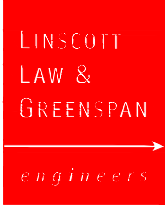
cc: Shane S. Green, P.E., Senior Transportation Engineer



Attachments



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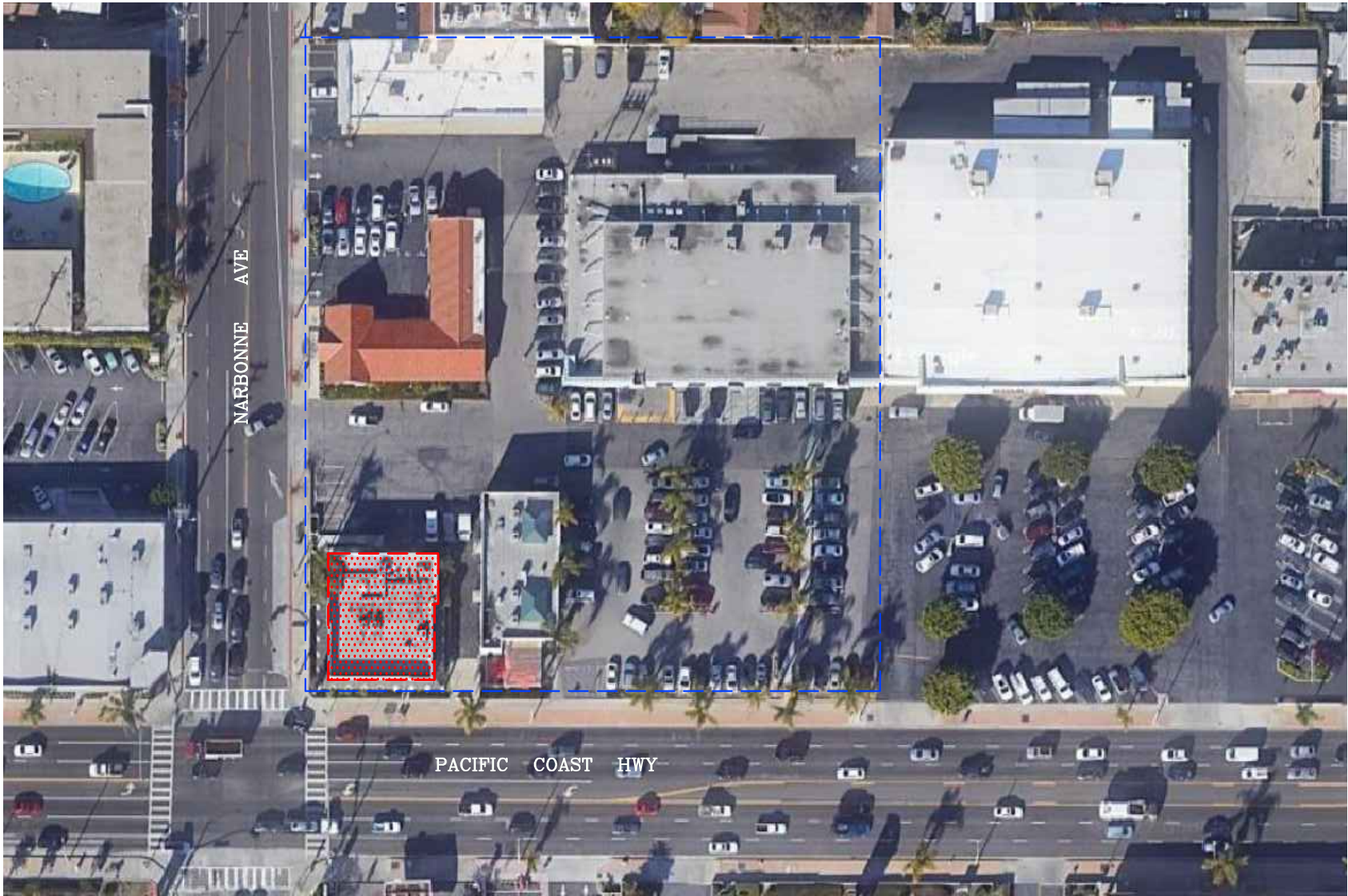
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KEY

- = EXISTING SHOPPING CENTER
- = PROJECT SITE

FIGURE 1

VICINITY MAP
2177 PCH RESTAURANT CONVERSION, LOMITA



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SOURCE: GOOGLE

KEY

- = EXISTING SHOPPING CENTER
- = PROJECT SITE

FIGURE 2

EXISTING SITE AERIAL

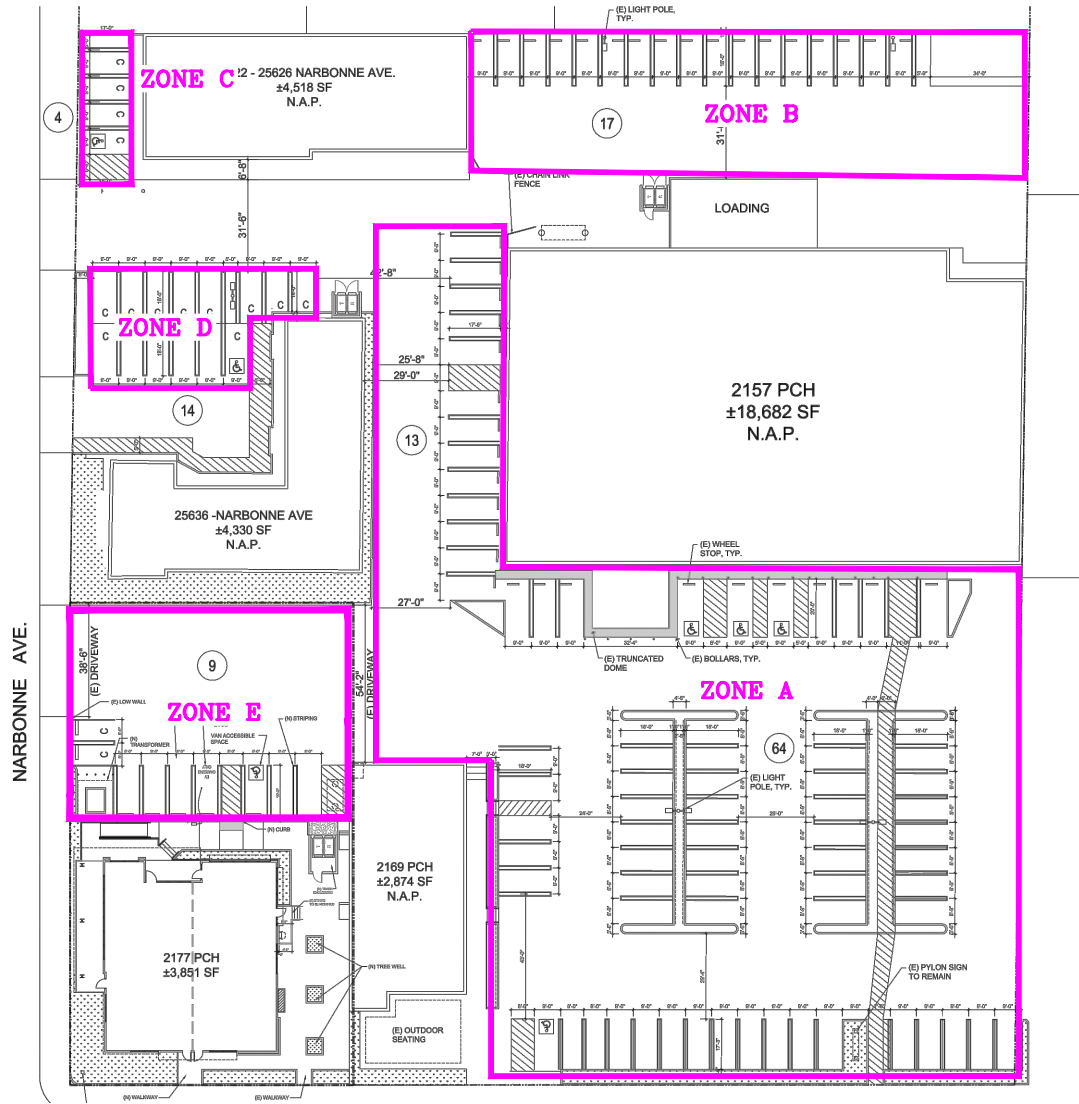
2177 PCH RESTAURANT CONVERSION, LOMITA

LINSCOTT
LAW &
GREENSPAN



NO SCALE

engineers



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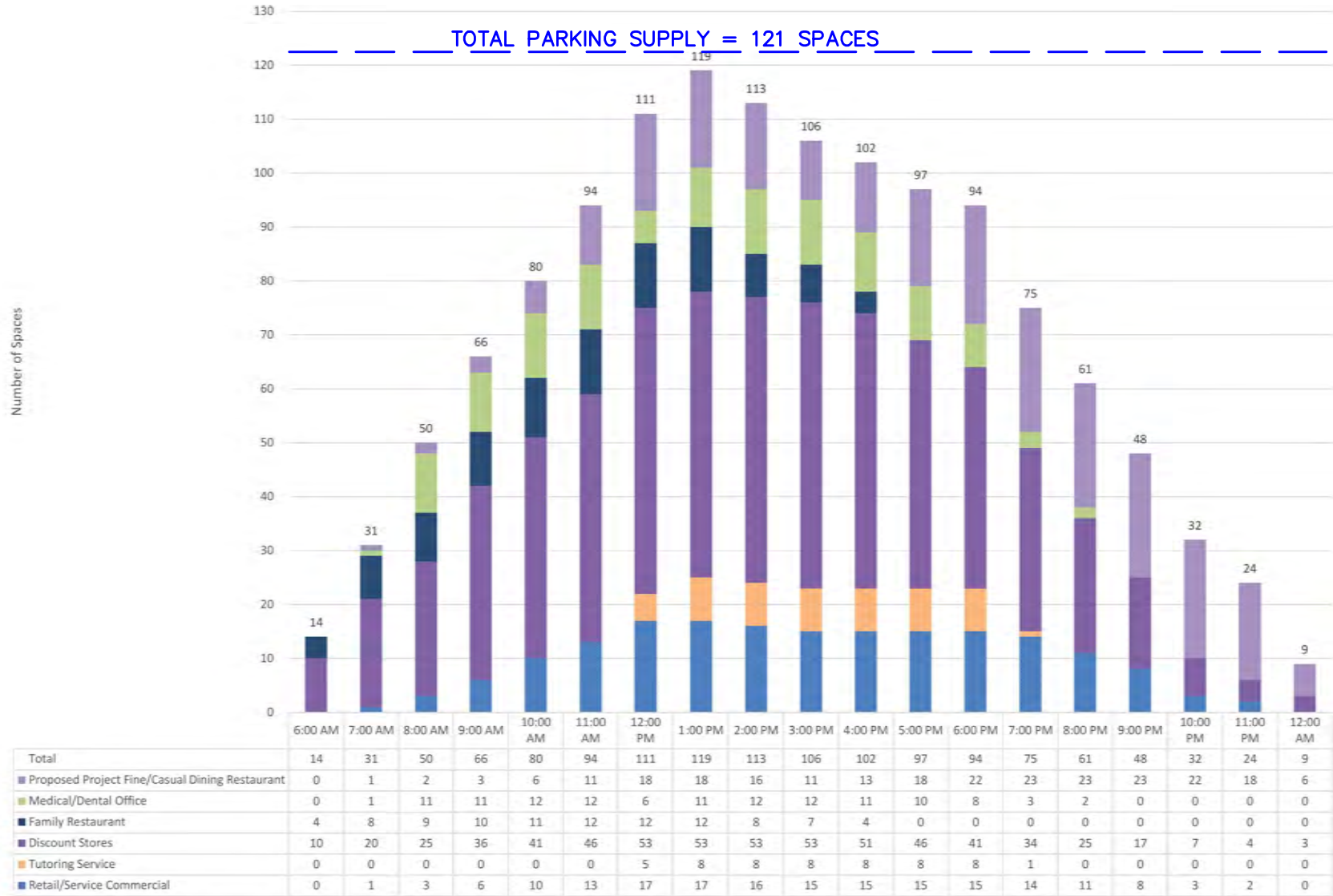
SOURCE: KTG
KEY

ZONE A	77
ZONE B	17
ZONE C	4
ZONE D	14
ZONE E	9
TOTAL	121

FIGURE 3

PARKING ZONES

2177 PCH RESTAURANT CONVERSION, LOMITA



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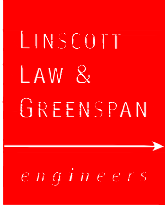
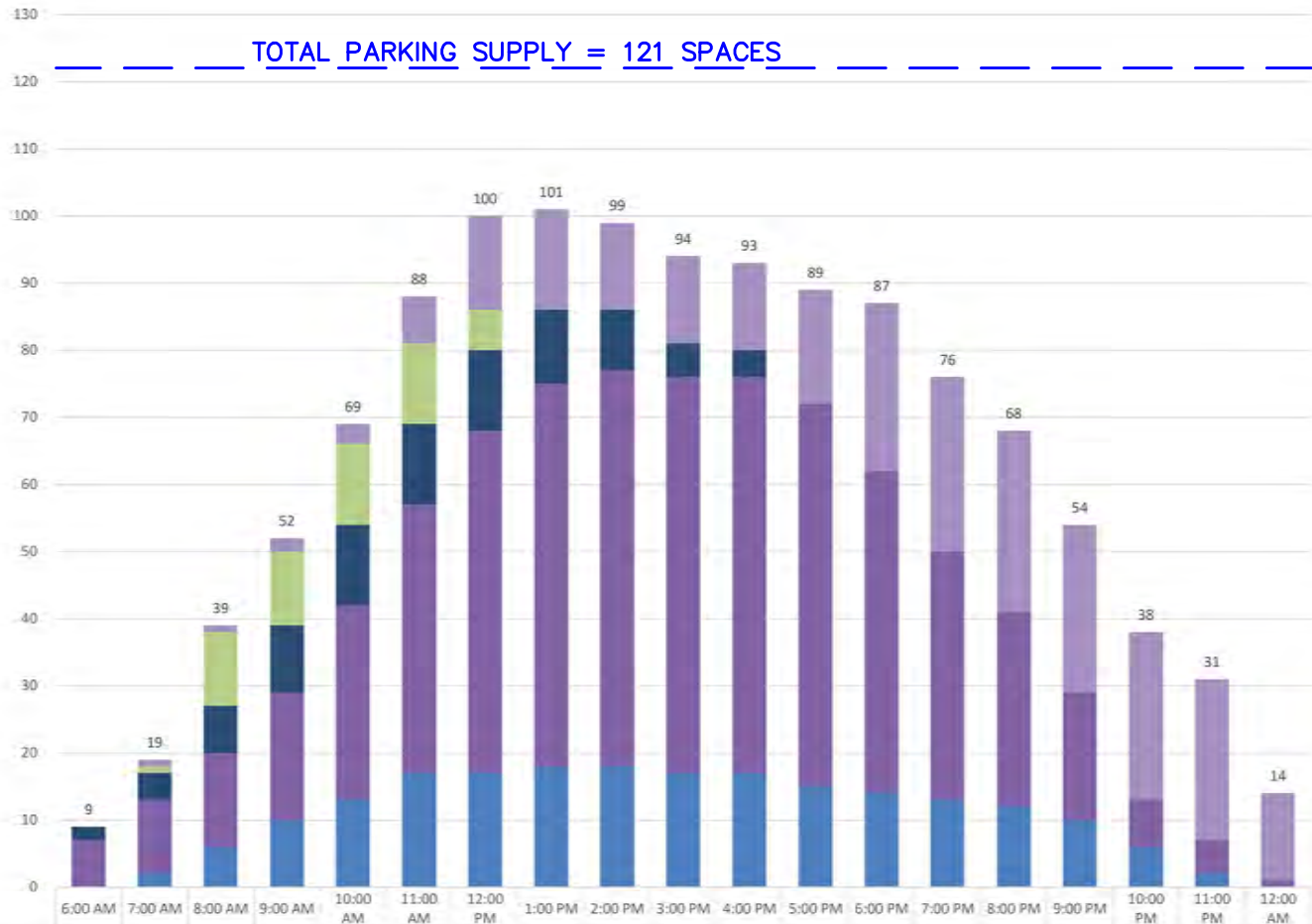


FIGURE 4

WEEKDAY SHARED PARKING DEMAND PROFILES
2177 PCH RESTAURANT CONVERSION, LOMITA

Number of Spaces



	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Total	9	19	39	52	69	88	100	101	99	94	93	89	87	76	68	54	38	31	14
Proposed Project Fine/Casual Dining Restaurant	0	1	1	2	3	7	14	15	13	13	13	17	25	26	27	25	25	24	13
Medical/Dental Office	0	1	11	11	12	12	6	0	0	0	0	0	0	0	0	0	0	0	0
Family Restaurant	2	4	7	10	12	12	12	11	9	5	4	0	0	0	0	0	0	0	0
Discount Stores	7	11	14	19	29	40	51	57	59	59	59	57	48	37	29	19	7	5	1
Tutoring Service	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail/Service Commercial	0	2	6	10	13	17	17	18	18	17	17	15	14	13	12	10	6	2	0

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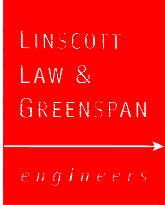


FIGURE 5

WEEKEND SHARED PARKING DEMAND PROFILES
2177 PCH RESTAURANT CONVERSION, LOMITA

TABLE 1
EXISTING AND PROPOSED PROJECT DEVELOPMENT SUMMARY [1]
2177 PCH RESTAURANT PROJECT, LOMITA

Building	Address	Tenant	Land Use	Hours of Operation	Retail	Discount Stores	Fine & Casual Dining	Family Restaurant	Office	Medical/Dental Office	Bank	Building Size (SF)	Outdoor Dining/Patio Area (SF)
Existing Development													
1	2159-2167 PCH	99 Cents Only Store	Retail/Service Commercial	Mon -Wed-Fri-Sat-Sun: 8am - 10pm, Tue-Thurs: 7am - 10pm		18,628						18,628 SF	
2	2169-A PCH	The Nook Breakfast Spot	Restaurant	Mon - Sun: 7am - 3pm				1,437				1,437 SF	530 SF
	2169-B PCH	Cold Stone Creamery	Retail Take Out (Ice Cream Parlor)	Mon - Thurs: 12pm - 9pm, Fri: 12pm - 9:30pm; Sat: 11:30am - 9:30pm, Sun: 11:30am - 9pm	1,437							1,437 SF	
3	2177 PCH	Former Bank	Bank/Financial Institution	N/A							3,815	3,815 SF	
4	25622 Narbonne	Huero's Mobile Detail and Supply	Retail/Service Commercial	Mon - Sat: 8am - 5pm, Sun: Closed	1,500							1,500 SF	
	25624 Narbonne	Oscar E. Brandi, DDS	Dental Office	Mon - Fri: 9:30am - 5:30pm, Sat-Sun: Closed						1,500		1,500 SF	
	25626 Narbonne	Bay Pet Grooming	Retail/Service Commercial (pet grooming)	Mon - Fri: 9am - 2pm, Sat-Sun: Closed	680							680 SF	
	25626 1/2 Narbonne	Lando's Hair Design	Retail/Service Commercial (beauty salon)	Mon - Fri: 8:30am - 6:30pm, Sat-Sun: Closed	650							650 SF	
5	25636-A Narbonne	Noonnoppi Lomita	Retail/Service Commercial (tutoring service)	Mon - Fri: 1pm - 6:30pm, Sat-Sun: Closed	2,300							2,300 SF	
	25636-B Narbonne	Sunshine Rehabilitation Center	Medical Office (acupuncture/physical therapy)	None Listed						1,094		1,094 SF	
	25636-C Narbonne	Perfect Thai Spa	Retail/Service Commercial (massage/spa)	Mon - Sun: 10am - 9pm	1,124							1,124 SF	
EXISTING SUBTOTAL					7,691	18,628	0	1,437	0	2,594	3,815	34,165 SF	530 SF
Proposed Project													
3	2177 PCH	Demolish Existing Vacant Bank	Vacant Bank	N/A							(3,815)	(3,815) SF	
	2177 PCH	Construct a new Proposed Restaurant	Proposed Restaurant	Mon - Sun: Hours of Operation To Be Determined			3,815					3,815 SF	450 SF
VACANT/PROPOSED SUBTOTAL					0	0	3,815	0	0	0	(3,815)	0 SF	450 SF
TOTAL					7,691	18,628	3,815	1,437	0	2,594	0	34,165 SF	980 SF
PERCENT LAND USE MIX					22.5%	54.5%	11.2%	4.2%	0.0%	7.6%	0.0%	100.0%	35,145 SF

Notes:

[1] Source: Lisa Lau & Co., Inc., tenant information supplemented with field observations conducted by LLG in September 2022.

TABLE 2
SUMMARY OF PARKING SUPPLY [1]
2177 PCH RESTAURANT PROJECT, LOMITA

Zone	Standard	Compact	Handicapped	Time-Restricted (20 min)	Total
A	69	0	4	4	77
B	17	0	0	0	17
C	0	3	1	0	4
D	0	13	1	0	14
E [2]	7	1	1	0	9
TOTAL	93	17	7	4	121

Notes:

[1] Parking inventory of supply was provided by KTG based on a field visit conducted in Decemebr 2022.

[2] Represents propsoed restriping to accommodate a new transformer. Existing supply of 8 spaces is increased by one space for a total supply of 9 spaces.

TABLE 3
CITY CODE PARKING REQUIREMENTS [1]
2177 PCH RESTAURANT PROJECT, LOMITA

Land Use	Size	City of Lomita Code Parking Ratio	Spaces Required
<i>Existing Development</i>			
Retail/Service Commercial	7,691 SF	1 space per 300 SF of GFA	26
Discount Stores	18,628 SF	1 space per 300 SF of GFA	62
Family Restaurant with 530 SF patio	1,967 SF	1 space per 150 SF of GFA including outdoor dining	13
Medical-Dental Office	2,594 SF	1 space per 225 SF of GFA	12
Former Bank (vacant)	3,815 SF	1 space per 225 SF of GFA	17
<i>Proposed Project</i>			
<i>Proposed Fine & Casual Dining Restaurant with 450 SF patio</i>	<i>4,265 SF</i>	<i>1 space per 150 SF of GFA including outdoor dining</i>	<i>28</i>
<i>Vacant/Proposed Bank</i>	<i>(3,815) SF</i>	<i>1 space per 225 SF of GFA</i>	<i>-17</i>
A. TOTAL EXISTING PARKING CODE REQUIREMENT			130
B. "NET" PROPOSED PARKING CODE REQUIREMENT			11
C. TOTAL PARKING CODE REQUIREMENT BASED ON FULL OCCUPANCY			141
D. EXISTING PARKING SUPPLY			121
E. PARKING SURPLUS/DEFICIENCY (+/-) BASED ON FULL OCCUPANCY (D - C)			-20

Notes:

[1] Source: City of Lomita Municipal Code, Section 11-1.66.03 - Parking Requirements.

TABLE 4
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]
2177 PCH RESTAURANT PROJECT, LOMITA

Land Use	Retail/Service Commercial	Retail/Service Commercial (Tutoring Service)	Discount Stores	Family Restaurant	Medical/Dental Office	Proposed Project Fine/Casual Dining Restaurant	Total Spaces = 141 Shared Parking Demand	Comparison w/ Parking Supply 121 Spaces Surplus (Deficiency)
Size Pkg Rate[2]	5.391 KSF 3.33 /KSF	2.300 KSF 3.33 /KSF	18.628 KSF 3.33 /KSF	1.967 KSF [3] 6.67 /KSF	2.594 KSF 4.44 /KSF	4.265 KSF [3] 6.67 /KSF		
Gross Spaces	18 Spc.	8 Spc.	62 Spc.	13 Spc.	12 Spc.	28 Spc.		
Time of Day	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces		
6:00 AM	0	0	10	4	0	0	14	107
7:00 AM	1	0	20	8	1	1	31	90
8:00 AM	3	0	25	9	11	2	50	71
9:00 AM	6	0	36	10	11	3	66	55
10:00 AM	10	0	41	11	12	6	80	41
11:00 AM	13	0	46	12	12	11	94	27
12:00 PM	17	5	53	12	6	18	111	10
1:00 PM	17	8	53	12	11	18	119	2
2:00 PM	16	8	53	8	12	16	113	8
3:00 PM	15	8	53	7	12	11	106	15
4:00 PM	15	8	51	4	11	13	102	19
5:00 PM	15	8	46	0	10	18	97	24
6:00 PM	15	8	41	0	8	22	94	27
7:00 PM	14	1	34	0	3	23	75	46
8:00 PM	11	0	25	0	2	23	61	60
9:00 PM	8	0	17	0	0	23	48	73
10:00 PM	3	0	7	0	0	22	32	89
11:00 PM	2	0	4	0	0	18	24	97
12:00 AM	0	0	3	0	0	6	9	112

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City code.

[3] Floor area shown includes outdoor dining/patio area for the existing tenant and proposed Project uses.

TABLE 5
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]
2177 PCH RESTAURANT PROJECT, LOMITA

Land Use	Retail/Service Commercial	Retail/Service Commercial (Tutoring Service)	Discount Stores	Family Restaurant	Medical/Dental Office	Proposed Project Fine/Casual Dining Restaurant	Total Spaces = 141 Shared Parking Demand	Comparison w/ Parking Supply 121 Spaces Surplus (Deficiency)
Size Pkg Rate[2]	5.391 KSF 3.33 /KSF	2.300 KSF 3.33 /KSF	18.628 KSF 3.33 /KSF	1.967 KSF [3] 6.67 /KSF	2.594 KSF 4.44 /KSF	4.265 KSF [3] 6.67 /KSF		
Gross Spaces	18 Spc.	8 Spc.	62 Spc.	13 Spc.	12 Spc.	28 Spc.		
Time of Day	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces		
6:00 AM	0	0	7	2	0	0	9	112
7:00 AM	2	0	11	4	1	1	19	102
8:00 AM	6	0	14	7	11	1	39	82
9:00 AM	10	0	19	10	11	2	52	69
10:00 AM	13	0	29	12	12	3	69	52
11:00 AM	17	0	40	12	12	7	88	33
12:00 PM	17	0	51	12	6	14	100	21
1:00 PM	18	0	57	11	0	15	101	20
2:00 PM	18	0	59	9	0	13	99	22
3:00 PM	17	0	59	5	0	13	94	27
4:00 PM	17	0	59	4	0	13	93	28
5:00 PM	15	0	57	0	0	17	89	32
6:00 PM	14	0	48	0	0	25	87	34
7:00 PM	13	0	37	0	0	26	76	45
8:00 PM	12	0	29	0	0	27	68	53
9:00 PM	10	0	19	0	0	25	54	67
10:00 PM	6	0	7	0	0	25	38	83
11:00 PM	2	0	5	0	0	24	31	90
12:00 AM	0	0	1	0	0	13	14	107

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City code.

[3] Floor area shown includes outdoor dining/patio area for the existing tenant and proposed Project uses.

ATTACHMENT 1
DECLARATION OF COVENANTS AND RESTRICTIONS AFFECTING LAND #2001086175,
DATED NOVEMBER 30, 2001

Appendix A

SHOPPING CENTER (TYPICAL DAYS)
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Shopping Center (Typical Days)																																																			
Size	5,391 KSF																																																			
Pkg Rate[2]	3 /KSF																																																			
Mode Adjust Non-Captive Ratio	Guest Parking Demand															Employee Parking Demand										Shared Parking Demand																										
	1.00															1.00										1.00																										
Gross Spaces	15 Guest Spc.															3 Emp. Spc.										18 Total Spaces																										
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces								
6:00 AM	1%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
7:00 AM	5%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	14%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	14%	2	1	1	1	1	1	1	1	1	1	1	1	2	2	23%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3	2	2	2	2	2	2	2	2	2	2	2	2	3	3	3	3	3		
9:00 AM	32%	5	3	3	4	3	4	4	4	4	3	3	4	5	4	41%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	6	4	4	5	4	5	5	5	5	5	4	4	5	6	5	5	5				
10:00 AM	54%	8	5	5	6	5	6	6	6	6	5	6	6	8	7	68%	2	1	1	2	2	2	2	2	2	2	2	2	2	2	2	10	6	6	8	7	8	8	8	8	8	7	8	8	10	9	9	9				
11:00 AM	68%	10	6	6	7	7	7	7	7	7	7	7	8	10	9	86%	3	2	2	2	2	2	2	2	2	2	2	2	2	2	13	8	8	9	9	9	9	9	9	9	9	9	9	11	13	12	12	12				
12:00 PM	90%	14	8	9	10	9	10	10	10	10	9	10	11	14	12	90%	3	2	2	2	2	2	2	2	2	2	2	2	2	3	3	3	17	10	11	12	11	12	12	12	12	11	12	14	17	15	15	15	15			
1:00 PM	90%	14	8	9	10	9	10	10	10	10	9	10	11	14	12	90%	3	2	2	2	2	2	2	2	2	2	2	2	2	3	3	3	17	10	11	12	11	12	12	12	12	11	12	14	17	15	15	15	15			
2:00 PM	86%	13	8	8	9	9	9	9	9	9	9	9	10	13	11	90%	3	2	2	2	2	2	2	2	2	2	2	2	3	3	3	16	10	10	11	11	11	11	11	11	11	11	11	13	16	14	14	14	14			
3:00 PM	77%	12	7	7	8	8	9	9	8	9	8	8	9	12	10	90%	3	2	2	2	2	2	2	2	2	2	2	2	3	3	3	15	9	9	10	10	11	11	10	11	10	10	12	15	13	13	13	13	13	13		
4:00 PM	77%	12	7	7	8	8	9	9	8	9	8	8	9	12	10	90%	3	2	2	2	2	2	2	2	2	2	2	2	3	3	3	15	9	9	10	10	11	11	10	11	10	10	12	15	13	13	13	13	13	13		
5:00 PM	77%	12	7	7	8	8	9	9	8	9	8	8	9	12	10	90%	3	2	2	2	2	2	2	2	2	2	2	2	3	3	3	15	9	9	10	10	11	11	10	11	10	10	12	15	13	13	13	13	13	13		
6:00 PM	81%	12	7	7	8	8	9	9	8	9	8	8	9	12	10	90%	3	2	2	2	2	2	2	2	2	2	2	2	3	3	3	15	9	9	10	10	11	11	10	11	10	10	12	15	13	13	13	13	13	13		
7:00 PM	72%	11	6	7	8	7	8	8	8	8	7	8	8	11	9	90%	3	2	2	2	2	2	2	2	2	2	2	2	3	3	3	14	8	9	10	9	10	10	10	10	9	10	11	14	12	12	12	12				
8:00 PM	59%	9	5	5	6	6	6	6	6	7	6	6	7	9	8	81%	2	1	1	2	2	2	2	2	2	2	2	2	2	2	11	6	6	8	8	8	8	8	8	9	8	8	9	11	10	10	10	10				
9:00 PM	41%	6	4	4	4	4	4	4	4	4	4	4	5	6	5	54%	2	1	1	2	2	2	2	2	2	2	2	2	2	8	5	5	6	6	6	6	6	6	6	6	7	8	7	7	7	7	7					
10:00 PM	14%	2	1	1	1	1	1	1	1	1	1	1	1	2	2	36%	1	1	1	1	1	1	1	1	1	1	1	1	1	3	2	2	2	2	2	2	2	2	2	2	2	3	3	3	3	3	3	3	3			
11:00 PM	5%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	18%	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2				
12:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			

Notes:
 [1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.
 [2] Parking rates for all land uses based on City code.
 [3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix A

SHOPPING CENTER (TYPICAL DAYS)
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Shopping Center (Typical Days)																																																							
Size	5,391 KSF																																																							
Pkg Rate[2]	3 /KSF																																																							
Mode Adjust Non-Captive Ratio	Guest Parking Demand														Employee Parking Demand												Shared Parking Demand																													
	1.00														1.00												1.00																													
Gross Spaces	14 Guest Spc.														4 Emp. Spc.												18 Total Spaces																													
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces												
6:00 AM	1%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7:00 AM	5%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	15%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1				
8:00 AM	30%	4	2	2	3	3	3	3	3	3	3	3	3	4	3	40%	2	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2			
9:00 AM	50%	7	4	4	5	5	5	5	5	5	5	5	5	7	6	75%	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2				
10:00 AM	70%	10	6	6	7	7	7	7	7	7	7	7	7	8	10	85%	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2			
11:00 AM	90%	13	8	8	9	9	9	9	9	9	9	9	9	10	13	95%	4	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3		
12:00 PM	95%	13	8	8	9	9	9	9	9	9	9	9	9	10	13	100%	4	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
1:00 PM	100%	14	8	9	10	9	10	10	10	10	10	9	10	11	14	100%	4	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
2:00 PM	100%	14	8	9	10	9	10	10	10	10	9	10	11	14	12	100%	4	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
3:00 PM	95%	13	8	8	9	9	9	9	9	9	9	9	10	13	11	100%	4	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
4:00 PM	90%	13	8	8	9	9	9	9	9	9	9	9	10	13	11	100%	4	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
5:00 PM	80%	11	6	7	8	7	8	8	8	8	7	8	8	11	9	95%	4	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
6:00 PM	75%	11	6	7	8	7	8	8	8	8	7	8	8	11	9	85%	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
7:00 PM	70%	10	6	6	7	7	7	7	7	7	7	7	7	8	10	80%	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
8:00 PM	65%	9	5	5	6	6	6	6	6	6	6	6	7	9	8	75%	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2		
9:00 PM	50%	7	4	4	5	5	5	5	5	5	5	5	5	7	6	65%	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2		
10:00 PM	30%	4	2	2	3	3	3	3	3	3	3	3	3	4	3	45%	2	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2		
11:00 PM	10%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	15%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1			
12:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		

Notes:
 [1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.
 [2] Parking rates for all land uses based on City code.
 [3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix A

DISCOUNT STORES/SUPERSTORES
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Discount Stores/Superstores																																													
Size	18.628 KSF																																													
Pkg Rate[2]	3 /KSF																																													
Mode Adjust Non-Captive Ratio	Guest Parking Demand																Employee Parking Demand																Shared Parking Demand													
	0.95																0.95																													
Gross Spaces	50 Guest Spc.																12 Emp. Spc.																62 Total Spaces													
	Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	
6:00 AM	13%	7	5	5	5	5	5	5	5	5	5	5	5	6	7	6	22%	3	2	2	3	2	3	3	3	3	2	3	3	3	3	10	7	7	8	7	8	8	8	8	8	7	8	9	10	9
7:00 AM	31%	15	11	11	12	12	12	12	12	12	11	12	13	15	14	40%	5	4	4	4	4	4	4	4	4	4	4	4	4	5	5	20	15	15	16	16	16	16	16	16	15	16	18	20	19	
8:00 AM	40%	19	14	14	15	14	15	15	15	15	14	15	16	19	17	49%	6	5	5	5	5	5	5	5	5	5	5	5	5	6	6	25	19	19	20	19	20	20	20	20	19	20	21	25	23	
9:00 AM	58%	28	20	20	22	21	22	22	22	22	20	22	23	28	25	67%	8	6	6	7	7	7	7	7	7	7	6	7	7	8	8	36	26	26	29	28	29	29	29	29	29	26	29	30	36	33
10:00 AM	67%	32	23	23	26	25	26	26	26	26	24	26	27	32	29	76%	9	7	7	8	7	8	8	8	8	7	8	8	9	9	41	30	30	34	32	34	34	34	34	31	34	35	41	38		
11:00 AM	76%	36	26	26	29	27	29	29	29	29	27	29	31	36	32	89%	10	9	9	9	9	10	9	9	9	10	9	9	10	10	46	35	35	38	36	39	38	38	39	36	38	41	46	42		
12:00 PM	89%	43	31	31	34	32	35	34	34	35	32	34	36	43	38	89%	10	9	9	9	9	10	9	9	9	10	9	9	10	10	53	40	40	43	41	45	43	43	45	41	43	46	53	48		
1:00 PM	89%	43	31	31	34	32	35	34	34	35	32	34	36	43	38	89%	10	9	9	9	9	10	9	9	9	10	9	9	10	10	53	40	40	43	41	45	43	43	45	41	43	46	53	48		
2:00 PM	89%	43	31	31	34	32	35	34	34	35	32	34	36	43	38	89%	10	9	9	9	9	10	9	9	9	10	9	9	10	10	53	40	40	43	41	45	43	43	45	41	43	46	53	48		
3:00 PM	89%	43	31	31	34	32	35	34	34	35	32	34	36	43	38	89%	10	9	9	9	9	10	9	9	9	10	9	9	10	10	53	40	40	43	41	45	43	43	45	41	43	46	53	48		
4:00 PM	85%	41	29	29	32	31	33	32	32	33	30	32	35	41	37	89%	10	9	9	9	9	10	9	9	9	10	9	9	10	10	51	38	38	41	40	43	41	41	43	39	41	45	51	47		
5:00 PM	76%	36	26	26	29	27	29	29	29	29	27	29	31	36	32	85%	10	8	8	8	8	9	8	8	8	9	8	8	9	10	46	34	34	37	35	38	37	37	38	35	37	40	46	42		
6:00 PM	67%	32	23	23	26	25	26	26	26	26	24	26	27	32	29	76%	9	7	7	8	7	8	8	8	8	7	8	8	9	9	41	30	30	34	32	34	34	34	34	31	34	35	41	38		
7:00 PM	54%	26	18	18	20	19	21	20	20	21	19	20	22	26	23	63%	8	6	6	7	7	7	7	7	7	6	7	7	8	8	34	24	24	27	26	28	27	27	28	25	27	29	34	31		
8:00 PM	40%	19	14	14	15	14	15	15	15	15	14	15	16	19	17	49%	6	5	5	5	5	5	5	5	5	5	5	5	6	6	25	19	19	20	19	20	20	20	20	19	20	21	25	23		
9:00 PM	27%	13	10	10	11	10	11	11	11	11	10	11	11	13	12	36%	4	3	3	3	3	3	3	3	3	3	3	3	4	4	17	13	13	14	13	14	14	14	14	13	14	15	17	16		
10:00 PM	9%	5	3	3	4	4	4	4	4	4	4	4	4	5	4	18%	2	2	2	2	2	2	2	2	2	2	2	2	2	7	5	5	6	6	6	6	6	6	6	6	6	7	6			
11:00 PM	4%	2	1	1	2	1	2	2	2	2	1	2	2	2	2	18%	2	2	2	2	2	2	2	2	2	2	2	2	2	4	3	3	4	3	4	4	4	4	3	4	4	4	4	4		
12:00 AM	1%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	18%	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	

Notes:
 [1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.
 [2] Parking rates for all land uses based on City code.
 [3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix A

DISCOUNT STORES/SUPERSTORES
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Discount Stores/Superstores																																															
Size	18,628 KSF																																															
Pkg Rate[2]	3 /KSF																																															
Mode Adjust Non-Captive Ratio	Guest Parking Demand																Employee Parking Demand																Shared Parking Demand															
	0.95																0.95																															
Gross Spaces	50 Guest Spc.																12 Emp. Spc.																62 Total Spaces															
	Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces			
6:00 AM	10%	5	3	3	4	4	4	4	4	4	4	4	4	4	4	20%	2	2	2	2	2	2	2	2	2	2	2	2	2	2	7	5	5	6	6	6	6	6	6	6	6	6	6	6	6	7	6	
7:00 AM	15%	8	5	5	6	6	6	6	6	6	6	6	6	6	6	25%	3	2	2	3	2	3	3	3	3	3	2	3	3	3	11	7	7	9	8	9	9	9	9	9	9	8	9	9	11	10		
8:00 AM	20%	10	7	7	8	7	8	8	8	8	7	8	8	10	9	30%	4	3	3	3	3	3	3	3	3	3	3	3	4	4	4	4	14	10	10	11	10	11	11	11	11	10	11	12	14	13		
9:00 AM	30%	14	10	10	11	11	12	11	11	12	11	11	12	14	13	40%	5	4	4	4	4	4	4	4	4	4	4	4	5	5	5	19	14	14	15	15	16	15	15	16	15	15	16	15	17	19	18	
10:00 AM	45%	22	16	16	17	17	18	17	17	18	16	17	19	22	20	55%	7	5	5	6	6	6	6	6	6	6	6	6	7	7	29	21	21	23	23	24	23	23	24	22	23	25	29	27				
11:00 AM	65%	31	23	23	25	24	25	25	25	25	23	25	27	31	28	75%	9	7	7	8	7	8	8	8	8	7	8	8	9	9	40	30	30	33	31	33	33	33	33	30	33	35	40	37				
12:00 PM	85%	41	29	29	32	31	33	32	32	33	30	32	35	41	37	95%	10	9	9	9	9	10	9	9	10	9	10	10	10	10	51	38	38	41	40	43	41	41	43	39	41	45	51	47				
1:00 PM	95%	46	33	33	36	35	37	36	36	37	34	36	39	46	41	100%	11	9	9	10	10	10	10	10	10	10	10	10	11	11	57	42	42	46	45	47	46	46	47	44	46	50	57	52				
2:00 PM	100%	48	34	34	38	36	38	38	38	38	35	38	40	48	43	100%	11	9	9	10	10	10	10	10	10	10	10	10	11	11	11	59	43	43	48	46	48	48	48	48	45	48	51	59	54			
3:00 PM	100%	48	34	34	38	36	38	38	38	38	35	38	40	48	43	100%	11	9	9	10	10	10	10	10	10	10	10	10	11	11	11	59	43	43	48	46	48	48	48	48	45	48	51	59	54			
4:00 PM	100%	48	34	34	38	36	38	38	38	38	35	38	40	48	43	100%	11	9	9	10	10	10	10	10	10	10	10	10	11	11	11	59	43	43	48	46	48	48	48	48	45	48	51	59	54			
5:00 PM	95%	46	33	33	36	35	37	36	36	37	34	36	39	46	41	100%	11	9	9	10	10	10	10	10	10	10	10	10	11	11	11	57	42	42	46	45	47	46	46	47	44	46	50	57	52			
6:00 PM	80%	38	27	27	30	29	31	30	30	31	28	30	32	38	34	90%	10	9	9	9	9	10	9	9	10	9	9	10	10	10	48	36	36	39	38	41	39	39	41	37	39	42	48	44				
7:00 PM	60%	29	21	21	23	22	23	23	23	23	21	23	24	29	26	70%	8	6	6	7	7	7	7	7	7	6	7	7	8	8	37	27	27	30	29	30	30	30	30	27	30	31	37	34				
8:00 PM	45%	22	16	16	17	17	18	17	17	18	16	17	19	22	20	55%	7	5	5	6	6	6	6	6	6	6	6	6	7	7	29	21	21	23	23	24	23	23	24	22	23	25	29	27				
9:00 PM	30%	14	10	10	11	11	12	11	11	12	11	11	12	14	13	40%	5	4	4	4	4	4	4	4	4	4	4	4	5	5	5	19	14	14	15	15	16	15	15	16	15	15	17	19	18			
10:00 PM	10%	5	3	3	4	4	4	4	4	4	4	4	4	5	4	20%	2	2	2	2	2	2	2	2	2	2	2	2	2	7	5	5	6	6	6	6	6	6	6	6	6	7	6					
11:00 PM	5%	3	2	2	2	2	2	2	2	2	2	2	2	3	3	15%	2	2	2	2	2	2	2	2	2	2	2	2	2	5	4	4	4	4	4	4	4	4	4	4	4	5	5					
12:00 AM	1%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1			

Notes:
 [1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.
 [2] Parking rates for all land uses based on City code.
 [3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix A

FAMILY RESTAURANT
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Family Restaurant																																																	
Size Pkg Rate[2]	1,967 KSF 7 /KSF																																																	
Mode Adjust Non-Captive Ratio	Guest Parking Demand 0.95												Employee Parking Demand 0.95												Shared Parking Demand																									
	1.00												1.00																																					
Gross Spaces	11 Guest Spc.												2 Emp. Spc.												13 Total Spaces																									
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces						
6:00 AM	10%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	49%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2			
7:00 AM	25%	3	3	2	3	3	3	3	3	3	3	3	3	3	3	74%	1	1	1	1	1	1	1	1	1	1	1	1	1	4	4	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	
8:00 AM	44%	5	4	4	5	4	5	4	5	5	4	4	4	5	5	88%	2	2	2	2	2	2	2	2	2	2	2	2	7	6	6	7	6	7	6	7	7	6	7	7	6	6	6	6	7	7	7	7	7	
9:00 AM	69%	8	7	7	7	7	8	7	7	7	7	7	7	8	7	88%	2	2	2	2	2	2	2	2	2	2	2	2	10	9	9	9	9	10	9	9	9	9	9	9	9	9	9	9	9	9	9	10	9	9
10:00 AM	88%	10	8	8	9	9	9	9	9	9	9	9	9	8	9	98%	2	2	2	2	2	2	2	2	2	2	2	12	10	10	11	11	11	11	11	11	11	11	11	11	11	10	11	10	11	10	12	11	11	
11:00 AM	88%	10	8	8	9	9	9	9	9	9	9	9	9	8	9	98%	2	2	2	2	2	2	2	2	2	2	12	10	10	11	11	11	11	11	11	11	11	11	11	10	11	10	11	10	12	11	11			
12:00 PM	98%	10	9	9	10	10	10	10	10	10	10	10	9	10	10	98%	2	2	2	2	2	2	2	2	2	2	12	11	11	12	12	12	12	12	12	12	12	12	12	11	12	11	12	11	12	12	12	12		
1:00 PM	84%	9	8	7	8	8	8	8	8	8	8	8	8	9	8	98%	2	2	2	2	2	2	2	2	2	2	11	10	9	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	11	10	10	11	10	
2:00 PM	64%	7	6	6	7	6	7	6	6	6	6	6	6	7	6	98%	2	2	2	2	2	2	2	2	2	2	9	8	8	9	8	9	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	9	8	8
3:00 PM	39%	4	3	3	4	4	4	4	4	4	4	3	4	4	4	74%	1	1	1	1	1	1	1	1	1	1	5	4	4	5	5	5	5	5	5	5	5	5	5	4	5	4	5	4	5	5	5			
4:00 PM	25%	3	3	2	3	3	3	3	3	3	3	3	3	3	3	34%	1	1	1	1	1	1	1	1	1	4	4	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	
5:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Notes:

[1] Source: UL1 - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual, except weekday and weekend reflects hours of operation, and restaurant is closed at 3:00

Appendix A

MEDICAL/DENTAL OFFICE
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Medical/Dental Office																																																										
Size	2,594 KSF																																																										
Pkg Rate[2]	4 /KSF																																																										
Mode Adjust Non-Captive Ratio	Guest Parking Demand												Employee Parking Demand												Shared Parking Demand																																		
	1.00												1.00												1.00																																		
Gross Spaces	8 Guest Spc.												4 Emp. Spc.												12 Total Spaces																																		
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L.Dec Spaces	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L.Dec Spaces	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L.Dec Spaces															
6:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0											
7:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1									
8:00 AM	90%	7	7	7	7	7	7	7	7	7	7	7	7	7	6	100%	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4							
9:00 AM	90%	7	7	7	7	7	7	7	7	7	7	7	7	7	6	100%	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4						
10:00 AM	100%	8	8	8	8	8	8	8	8	8	8	8	8	8	6	100%	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4						
11:00 AM	100%	8	8	8	8	8	8	8	8	8	8	8	8	8	6	100%	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4					
12:00 PM	30%	2	2	2	2	2	2	2	2	2	2	2	2	2	2	100%	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4						
1:00 PM	90%	7	7	7	7	7	7	7	7	7	7	7	7	7	6	100%	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4				
2:00 PM	100%	8	8	8	8	8	8	8	8	8	8	8	8	8	6	100%	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4			
3:00 PM	100%	8	8	8	8	8	8	8	8	8	8	8	8	8	6	100%	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4		
4:00 PM	90%	7	7	7	7	7	7	7	7	7	7	7	7	7	6	100%	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4		
5:00 PM	80%	6	6	6	6	6	6	6	6	6	6	6	6	6	5	100%	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4		
6:00 PM	67%	5	5	5	5	5	5	5	5	5	5	5	5	5	4	67%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3			
7:00 PM	30%	2	2	2	2	2	2	2	2	2	2	2	2	2	2	30%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1			
8:00 PM	15%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	15%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1				
9:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
10:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Notes:

[1] Source: UL1 - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix A

MEDICAL/DENTAL OFFICE
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Medical/Dental Office																																																				
Size Pkg Rate[2]	2,594 KSF 4 /KSF																																																				
Mode Adjust Non-Captive Ratio	Guest Parking Demand 1.00												Employee Parking Demand 1.00												Shared Parking Demand																												
	1.00												1.00																																								
Gross Spaces	8 Guest Spc.												4 Emp. Spc.												12 Total Spaces																												
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces									
6:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
7:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
8:00 AM	90%	7	7	7	7	7	7	7	7	7	7	7	7	7	6	100%	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	
9:00 AM	90%	7	7	7	7	7	7	7	7	7	7	7	7	7	6	100%	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
10:00 AM	100%	8	8	8	8	8	8	8	8	8	8	8	8	8	6	100%	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
11:00 AM	100%	8	8	8	8	8	8	8	8	8	8	8	8	8	6	100%	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
12:00 PM	30%	2	2	2	2	2	2	2	2	2	2	2	2	2	2	100%	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	
1:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
5:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
6:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
7:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
8:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
9:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
10:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
11:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
12:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		

Notes:

[1] Source: UL1 - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix A

FINE/CASUAL DINING
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Fine/Casual Dining																																																					
Size Pkg Rate[2]	4.265 KSF 7 /KSF																																																					
Mode Adjust Non-Captive Ratio	Guest Parking Demand 0.95												Employee Parking Demand 0.95												Shared Parking Demand																													
	1.00												1.00																																									
Gross Spaces	24 Guest Spc.												4 Emp. Spc.												28 Total Spaces																													
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces										
6:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
8:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44%	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2					
9:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3			
10:00 AM	13%	3	3	2	3	3	3	3	3	3	3	3	3	3	3	79%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3				
11:00 AM	35%	8	7	7	7	7	7	7	7	7	7	7	7	7	7	79%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3			
12:00 PM	65%	15	13	13	15	14	15	14	15	15	14	14	14	14	15	79%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3		
1:00 PM	65%	15	13	13	15	14	15	14	15	15	14	14	14	14	15	79%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3		
2:00 PM	57%	13	12	12	13	13	13	13	13	13	12	12	12	12	13	79%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3		
3:00 PM	35%	8	7	7	7	7	7	7	7	7	7	7	7	7	7	65%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3		
4:00 PM	44%	10	9	9	10	10	10	10	10	10	9	10	9	10	10	65%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
5:00 PM	65%	15	13	13	15	14	15	14	15	15	14	14	14	14	15	79%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
6:00 PM	83%	19	17	17	19	18	19	18	18	18	17	18	17	18	17	87%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
7:00 PM	87%	20	18	17	20	19	20	19	19	19	18	19	18	20	19	87%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
8:00 PM	87%	20	18	17	20	19	20	19	19	19	18	19	18	20	19	87%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
9:00 PM	87%	20	18	17	20	19	20	19	19	19	18	19	18	20	19	87%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
10:00 PM	83%	19	17	17	19	18	19	18	18	18	17	18	17	18	17	87%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
11:00 PM	65%	15	13	13	15	14	15	14	15	15	14	14	14	14	15	74%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
12:00 AM	22%	5	4	4	5	4	5	4	5	5	4	4	4	4	5	31%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1			

Notes:

[1] Source: UL1 - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix A

FINE/CASUAL DINING
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Fine/Casual Dining																																																					
Size Pkg Rate[2]	4.265 KSF 7 /KSF																																																					
Mode Adjust Non-Captive Ratio	Guest Parking Demand 0.95 1.00												Employee Parking Demand 0.95 1.00												Shared Parking Demand																													
	24 Guest Spc.												4 Emp. Spc.												28 Total Spaces																													
Gross Spaces	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces										
6:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1				
8:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1				
9:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60%	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2			
10:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3			
11:00 AM	15%	4	3	3	4	4	4	4	4	4	4	3	4	3	4	75%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3			
12:00 PM	50%	11	10	10	11	11	11	11	11	11	11	10	11	10	11	75%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3			
1:00 PM	55%	12	11	11	12	12	12	12	12	12	11	11	11	11	12	75%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3			
2:00 PM	45%	10	9	9	10	10	10	10	10	10	10	9	10	9	10	75%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3		
3:00 PM	45%	10	9	9	10	10	10	10	10	10	10	9	10	9	10	75%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
4:00 PM	45%	10	9	9	10	10	10	10	10	10	10	9	10	9	10	75%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
5:00 PM	60%	13	12	12	13	13	13	13	13	13	12	12	12	12	13	100%	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4		
6:00 PM	90%	21	18	18	20	20	21	20	20	20	19	19	19	21	20	100%	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	
7:00 PM	95%	22	19	19	21	21	22	21	21	21	19	20	19	22	21	100%	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	
8:00 PM	100%	23	20	20	22	21	23	21	22	22	20	21	20	23	22	100%	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	
9:00 PM	90%	21	18	18	20	20	21	20	20	20	19	19	19	21	20	100%	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	
10:00 PM	90%	21	18	18	20	20	21	20	20	20	19	19	19	21	20	100%	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
11:00 PM	90%	21	18	18	20	20	21	20	20	20	19	19	19	21	20	85%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
12:00 AM	50%	11	10	10	11	11	11	11	11	11	10	11	10	11	11	50%	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	

Notes:

[1] Source: UL1 - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

RESOLUTION NO. 2002-1

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF LOMITA, CALIFORNIA
ESTABLISHING A DESIGN REVIEW POLICY FOR
THE PACIFIC COAST HIGHWAY COMMERCIAL ZONE

WHEREAS, the establishment of commercial centers may have impacts including, but not limited to, parking demand, visual effects and depletion of landscaped areas along Pacific Coast Highway; and

WHEREAS, the Lomita Zoning Ordinance contains certain minimum standards for the development of commercial uses; and

WHEREAS, the City Council authorized Mark Briggs and Associates to review the commercial areas in Lomita and to make recommendations for future development; and

WHEREAS, Mark Briggs and Associates recommended that the City of Lomita address the issues of aesthetics and convenience in commercial development; and

WHEREAS, on September 12, 1989 the Planning Commission adopted Resolution No. 89-1 setting forth design guidelines for new development along Pacific Coast Highway, and

WHEREAS, the Planning Commission has reviewed the Resolution No. 89-1 and found that additional or revised guidelines are necessary and desirable, and

WHEREAS, the Planning Commission wishes to notify all prospective zoning applicants of the criteria it intends to use in considering applications for new commercial development in the C-R Zone along Pacific Coast Highway and areas adjacent thereto,

NOW BE IT RESOLVED that the Planning Commission of the City of Lomita adopts the following design policy guidelines:

All commercial developments in the C-R Zone along Pacific Coast Highway must conform to zoning requirements applicable to the zone where the proposed project is located (Article 40- Commercial Zones) and all the standards of development found in the City of Lomita Municipal Code unless a Zoning Variance has been granted. In addition to the standards required in the Zoning Ordinance, the following criteria shall apply by Planning Commission policy:

A. SITE DESIGN

Notwithstanding the development standards listed in the Zoning Ordinance, commercial developments in the Pacific Coast Highway C-R zone should comply with the following design features:

1. Short fences or walls along the frontage are optional, although open work fencing is preferred for visibility from vehicles leaving driveways on Pacific Coast Highway.
2. Where possible, proposed new buildings should be located near the front property line with at least five feet of landscaping to act as a buffer between the building edge and the public sidewalk.
3. Outdoor eating areas are desirable, however, diners should be protected from dust and highway noise. A well-designed landscape plan is necessary to coordinate architectural screening with the need to display and promote attractive eating areas to passersby. Colorful cloth umbrellas or awnings may be permitted with business names but should be maintained in good condition.
4. Whenever possible, sites should be designed to save existing mature trees.

B. ACCESS

1. The City's Traffic Safety Commission shall review ingress and egress, interior parking lot movement and perimeter traffic impacts of all new commercial developments with ten or more required parking spaces.
2. The main drive entrances to the site should have raised planters on the sides to act as "throats" to direct vehicles to the parking areas. There should not be any parking spaces accessed directly from these main driveways within 30 feet of the driveway approach to avoid stacking problems on Pacific Coast Highway.
3. All developments on Pacific Coast Highway must have a two-way driveway access. Driveway approaches should have a bottom width no less than 30 feet.
4. New development with frontage on Pacific Coast Highway should not have a primary access on a local side street.
5. On-site driveways aisles shall be at least 25 feet wide. One-way aisles shall be at least 14 feet wide.

C. LANDSCAPING

Notwithstanding the landscaping requirements in the Zoning Ordinance, commercial developments in the Pacific Coast Highway C-R zone shall have the following criteria applied:

1. All parking areas shall have a five foot landscaped setback from the front property line. A landscaped berm is preferred. This may also be required on the street side of a corner lot.

2. A concrete curb at least four inches high shall border all landscaped areas adjacent to maneuvering areas and vehicle parking.
3. Trees (minimum 36-inch box or four inch trunk size) shall be provided at a rate of one per each ten (10) required parking spaces.
4. Where buildings are not adjacent to the street frontage, such trees are required at a rate of one per each 30 feet of street frontage.
5. All landscaped areas must be served by an automatic irrigation system.

D. ARCHITECTURAL DESIGN

1. Ornamental roof features should not end at a building corner but be continuous for the entire perimeter of the building.
2. Roof top mechanical or electrical equipment must be screened from view on all sides.
3. The Planning Commission shall consider building design, the location of second story openings such as windows and doors, the arrangement of buildings and location of accessory structures and equipment such as, but not limited to, lights, trash enclosures, loading facilities, etc., in order to minimize and/or avoid adverse impacts on adjacent properties and to promote positive aesthetic impacts.
4. Major buildings should have natural finishes whenever possible. The dominant color of approved buildings should be earth tone or a subdued color. Bright colors shall be reserved for accents, graphics or signage but not roofing materials.
5. A sign program for the entire development must be submitted as part of the zoning approval request.
 - a. All business signs except for directional and similar information signs and except for approved freestanding signs must be incorporated into the building design.
 - b. Roof signs are prohibited.
 - c. Freestanding signs must be at least 100 feet from another freestanding sign and located in a landscaped planter. Low profile (under 10 feet high) monument type signs are preferred and should match the buildings.

6. Any existing building proposed to remain as part of a larger commercial development shall be compatible with the proposed buildings. Such buildings shall comply with all Municipal Code regulations.
7. Appropriate architectural trim for windows, doors etc. shall be utilized on all sides of proposed buildings.
8. Designers of proposed buildings on the north side of Pacific Coast Highway should consider window locations and/or awnings relative to the sun.
9. For retail frontages there should be display windows to allow passersby to see inside the store.

E. ENVIRONMENTAL REVIEW

1. Applicants for developments on the north side of Pacific Coast Highway adjacent to single story residential structures shall submit shadow studies if any part of a proposed building will exceed 35 feet in height.
2. Development applications, which include a request for a parking variance, must include a traffic engineer's study.
3. Applicants for developments adjacent to residential uses must submit a photometric study to demonstrate that parking lot and other lights associated with the development will not increase ambient light on neighboring residences.

PASSED, APPROVED AND ADOPTED this 8th day of July, 2002.

/S/ *Deane Colbary*
Chair

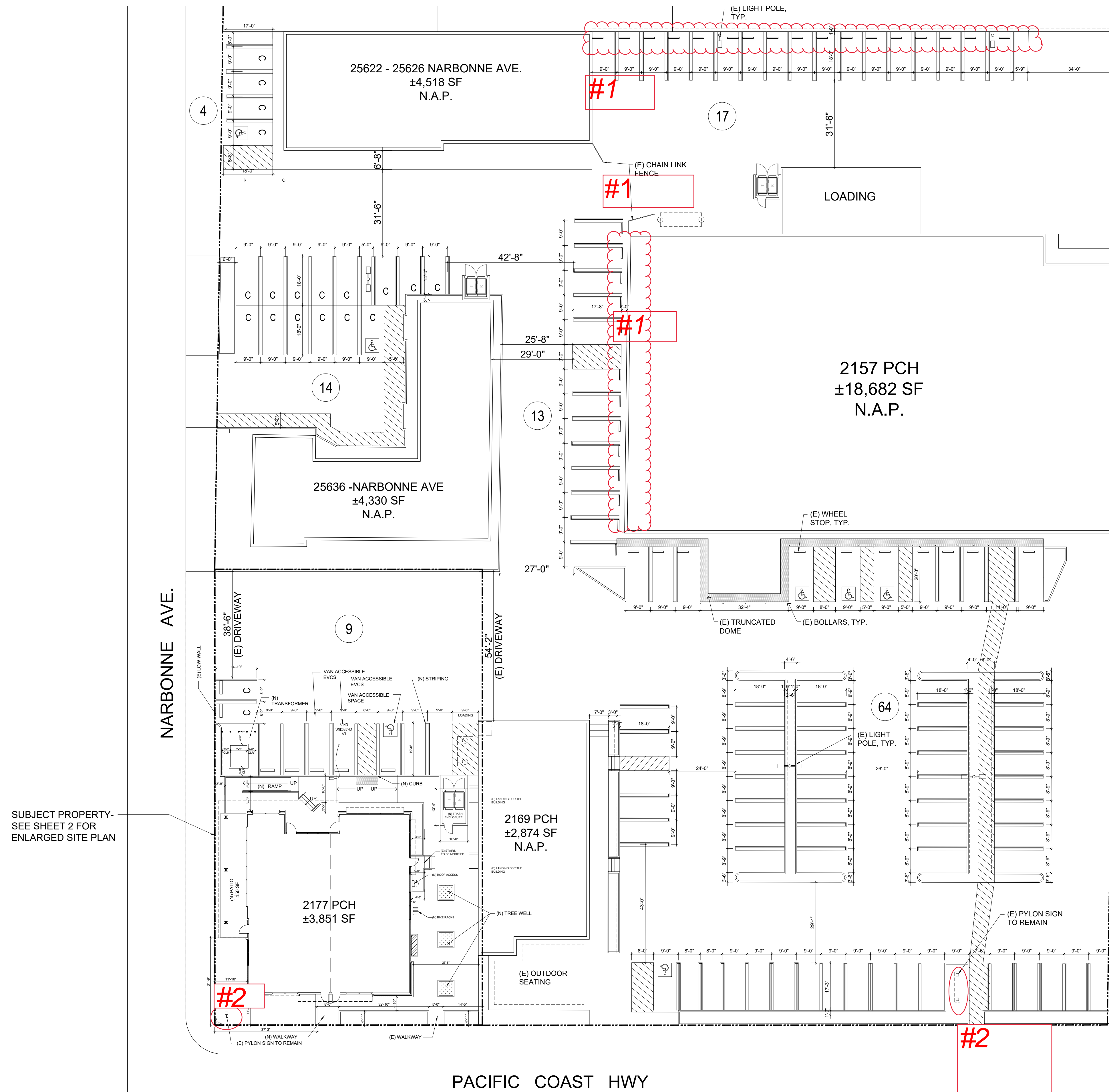
ATTEST:

Julia G. Schroder
/S/Julia G. Schroder
Planning Secretary

PROJECT SUMMARY

TOTAL BUILDING AREA:	+/- 34,255 SF*
PARKING PROVIDED:	121 STALLS
STANDARD PARKING STALLS:	109 STALLS**
COMPACT PARKING STALLS:	2 STALLS**
ACCESSIBLE PARKING STALLS:	10 STALLS

NOTE:
 * THE TOTAL BUILDING AREA IS BASED ON THE CURRENT RENT ROLL.
 ** STANDARD STALL DIMENSION IS 9'X19'. COMPACT STALL DIMENSION IS 8'X15'.
 THE PARKING STALL AND DRIVE AISLE DIMENSIONS PROVIDED FOR THE ADJACENT PARKING LOT OUTSIDE OF 2177 PCH ARE HAND-MEASURED, AND NOT BY ANY INSTRUMENTS. ACCURACY IS NOT GUARANTEED.



Staff Recommendations

#1 Install signs indicating parking availability to customers of 25622-25226 Narbonne, 25636 Narbonne Avenue, 2159- 2169 PCH or 2177 PCH and re-orientate private property/no trespass sign when gate is open.

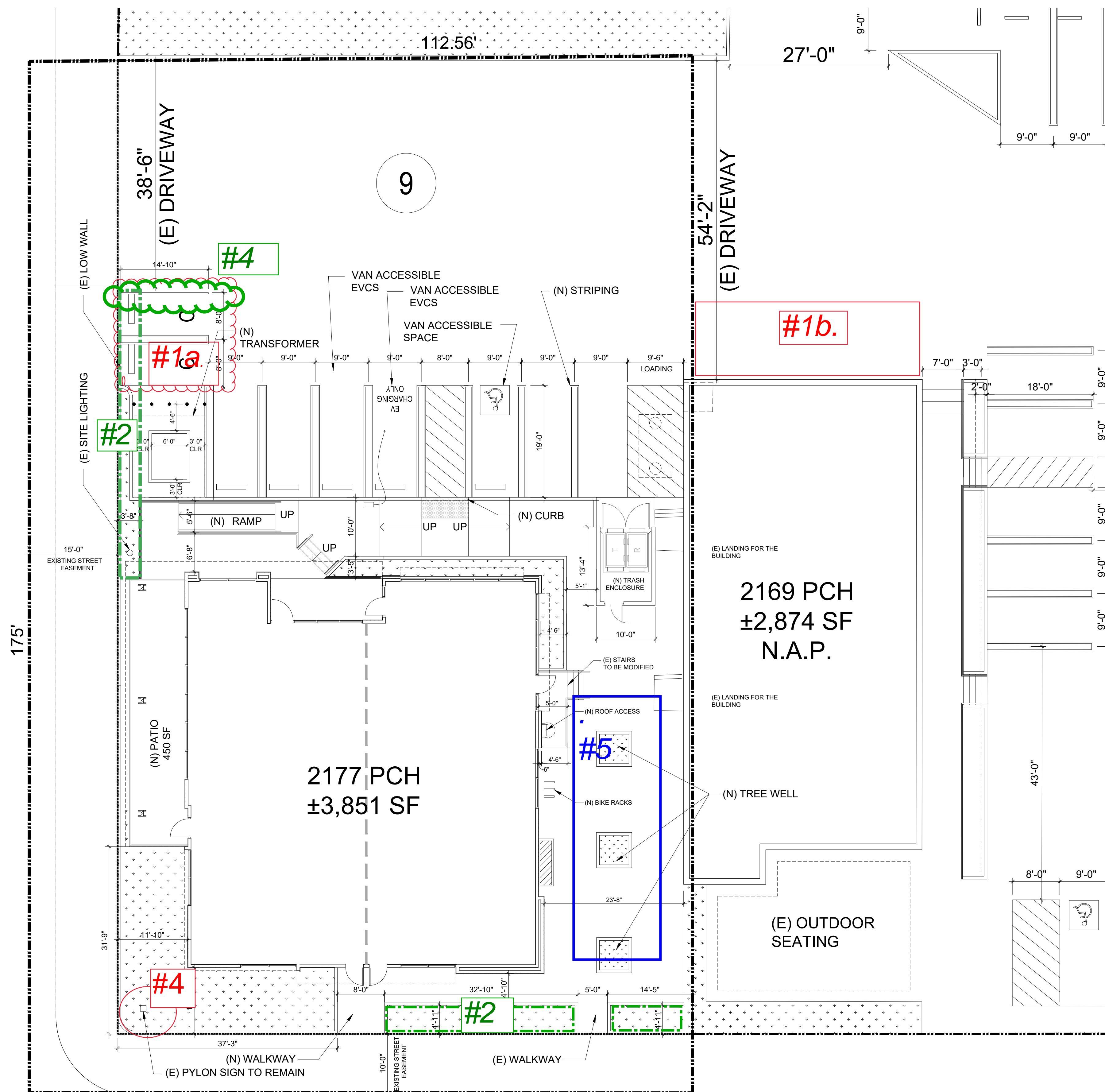
#2 Remove existing freestanding pole sign and utilize 2159-2169 PCH's shopping center sign.

SUBJECT PROPERTY-
SEE SHEET 2 FOR
ENLARGED SITE PLAN



- Code Requirements and Staff Recommendations**
- #1a. Parking stalls do not meet minimum 15'0" length
 - #1b. Two parallel compact parking stalls
 - #2. Min. 5-foot wide landscape bed around the perimeter per Sec. 11-1.66.06(F) and PCH Guidelines
 - #3. Landscape finger and parking lot tree @ 1/6 stalls
 - #4 Pole Sign Planning Commission decision Staff recommends removing the existing sign.
 - #5 Poss. 374-square-foot outdoor dining based on surplus 2 parking stalls

NARBONNE AVE.



PACIFIC COAST HWY

PROJECT SUMMARY

GROSS SITE AREA	+/-119,698 SF (+/-0.452 AC)
NET SITE AREA	+/-16,185 SF (+/-0.57 AC)
BUILDING AREA:	+/- 3,851 SF
LANDSCAPE AREA:	+/- 1,205 SF (7.4%)*
PARKING PROVIDED:	9 STALLS
STANDARD PARKING STALLS:	7 STALLS
COMPACT PARKING STALLS:	2 STALLS

NOTE
THE LANDSCAPE AREA CALCULATION IS BASED ON THE NET SITE AREA.

PROJECT DESCRIPTION:
THE APPLICATION IS SEEKING APPROVAL FOR THE FOLLOWING: RECONSTRUCTING THE BUILDING WITH THE IDENTICAL SQUARE FOOTAGE FOR THE EXISTING BUILDING. THE EXISTING BUILDING DOES NOT FIT THE FUTURE TENANT CRITERIA AND HAS A DIFFERENT STRUCTURE SYSTEM THAT CANNOT BE SALVAGED. THE PROPOSED BUILDING SLAB WILL BE BROUGHT DOWN TO MATCH THE ADJACENT GRADE ON THE PCH SIDE. THE BUILDING DESIGN IS CONTEMPORARY IN NATURE.
THE APPLICANT IS ALSO REQUESTING FOR THE EXISTING PYLON SIGN ON THE CORNER OF PCH AND NARBONNE AVE. TO REMAIN. THE SIGNAGE SUBMITTAL SHALL BE HANDLED AS A SEPARATE SUBMITTAL BY THE SIGNAGE VENDOR AT THE LATER DATE.

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, CITY OF LOMITA AND DESCRIBED AS FOLLOWS:
THE SOUTH ONE HUNDRED SEVENTY-SIX FEET (176') OF LOT ONE HUNDRED FORTY-SIX (146) OF TRACT NO. 848, IN THE CITY OF LOMITA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 90 AND 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7375-025-028



Architecture + Planning
Michael Tseng
949-797-8370
ktgy.com

Lisa Lau & Company
217 E Garvey Ave.
Monterey Park, CA 91755
626-288-8860

2177 PCH
LOMITA, CA

2021-0151

CONCEPTUAL DESIGN
JANUARY 19, 2023



ENLARGED SITE PLAN



CITY OF LOMITA PLANNING COMMISSION REPORT

TO: Planning Commission **Item No. PH 5**

FROM: Brianna Rindge, Community & Economic Development Director

MEETING DATE: February 13, 2023

SUBJECT: Minor Conditional Use Permit No. 2 & Site Plan Review No. 1218 for 24516 Narbonne Avenue, Lomita, CA 90717 in the Downtown Commercial (D-C) Zone within the Mixed-Use Overlay District

RECOMMENDATION

Adopt resolutions approving Minor Conditional Use Permit No. 2 and Site Plan Review No. 1218 subject to the findings and conditions and to confirm the categorical exemption from the California Environment Quality Act (CEQA).

BACKGROUND

Bob Lake of Burnin Daylight Brewing Company (Applicant) requests a Minor Conditional Use Permit to allow for reduced parking and a Site Plan Review for a 719 ft² outdoor dining canopy structure located at 24516 Narbonne Avenue, Lomita, CA 90717 in the Downtown Commercial (D-C) Zone. All existing handicap-designated parking spaces will remain.

Existing Conditions

The subject site is located on the southeast corner of 245th Street and Narbonne Avenue. The property is approximately 10,893 ft² with 138.5' of frontage along Narbonne Avenue. The multitenant building at 24516 Narbonne Avenue contains a 3,700 ft² brewpub and 5 residential units.

Entitlement History

In April 2015, Conditional Use Permit No. 294 approved a mixed-use building with 3,000 ft² for onsite and offsite beer and wine sales within 3,700 ft² commercial space, five residential units, and 13 parking spaces. Subsequently, the brewery expanded into the remaining 700 ft² for utilization as storage.

ANALYSIS

General Plan

The land use designation for the property is Mixed-Use Overlay and Downtown Overlay. This designation applies to the commercial corridors along Pacific Coast Highway, Lomita Boulevard, Western Avenue and portions of Narbonne Avenue. The proposed use of the outdoor space beneath the canopy is commercial.

Zoning Review

The site is zoned D-C (Downtown Commercial) within Mixed-Use Overlay District. The zone is established to promote the revitalization and development of the downtown area of Lomita. This zone promotes a wide range of commercial retail, service, and entertainment uses. The Mixed-Use Overlay District is established to promote effective use of land by allowing vertical and horizontal mixed land uses and provides flexible development standards.

Adjacent Zoning and Land Uses

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	public parking	D-C (Downtown Commercial) within Mixed-Use Overlay District
South	bank	
West	commercial strip	
East	residential under construction (phase II of the development on the subject site)	

Minor Conditional Use Permit No. 2

On March 13, 2017, during a previous public hearing on the business, Planning Commission received concerns regarding the possibility of an increase in incidents of Driving Under the Influence (DUI). Staff contacted the Los Angeles County Sheriff's department to discuss this comment. During these discussions the City's representative deputy stated that in fact DUI incidents have been trending downward over the past several years. Further, Department of Motor Vehicles data shows a steady decline in DUI arrests and accidents since 2003. Specifically in Lomita, DUI arrests have decreased from 47 in 2014 to 24 in 2016 which represents a 49% decrease. This is likely in conjunction with the increase in rideshare ridership (such as Uber, Lyft, and taxi), as patrons visit the business with the intention of onsite alcoholic consumption. In 2017, the City adopted Ordinance No. 787, Code Amendment No. 2017-01, to set parking standards for the first time for brewpub uses within the city as Burnin Daylight was the first brewpub requesting to locate within city limits. Since 2017, rideshare ridership has expanded in popularity. Additionally, a portion Burnin Daylight patrons walk to the business.

Staff visited the project site during peak and nonpeak demand times and observed unoccupied parking stalls. Parking remained available on-street and in all adjacent parking lots including the northerly public parking and southerly commercial parking. This remained the case despite the observed 2 temporary tents installed atop 6 existing parking spaces which expanded business activity within Lomita's Downtown throughout

the COVID-19 pandemic in a safe manner. These tents are double the size of the proposed canopy structure in total. Removal of the southerly temporary tent would free up three parking spaces.

The proposed site plan replaces three existing parking spaces with canopied outdoor seating, replaces two existing parking spaces with a fenced-in area for loading, adds supplementary parking striping, and requests new curb with chain fencing on the southerly edge of the site. Staff does not recommend approval of the latter two requests. The two parking spaces to be replaced with fenced-in loading is not necessary to be fenced-in, permanently unusable as customer parking. The spaces may be used as customer parking except in instances when a loading truck is present. The restricted access southward is contrary to the minimum parking requirement reduction justification that customers sometimes park in the southerly parking lot on their own volition.

The existing 3,700 ft² indoor brewpub space consists of the following.

<i>Description</i>	<i>ft²</i>
Brewery	1,400
Indoor dining area (customer service area)	750
Office	100
Men's Bathroom - North End	130
Women's Bathroom - North End	85
Employee Bathroom - South Suite	85
Kitchen	275
Storage - North End	220
Storage - South Suite	655
<i>Total</i>	<i>3,700</i>

This 3,700 ft² of indoor brewpub yields a minimum parking requirement of 12 spaces according to the new code requirement.

The existing and proposed outdoor dining spaces consist of the following.

<i>Description</i>	<i>ft²</i>
Existing South Storefront	310
Existing North Storefront	125
Existing North Patio	170
Proposed East Canopy	730
Proposed Gated Area South of East Canopy	485
<i>Total Outdoor Dining Area</i>	<i>1,820</i>

This 1,820 ft² of outdoor space yields a minimum parking requirement of another 12 spaces according to the new code requirement. However, staff does not recommend

replacing two parking spaces south of the east canopy with a gated area. Therefore, the minimum parking requirement for the total outdoor dining area recommended for approval is 8 spaces.

The site currently maintains 22 striped parking spaces and gravel area that fits 4 vehicles to be paved, for a total of 26 spaces. The residential use requires 2 spaces per unit plus 2 total guest parking spaces, for a total residential parking requirement of 12 spaces. The minimum required parking for the brewpub improvements recommended for approval is 20 spaces. This yields a total parking requirement of 32 spaces for both the residential and brewpub uses. The site currently maintains 26 spaces and staff recommends approval of the outdoor dining canopy which will replace 3 spaces, leaving 23 spaces available if approved as such. This represents 9 spaces less than the 32 required by the new code requirement. However, 38 additional public parking spaces exist within a 300' radius of the subject site as demonstrated in the table below. Therefore, staff recommends approval of the request for reduced parking requirement from 32 to 23 spaces.

<i>Location</i>	<i>Spaces</i>
On-street parking along Narbonne Ave.	2
On-street parking along 245 th St.	13
Northerly public parking lot	23
<i>Total Offsite Parking within 300' of Site</i>	<i>38</i>

Minor Conditional Use Permit No. 2 Findings Summary

Staff reviewed the project in accordance with Section 11-1.66.10 (Minor Conditional Use Permit) of the Lomita Municipal Code and advises that the project is consistent with the required findings (see Attachment A).

Site Plan Review No. 1218

Development Standards Review for Site Plan Review 1218: 24516 Narbonne Avenue

The project has been reviewed with the applicable Lomita Municipal Code requirements as follows.

<i>Applicable Development Standard (§ 11-1.49.06)</i>	<i>Proposed Structure</i>	<i>Permitted</i>	<i>Complies?</i>
Setbacks	Front (West): n/a (behind brewery) Side (North): approx. 35' Rear (East): approx. 41' Side (South): >80'	No min/max	Yes
Building Height	14' to ridge (west edge, adjacent to existing brewery)	45' max.	Yes

Operating Characteristics and Public Welfare

As this is the Mixed-Use Overlay District and the easterly residential development is Phase II of the subject development, staff deems the proposed outdoor dining location as compatible to this zoning district. The structure is a shed roof design (one-way sloping roof) with a maximum height of 14' adjacent to the existing brewery and minimum height of 10.5' closest to the residential construction to contain noise. Moreover, the brewery's operating hours are as follows (existing outdoor dining areas included) and staff proposes a condition limiting the use of the proposed new area to 9:00 p.m. every day except Sunday, which shall be limited to 6:00 p.m. (see Attachment B).

- Monday 5:00 p.m.-9:00 p.m.
- Tuesday-Thursday + Saturday
noon-9:00 p.m.
- Friday noon-10:00 p.m.
- Sunday noon-6:00 p.m.

The development shall comply with LMC Section 11-1.68.06 ("Outdoor Dining" as conditioned within the proposed resolution (Attachment B).

Site Plan Review Findings Summary

Staff reviewed the project in accordance with Section 11-1.66.10 (Site Plan Review) of the Lomita Municipal Code and advises that the project is consistent with the required findings (see Attachment B).

CEQA

The project is categorically exempt pursuant to Section 15301 (Existing Facilities) and Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act guidelines. The Existing Facilities exemption applies to a project that consists of permitting or licensing involving negligible expansion of use, and the In-Fill Development exemption applies to a project that is consistent with the general plan and zoning designation, is on an urban site less than five acres, is not a special habitat, does not create significant traffic, noise, air quality, or water quality issues, and is adequately served by all utilities and public services. The proposed minor conditional use permit for shared parking is a permitting activity and the new 719 ft² outdoor dining use meets the criteria for an infill development and is consistent with the general plan and zoning designation. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.

PUBLIC NOTICE

On February 2, 2023, staff mailed notices of this hearing to property owners within 300' of the subject property and posted on the Lomita City web page, at Lomita City Hall, and at Lomita Park.

OPTIONS

1. Approve the attached resolutions as recommended.
2. Approve the attached resolutions with amended conditions.
3. Deny the application.
4. Provide staff with further direction.

ATTACHMENTS

- A. Resolution Minor CUP No. 2
- B. Resolution Site Plan Review No. 1218
- C. Vicinity Map
- D. Zoning Map
- E. General Plan Map
- F. Aerial Photograph
- G. Notice of Exemption
- H. Applicant's Submittal
- I. Applicant's Parking Request

Prepared by:



Brianna Rindge, AICP
Community & Economic Development Director

DRAFT
PLANNING COMMISSION
RESOLUTION NO. PC 2023-XX
MINOR CONDITIONAL USE PERMIT NO. 2
2159-2169 PACIFIC COAST HIGHWAY, 2177 PACIFIC COAST HIGHWAY,
25622 -24516 NARBONNE AVENUE,
APNS: 7374-005-060 AND 7374-005-061

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING MINOR CONDITIONAL USE PERMIT NO. 2 TO ALLOW A 719-SQUARE FOOT OUTDOOR DINING CANOPY STRUCTURE LOCATED AT 24516 NARBONNE AVE, LOMITA, CA 90717 IN THE DOWNTOWN COMMERCIAL (D-C) ZONE AND FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. FILED BY BOB LAKE OF BURNIN DAYLIGHT BREWING COMPANY, 24516 NARBONNE AVE SUITE 100, LOMITA, CA 90717 (“APPLICANT”)

THE PLANNING COMMISSION OF THE CITY OF LOMITA DOES HEREBY FIND, ORDER, AND RESOLVE AS FOLLOWS:

Section 1. Recitals

- A. The City of Lomita received an application to allow a 719-square-foot outdoor dining canopy structure for property located at 24516 Narbonne Avenue.
- B. On February 13, 2023, the Planning Commission of the City of Lomita held a duly noticed public hearing and accepted public testimony for an application.
- C. The subject site is zoned Downtown Commercial (D-C) within the Mixed-Use Overlay District and designated Commercial by the City’s General Plan. Per Lomita Municipal Code Section 11-1.66.10, reduced minimum parking requires a minor conditional use permit.
- D. The project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act guidelines. The project consists of permitting reduced minimum parking requirements with negligible expansion of the existing onsite activities.
- E. The Planning Commission finds that the Applicants agree with the necessity of and accept all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for and fostering, the health, safety, and welfare of citizens in general including those who access the site.

Section 2. Findings

The project is subject to the Minor Conditional Use Permit findings contained in Lomita

Municipal Code Section 11-1.66.10 (Minor Conditional Use Permit). The required findings below are shown in *italicized* type and the reason(s) the project is consistent is shown in regular type. Planning Commission finds, after due study and deliberation, that the following circumstances exist:

a. There is clear and convincing evidence that the parking demand will be less than the requirement in Lomita Municipal Code Section 11-1.66.03. In reaching a decision, the planning commission shall consider survey data submitted by an applicant or collected at the applicant's request and expense.

The applicant requests the outdoor dining to replace three existing parking spaces because there is no other location on the private property for its location in compliance with Lomita's outdoor dining ordinance as provided by Lomita Municipal Code Section 11-1.68.06 and this is closest to the kitchen, bar, and rear entry door. The request was driven reported patron desire to take advantage of the Lomita weather and dine outdoor as opposed to indoor, also expanding business activity within Lomita's Downtown throughout the COVID-19 pandemic in a safe manner.

The adjacent and nearby properties should not be adversely affected by the parking arrangement. Beyond the provided onsite parking, 38 public parking spaces exist within 300 feet of the business and existing parking requirements yields only 32 for the business itself.

To avoid traffic congestion where the parking lot intersects with the southerly parking lot, Condition of Approval No. 22 requires the parking lot drive aisle to remain as is, meaning the requested new curb, posts, and chain are not recommended in order to maintain circulation and safety. Additionally, Condition of Approval No. 23 requires the proposed fenced-in two parking spaces to remain as is, meaning the proposed fencing shall line the perimeter of the canopy structure and any direct connections to the building only. The spaces may be used as customer parking except in instances when a loading truck is present.

b. That the probable long-term occupancy of the building or structure, based on its design, will not generate additional parking demand.

The building on the subject site is one-hundred percent occupied. This approval does not introduce any new tenants; it merely expands an existing tenant into outdoor space. The business enacted a trial run through temporary tentage double the size of the proposed permanent canopy structure and reported no complaints or issues.

Section 3. Based on the above findings, the Planning Commission of the City of Lomita hereby approves Minor Conditional Use Permit No. 2 subject to the following conditions:

GENERAL PROJECT CONDITIONS

1. The use shall be operated in substantial compliance with the parking plan dated October 26, 2022 (“Attachment H”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Community and Economic Development Director or a major modification to the plans is approved by the Planning Commission.
2. This permit is granted for the Applicant’s application received on January 24, 2023 on file with the Planning Division and may not be transferred from one property to another.
3. By commencing any activity related to the project or using any structure authorized by this permit, Applicant accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein.
4. This permit shall not be effective for any purpose until a duly authorized representative of the owner of the property has filed with the Department of Community Development, a notarized affidavit accepting all the conditions of this permit. This affidavit, or a copy of this resolution, shall be recorded with the County Recorder and is binding on successors. If the Applicant is a corporation, then an officer of the corporation shall sign the acceptance affidavit.
5. This permit shall automatically be null and void two years from the date of issuance, unless a business license has been issued by the City of Lomita. A request for a one-year extension may be considered by the Planning Commission. No extension shall be considered unless requested prior to the expiration date.
6. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission.
7. It is hereby declared to be the intent that if any provision of this permit is held or declared invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. All outstanding fees owed to the City, including staff time spent processing this application, shall be paid in full.
9. A building permit shall be obtained for any interior modifications that have been authorized by this conditional use permit.
10. A separate sign permit shall be obtained for any new signs on the project property.

MINOR CONDITIONAL USE PERMIT CONDITIONS PER SEC. 11-1.66.10(B)(4)

11. As a condition of such minor conditional use permit approval the planning commission shall require a written agreement between landowner(s) and the city, in a form satisfactory to the city attorney, which shall include:
- a. A guarantee that there will be no substantial alteration in the uses that will create a greater demand for parking; and
 - b. Remedies in the event that there is a change in use on the property or in the event that the off-site parking is lost; and
 - c. A provision that the city may require parking facilities in addition to those originally approved, after notice and hearing, upon a finding by the planning commission that adequate parking to serve the use(s) has not been provided; and
 - d. A provision stating that the city, acting through the planning commission, may, for due cause and upon notice and hearing, modify, amend, or unilaterally terminate the agreement at any time.

PLANNING CONDITIONS

12. All crimes occurring inside or outside the project property shall be reported to the Lomita Station of the Los Angeles County Sheriff's Department at the time of the occurrence.
13. The parking lot drive aisle shall remain as is, meaning the requested new curb, posts, and chain at the south end of the property are not recommended in order to maintain circulation and safety.
14. The proposed fencing shall line the perimeter of the canopy structure and any direct connections to the existing building only. The existing parking spaces proposed for enclosure outside of the canopy shall not be fenced and shall remain available as parking spaces.

INDEMNIFICATION

Applicant agrees, as a condition of adoption of this resolution, at Applicant's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. Applicant's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof.

COMPLIANCE

If Applicant, owner, or tenant fails to comply with any of the conditions of this permit, the Applicant, owner or tenant shall be subject to a civil fine pursuant to the City of Lomita Municipal Code.

If any of the conditions of the Minor Conditional Use Permit are not complied with or upon notice of a violation by the Code Enforcement Division, the Planning Commission, after written notice to the applicant and a noticed public hearing, may in addition to revoking the permit, amend, delete, or add conditions to this permit at a subsequent public hearing.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 13th day of February 2023 by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
RECUSE: Commissioners:

Steven Cammarata, Chairperson

ATTEST: Brianna Rindge, AICP
Community and Economic Development Director

Within 30 days of the date of this decision for an exception, permit, change of zone, or other approval, or by the person the revocation of whose permit, exception, change of zone, or other approval is under consideration, of notice of the action of, or failure to act by, the Commission, any person dissatisfied with the action of, or the failure to act by, the Commission may file with the City Clerk an appeal from such action upon depositing with said Clerk an amount specified by resolution of the City Council.

Any action to challenge the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section 1094.6.

DRAFT
PLANNING COMMISSION
RESOLUTION NO. PC 2023-XX
SITE PLAN REVIEW PERMIT NO. 1218
24516 NARBONNE AVENUE,
APNS: 7374-005-060 and 7374-005-061

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING SITE PLAN REVIEW NO. 1218 TO ALLOW A 719-SQUARE FOOT OUTDOOR DINING CANOPY STRUCTURE LOCATED AT 24516 NARBONNE AVE, LOMITA, CA 90717 IN THE DOWNTOWN COMMERCIAL (D-C) ZONE AND FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. FILED BY BOB LAKE OF BURNIN DAYLIGHT BREWING COMPANY, 24516 NARBONNE AVE SUITE 100, LOMITA, CA 90717 (“APPLICANT”).

Section 1. Recitals

- A. The City of Lomita received an application to allow a 719-square-foot outdoor dining canopy structure for property located at 24516 Narbonne Avenue.
- B. On February 13, 2023, the Planning Commission held a duly noticed public hearing and accepted public testimony.
- C. The subject site is zoned Downtown Commercial (D-C) within the Mixed-Use Overlay District and designated Mixed-Use Overlay and Downtown Overlay by the City’s General Plan.
- D. The project is categorically exempt pursuant to Section 15332 (Infill Development) of the California Environmental Quality Act guidelines. The project is a single 719-square-foot canopy structure for outdoor dining. The project will not create significant traffic, noise, air, and water quality issues.
- E. The Planning Commission finds that the applicant agrees with the necessity of, and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit, or live in this development in particular.

Section 2. Pursuant to Sections 11-1.70.07 (Site Plan Review) of the Code, the Planning Commission of the City of Lomita finds, after due study and deliberation that the following circumstances exist:

1. *The Site Plan complies with all applicable provisions of this Title;*

As set forth in the staff report, the proposed project complies with all the

development standards in Title 11, except for those standards addressed with Minor Conditional Use Permit No. 2.

- 2. The site is suitable for the particular use or development intended, and the total development, including the application of prescribed development standards, is arranged as to avoid traffic congestion, will not adversely affect public health, safety and general welfare, will not have adverse effects on neighboring property and is consistent with all elements of the General Plan;*

The site is suitable for additional outdoor dining. Restaurants are permitted uses in the Downtown Commercial Zone and the business maintains a Conditional Use Permit (No. 294) for onsite and offsite beer and wine sales. Condition of Approval No. 21 requires the development to remain in compliance with Lomita Municipal Code Section 11-1.68.06 (“Outdoor Dining”).

To avoid traffic congestion where the parking lot intersects with the southerly parking lot, Condition of Approval No. 22 requires the parking lot drive aisle to remain as is, meaning the requested new curb, posts, and chain are not recommended in order to maintain circulation and safety. Additionally, Condition of Approval No. 23 requires the proposed fenced-in two parking spaces to remain as is, meaning the proposed fencing shall line the perimeter of the canopy structure and any direct connections to the building only. Condition of Approval No. 24 specifically requires that the width of the sidewalk gates comply with standards of the Americans with Disabilities Act.

Finally, the site is consistent with all the General Plan’s Elements. The Land Use Element designates this area as commercial, and the proposed dining use is consistent with that the designation.

- 3. The development design is suitable and functional. This requirement shall not be interpreted to require a particular style or type or architecture;*

The shed design of the canopy structure is both suitable and functional as it slopes downward away from the existing brewery, shielding the adjacent development from excess noise. Additionally, Condition of Approval No. 25 requires that the space will not be occupied after 9:00 p.m. every day of the week except Sunday, which shall be limited to 6:00 p.m.

Section 3. The Planning Commission of the City of Lomita hereby approves Site Plan Review No. 1218 subject to the attached conditions.

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division and may not be transferred from one property to another.

2. This permit is granted for the plans dated October 26, 2022, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, The Community and Economic Development Director may approve minor changes to the approved Plans. For numerical standards, the Community and Economic Development Director may approve deviations up to 10% provided that city code requirements are met. Modifications exceeding a 10% deviation shall be referred back to the Planning Commission.
3. Approval of this permit shall expire 24 months from the date of approval by the Planning Commission, unless significant construction or improvements or the use authorized hereby have commenced. One or more extensions of time for use inauguration may be requested. No extension shall be considered unless requested at least 30 days prior to the expiration date.
4. By commencing any activity related to the project or using any structure authorized by this permit, Applicant accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein.
5. Applicant agrees, as a condition of adoption of this resolution, at Applicant’s own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. Applicant’s commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof.
6. Applicant shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit.
7. If Applicant, owner or tenant fails to comply with any of the conditions of this permit, the Applicant, owner or tenant shall be subject to a civil fine pursuant to the City Code.
8. Prior to issuance of building permits, Applicant shall correct all violations of the City Code existing on the project property.
9. Prior to issuance of building permits, Applicant shall sign a letter agreeing to the conditions of approval within this resolution.
10. Prior to issuance of buildings permits, Applicant shall submit landscape and irrigation plans.

PLANNING STANDARD CONDITIONS

11. Developer shall pay the Development Tax of \$1,000 per unit prior to issuance of building permits.
12. The final building plans submitted by the Applicant with the building permit application shall depict all building materials and colors to be used in construction. This property is subject to the Downtown Design Guidelines.
13. Before the City issues building permits, Applicant shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project.
14. Applicant shall provide for dust control at all times during project property preparation and construction activities.
15. Before the City issues building permits, Developer shall provide to the Community Development Director color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Planning Commission
16. It is hereby declared to be the intent that if any provision of this permit is held or declared invalid, the permit shall be void and the privileges granted hereunder shall lapse.
17. That the Planning Commission may review this approval upon notice of violation by the Code Enforcement Officer.
18. That, in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit.
19. That final inspection shall not be granted until all conditions of approval have been met and verified by staff.
20. This approval allows a site plan that contains a 719-square foot outdoor dining canopy structure.

PLANNING SPECIAL CONDITIONS

21. The outdoor dining shall comply Lomita Municipal Code Section 11-1.68.06 as applicable.
22. The parking lot drive aisle shall remain as is, meaning the requested new curb, posts, and chain at the south end of the property are not recommended in order to maintain circulation and safety.

23. The proposed fencing shall line the perimeter of the canopy structure and any direct connections to the existing building only. The existing parking spaces proposed for enclosure outside of the canopy shall not be fenced and shall remain available as parking spaces.
24. The width of the sidewalk gates shall comply with standards of the Americans with Disabilities Act.
25. The newly fenced-in canopy space will not be occupied by customers after 9:00 p.m. every day of the week except Sunday, which shall be limited to 6:00 p.m.

COMPLIANCE

If Applicant, owner or tenant fails to comply with any of the site plan approval, the Applicant, owner or tenant shall be subject to a civil fine pursuant to the City of Lomita Municipal Code.

If any of the conditions of the Site Plan Review are not complied with or upon notice of a violation by the Code Enforcement Division, the Planning Commission, after written notice to the applicant and a noticed public hearing, may in addition to revoking the permit, amend, delete, or add conditions to this permit at a subsequent public hearing.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 13th day of February 2023 by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
RECUSE: Commissioners:

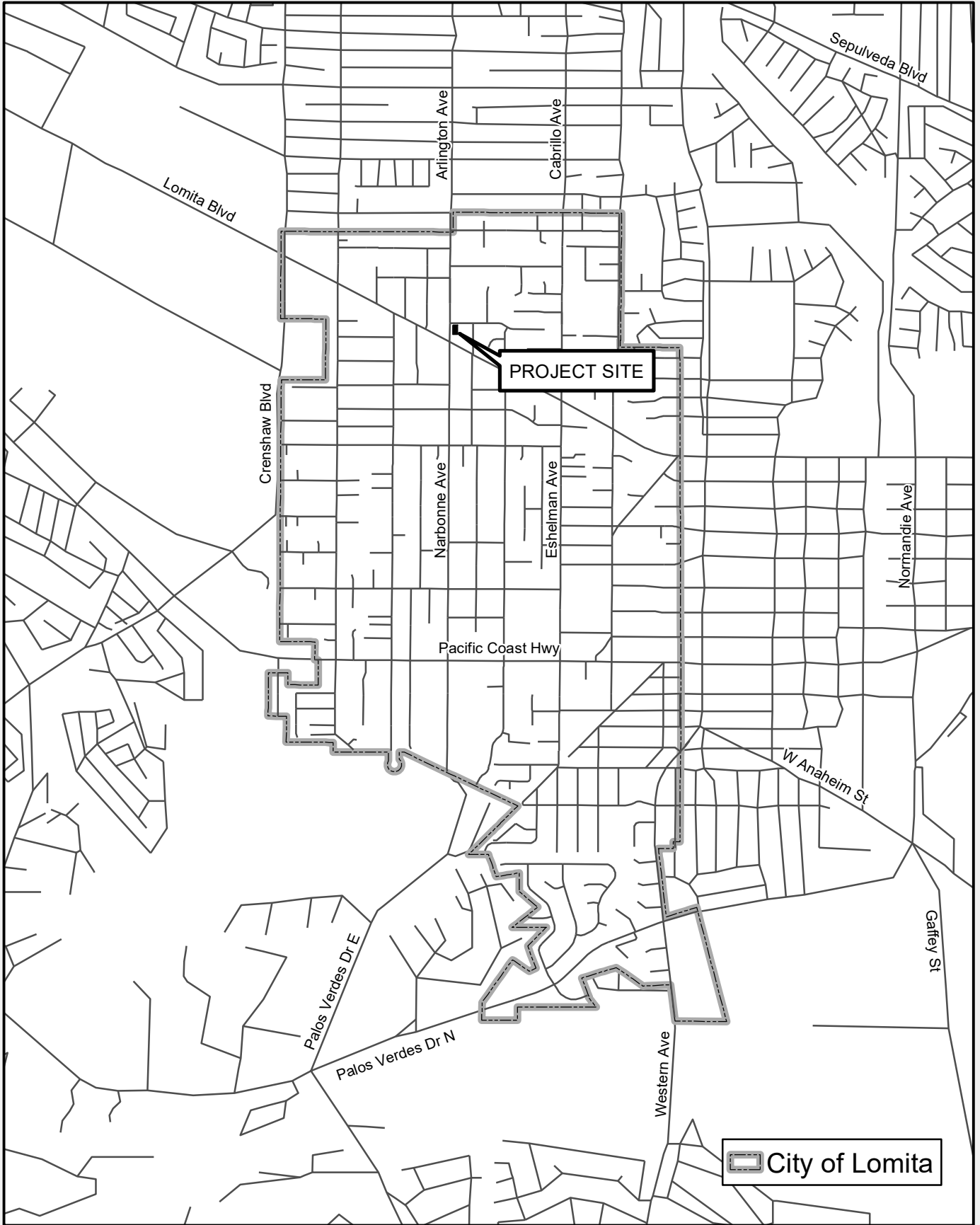
Steven Cammarata, Chairperson

ATTEST: _____
Brianna Rindge, AICP
Community and Economic Development Director

Within 30 days of the date of this decision for an exception, permit, change of zone, or other approval, or by the person the revocation of whose permit, exception, change of

zone, or other approval is under consideration, of notice of the action of, or failure to act by, the Commission, any person dissatisfied with the action of, or the failure to act by, the Commission may file with the City Clerk an appeal from such action upon depositing with said Clerk an amount specified by resolution of the City Council.

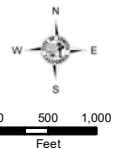
Any action to challenge the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section 1094.6.

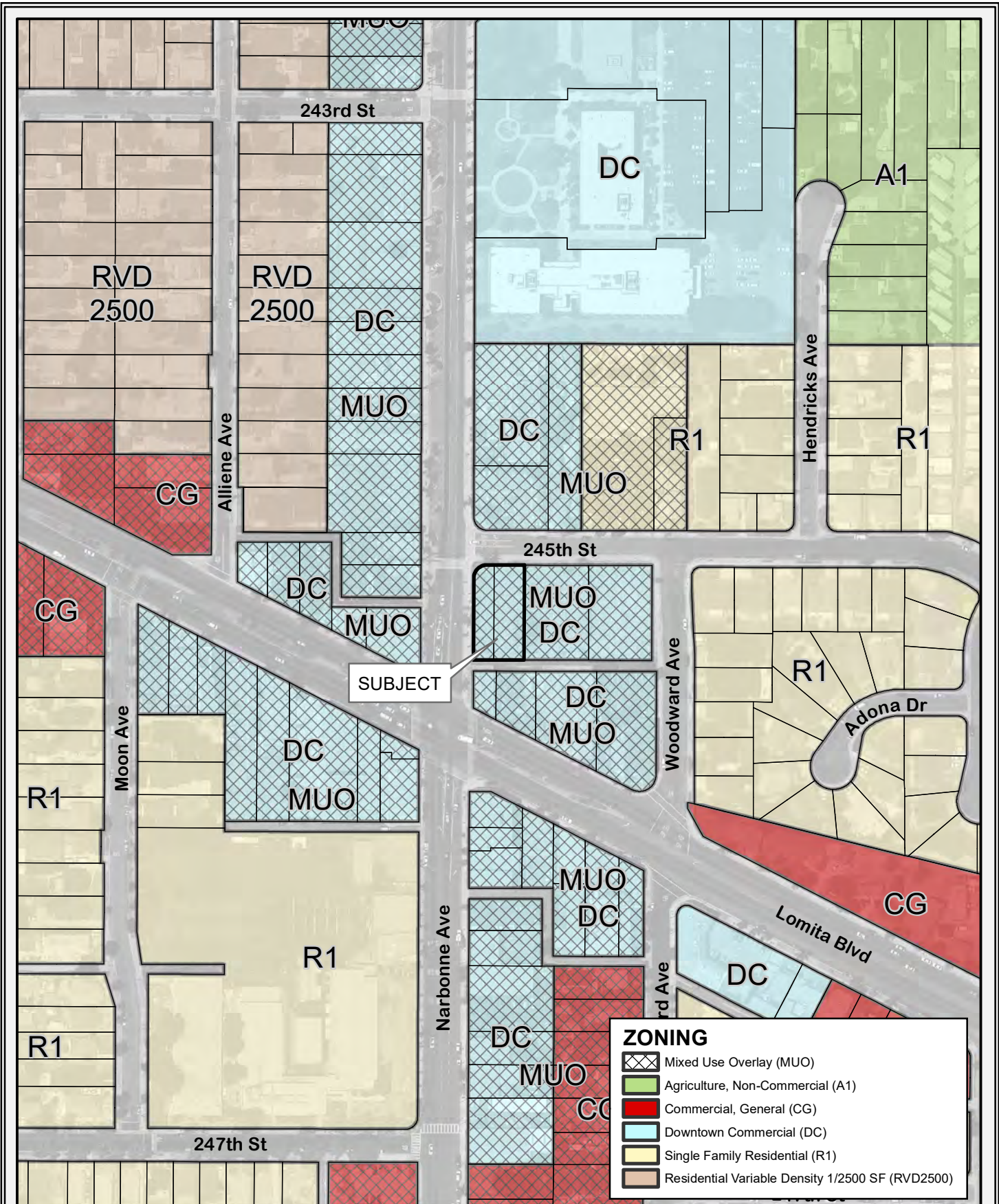


**Minor Conditional Use Permit No. 2
Site Plan Review No. 1218
24516 Narbonne Avenue**

Community Development
January 2023

Source: Lomita GIS Data Layers, TIGER Files
GIS/Apps/24516Narbonne_7vy.mxd





SUBJECT

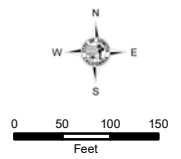
ZONING	
	Mixed Use Overlay (MUO)
	Agriculture, Non-Commercial (A1)
	Commercial, General (CG)
	Downtown Commercial (DC)
	Single Family Residential (R1)
	Residential Variable Density 1/2500 SF (RVD2500)

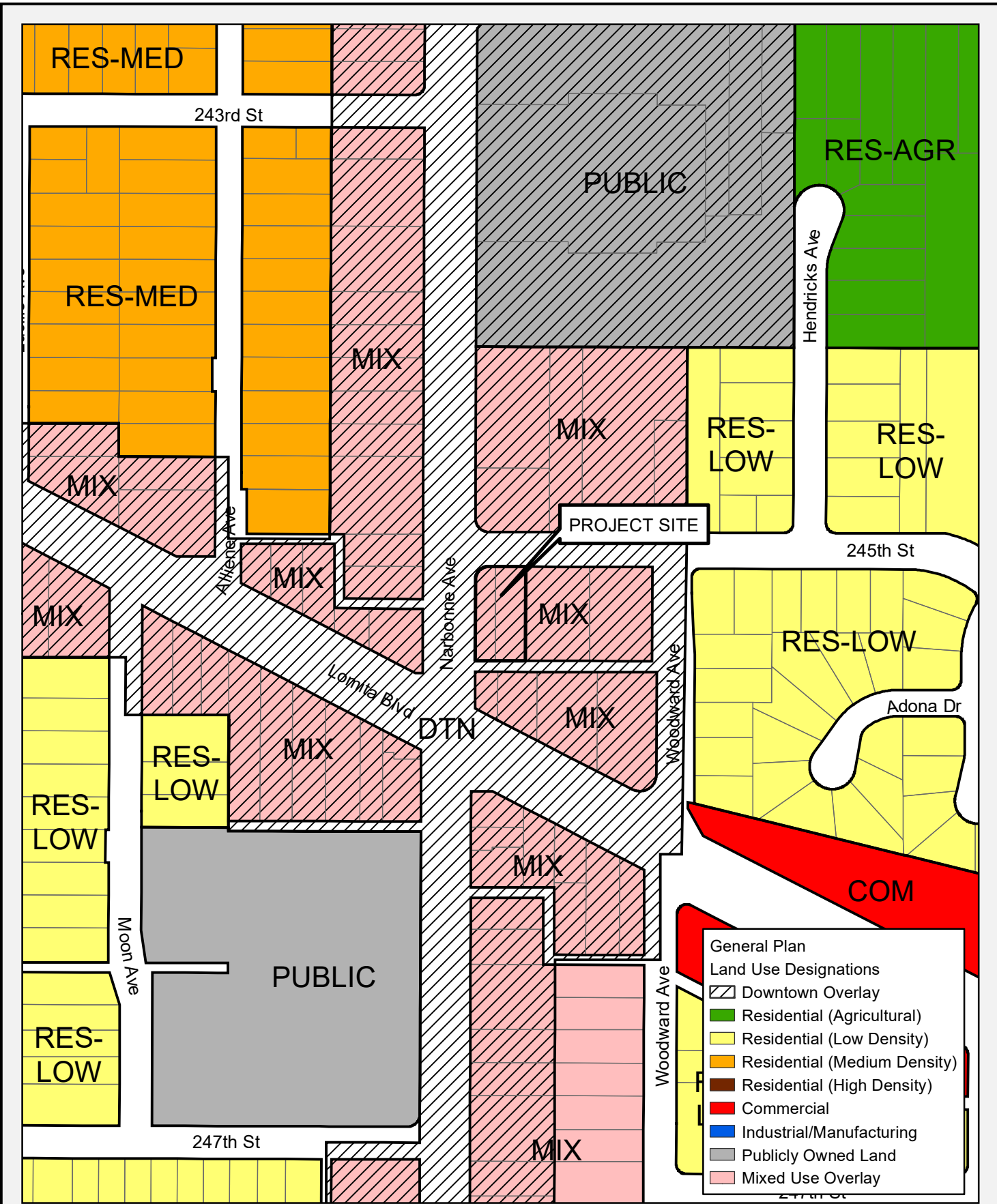


Minor Conditional Use Permit No. 2
Site Plan Review No. 1218
24516 Narbonne Avenue

Community Development
 January 2023

Source: Lomita GIS Data Layers
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**General Plan
Land Use Designations**

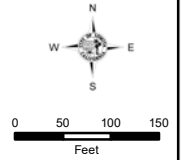
- Downtown Overlay
- Residential (Agricultural)
- Residential (Low Density)
- Residential (Medium Density)
- Residential (High Density)
- Commercial
- Industrial/Manufacturing
- Publicly Owned Land
- Mixed Use Overlay



**Minor Conditional Use Permit No. 2
Site Plan Review No. 1218
24516 Narbonne Avenue**

Community Development
January 2023

Source: Lomita GIS Data Layers
GIS/Apps/24516Narbonne_7gp.mxd

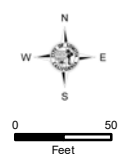




**Minor Conditional Use Permit No. 2
Site Plan Review No. 1218
24516 Narbonne Avenue**

Community Development
January 2023

Source: Lomita GIS Data Layers
/Apps/24516Narbonne_7aer.mxd





Community Development Department
Planning Division
24300 Narbonne Avenue
Lomita, CA 90717
310/325-7110
FAX 310/325-4024

NOTICE OF EXEMPTION

Project Title: Minor Conditional Use Permit No. 2 and Site Plan Review No. 1218

Project Description: A request for a Minor Conditional Use Permit to allow for reduced parking and a Site Plan Review for a 719-square-foot outdoor dining canopy structure located at 24516 Narbonne Ave, Lomita, CA 90717 in the Downtown Commercial (D-C) Zone. Filed by Bob Lake of Burnin Daylight Brewing Company, 24516 Narbonne Avenue Suite 100, Lomita, CA 90717 (“Applicant”).

Finding:

The Planning Division of the Community Development Department of the City of Lomita has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- Ministerial Project
- Categorical Exemption (CEQA Guidelines, Section 15301(a) (Existing Facilities) & Section 15332 (In-Fill Development))
- Statutory Exemption
- Emergency Project
- Quick Disapproval [CEQA Guidelines, Section 15270]
- No Possibility of Significant Effect [CEQA Guidelines, Section 15061(b)(3)]

Supporting Reasons: In accordance Pursuant to Section 15301 (Existing Facilities) of the CEQA guidelines, a project that consists of permitting or licensing involving negligible expansion of use may be found to be exempt from the requirements of CEQA. In addition, Section 15332 (In-Fill Development) exempts a project that is consistent with the general plan and zoning designation, is on an urban site less than five acres, is not a special habitat, does not create significant traffic, noise, air quality or water quality issues, and is adequately served by all utilities and public services. The proposed minor conditional use permit for shared parking is a permitting activity and the new 719-square-foot outdoor dining use meets the criteria for an infill development and is consistent with the general plan and zoning designation. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment. Therefore, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment.

(Date)

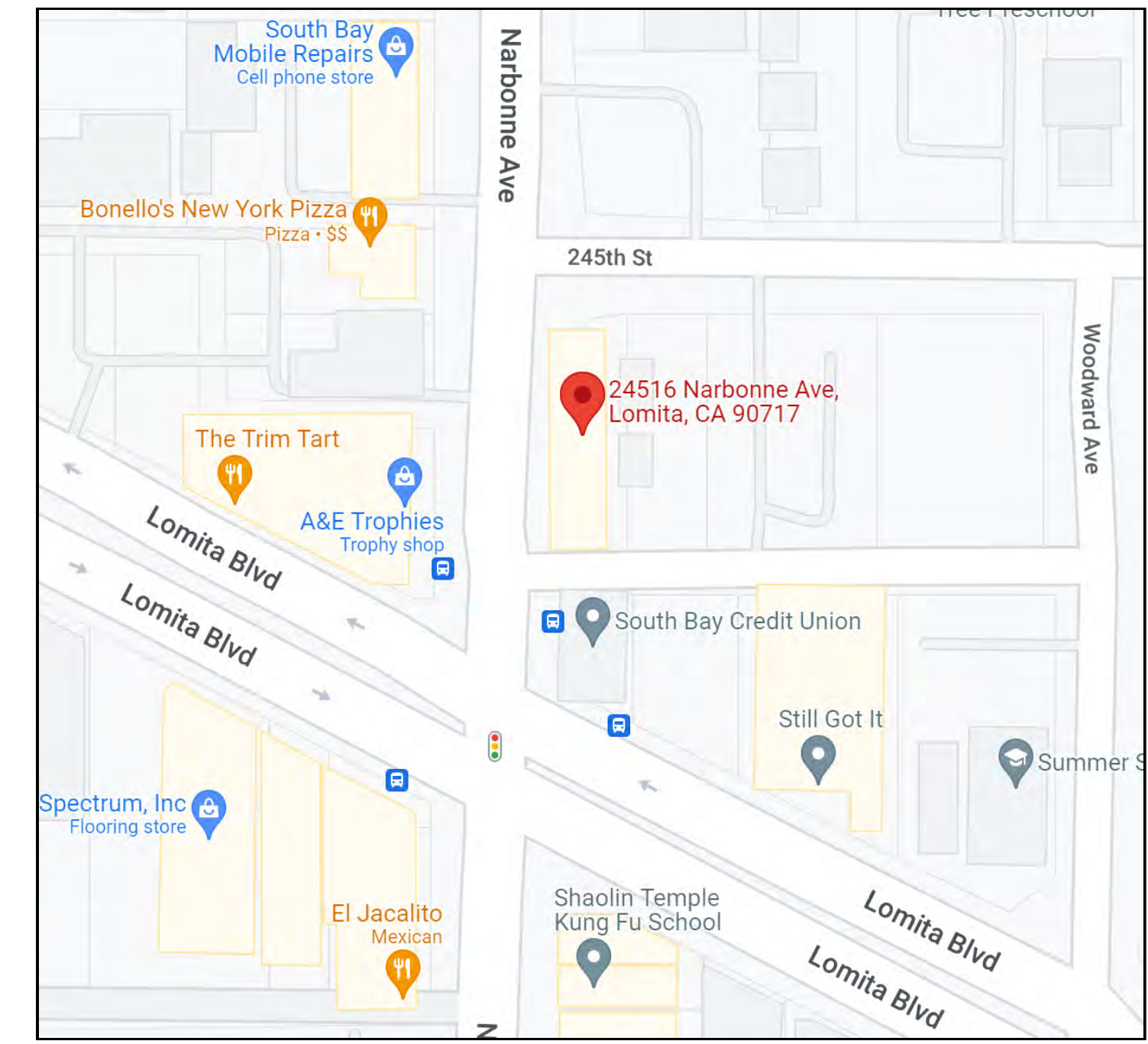
Brianna Rindge
Director of Community & Economic
Development

General Notes:

1. All work shall comply with the 2019 edition of CRC (or CBC) with LA County amendments, and the Municipal Code of the City of Lomita.
2. The contractor shall verify all dimensions and conditions at the job site before commencement of work, and shall report any errors, omissions, or discrepancies to the project architect and/or project engineer.
3. Details of construction not specifically shown shall be constructed in accordance with details shown with similar conditions and materials.
4. The canopy shall comply with CBC Section 3105 entitled Awnings & Canopies
 - a. 3105.1 – General
 - i. Awnings and canopies shall comply with the requirements of Section 3105.2 through 3105.4 and other applicable sections of this code.
 - b. 3105.2 – Definition
 - i. The following term is defined in Chapter 2: "Retractable Awning".
 - c. 3105.3 – Design and Construction
 - i. Awnings and canopies shall be designed and constructed to withstand wind or other lateral loads and live loads as required by Chapter 16 with due allowance for shape, open construction, and similar features that relieve the pressure or loads. Structural members shall be protected to prevent deterioration. Awnings shall have frames of noncombustible material, fire retardant treated wood, wood of Type IV size, or 1-hour construction with combustible or noncombustible covers and shall be either fixed, retractable, folding, or collapsible.
 - d. 3105.4 – Awnings and Canopy Materials
 - i. Awnings and canopies shall be provided with an approved covering that meets the fire propagation performance criteria of Test Method 1 or Test Method 2, as appropriate, of NFPA 701 or has a flame spread index not greater than 25 when tested in accordance with ASTM E84 or UL 723. All fabrics and all interior decorative fabrics or materials shall be flame resistant in accordance with the provisions set forth in CCR, Title 19, Division 1, Chapter 8. Tops and sidewalls shall be made either from fabric that has been flame resistant treated with an approved exterior chemical process by an approved application concern, or from inherently flame resistant fabric approved and listed by the State Fire Marshall (see CCR, Title 19, Division 1, Chapter 8).
 - ii. Exception – The fire propagation performance and flame spread index requirements shall not apply to awnings installed on detached one- and two-family dwellings.
5. All structural steel rafters and columns shall conform to ASTM A500, Grade B.
6. All steel plate shall conform to ASTM A36.
7. All bolts and nuts shall be ASTM A307.
8. All welding wires shall be AWS A5.18 ER70 S6 (EN 440 G3 SIL, DIN 8559 SG2), a premium mild steel solid wire.
9. All shop welds shall be performed in an approved shop.
10. All structural steel shall be sanded, cleaned of all grime and grease, primed with an acceptable primer, and finished painted with Sherwin Williams Pro Industrial Water Based Alkyd Urethane Semi-Gloss B53 T 1154 Base Color Det 680 Espresso Macchiato.
11. All fabric shall be Firesist manufactured by Glen Raven, Color 82014-0000 Terracotta.



TECHNICAL DATA	
WEIGHT	8.75 oz. per square yard
WIDTH	60" / 152.4 cm
COLOR	Solution dyed to resist color loss from UV exposure and weathering. Resistant to most chemicals, including bleach.
WARRANTY	5 years against loss of color or strength.
SURFACE	Plain weave - Highly water repellent and soil/stain release finish.
UNDERSIDE	Urethane/acrylic coating
TRANSPARENCY LEVEL	Lighter shades translucent for back-lighting applications.
ABRASION RESISTANCE	Excellent
FLEXIBILITY	Excellent in both hot and very cold conditions.
FLAME RESISTANCE	California State Fire Marshal Title 19 NFPA 701-99, test method 1 CPAI-84, flame walls and roof FPN95-312 FAA 25.253 (Aviation) UL/C-109
FLAME RESISTANCE (FRAMES ALL BUT NOT LISTED TOP)	California State Fire Marshal Title 19 NFPA 701-99, test method 1 CPAI-84, flame walls and roof FPN95-312 FAA 25.253 (Aviation) UL/C-109
MILDEW RESISTANCE	Excellent (with proper maintenance and cleaning)
CHEMICAL RESISTANCE	Excellent
WATER REPELLENCY	Excellent
OIL RESISTANCE	Very good
SEWABILITY	Excellent
HEAT SEALING	Can be heat sealed using sealing tape and heat source such as wedge, hot air radio frequency welding, etc.



BURNIN DAYLIGHT BREWING CO
24516 NARBONNE AVE
SUITE 100
LOMITA CA 90717

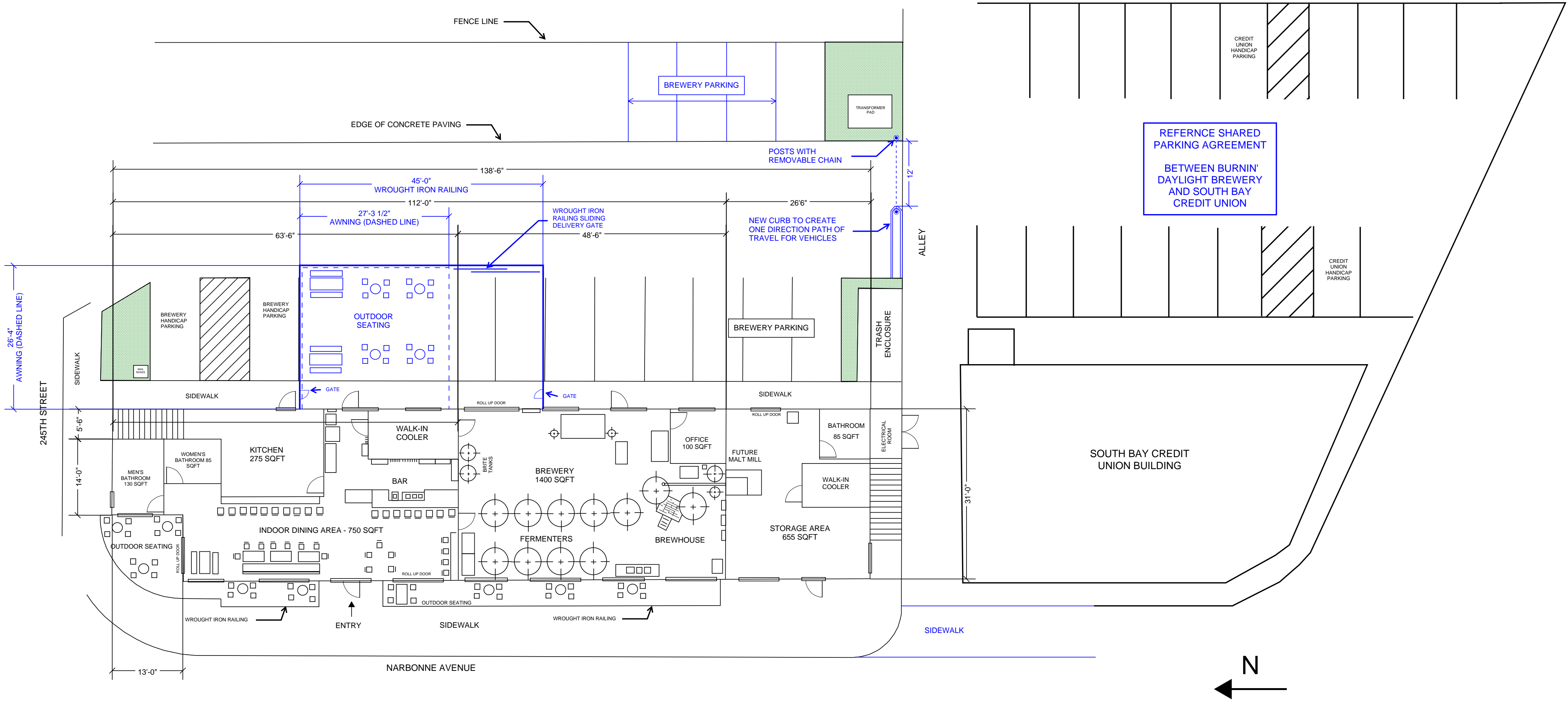
BURNIN DAYLIGHT BREWING CO
24516 NARBONNE AVE
SUITE 100
LOMITA CA 90717

NOTES

4

VICINITY MAP

2



PROJECT SUMMARY:	PROPOSED PATIO COVER
PROJECT NAME:	BURNIN' DAYLIGHT BREWERY OUTDOOR PATIO COVER
JOB ADDRESS:	24516 NARBONNE AVE SUITE 100 LOMITA, CA 90717
USE:	RESTAURANT
NO. OF STORY:	2
CANOPY SHADED AREA:	718 SF
OCCUPANCY GROUP:	A-2
CONSTRUCTION TYPE OF THE EXISTING BUILDING:	VB
CONSTRUCTION TYPE OF THE NEW CANOPY:	II-B
SPRINKLER:	NO
PROPERTY OWNER:	LA PIAZZA, LLC.
ADDRESS:	2040 LOMITA BLVD. SUITE 100 LOMITA, CA 90717
STRUCTURAL ENGINEER:	TRIMAR ENGINEERING
ADDRESS:	7868 DE SOTO AVE. CANOGA PARK, CA 91304 PHONE: (818) 453-0530 MOBILE: (818) 667-1279

NO.	DATE	REMARKS
01	10/26/22	APPROVAL DWG.

PROJECT DATA

SITE PLAN

3

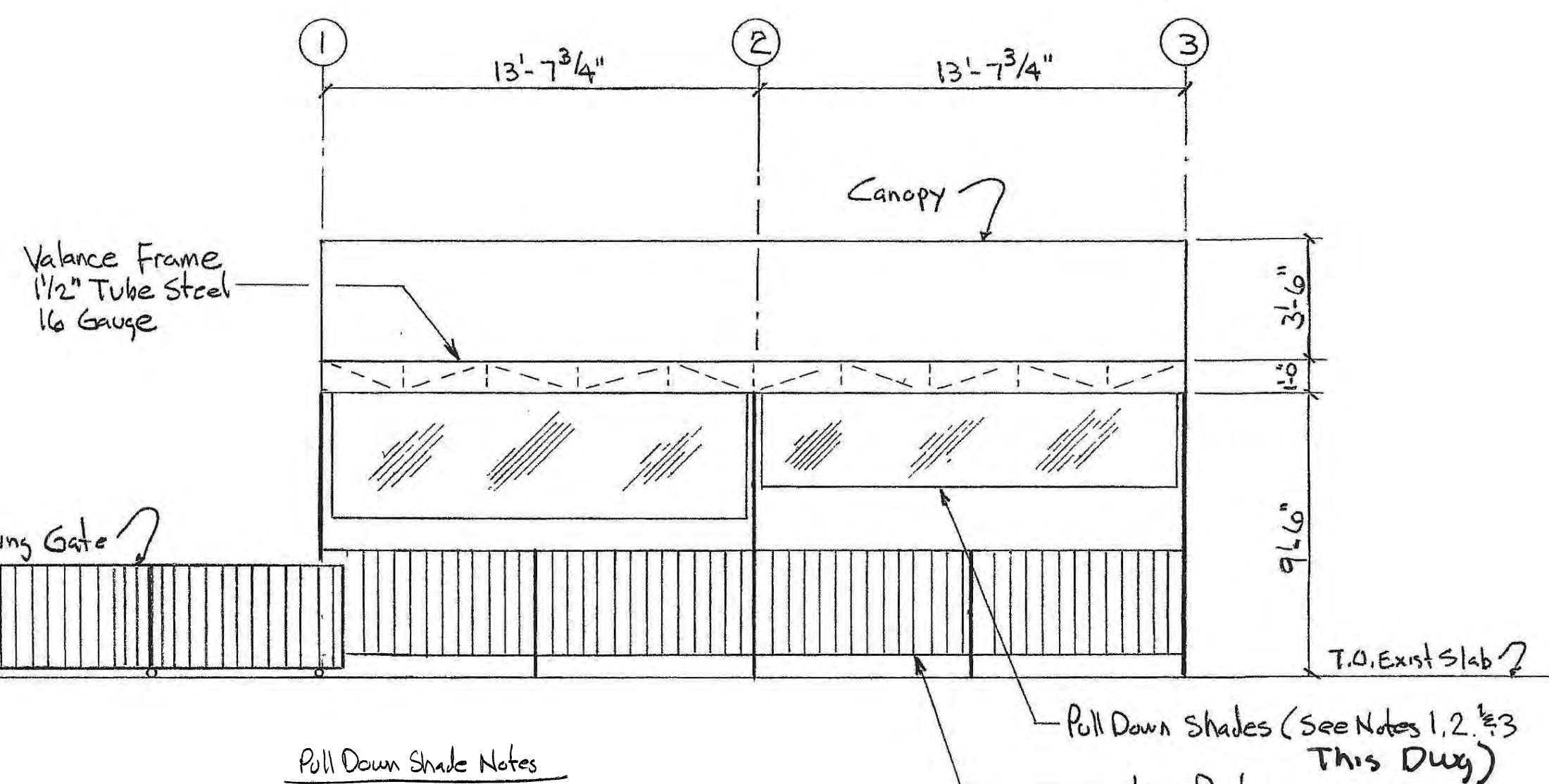
PROJECT SUMMARY

1

SH-00

Fabric Panel Notes

1. Fabric panels permanently affixed to wrought iron railing
2. North panel 21'-0" x 39"
East panel 27'-3 1/2" x 39"
3. Fabric to match the canopy
Fire resist manufactured by
Glen Raven, Color 82014-0000
Terracotta



Iron Railing Notes:

1. Top Rails - 2" x 1" x 16 gauge
2. Bottom Rails - 1/2" x 1/2" x 16 gauge
3. Posts - 1 1/2" x 1 1/2" x 16 gauge
- Maximum spacing 81" O.C.
4. Verticals - 3/4" x 3/4" x 16 gauge
@ 4 1/2" O.C.

Pull Down Shade Notes

1. Pull down shades
Fabric - Phifer Sheer Weave
Style 2705 (5% Open)
P28 Oyster/Charcoal
2. Pull down shades are
mechanical and hand operated
with a wand.
3. Pull down shades are
retractable and will be fully
tucked away up into
awning when in closed
position.

ELEVATION COLUMN LINE "C" LOOKING WEST

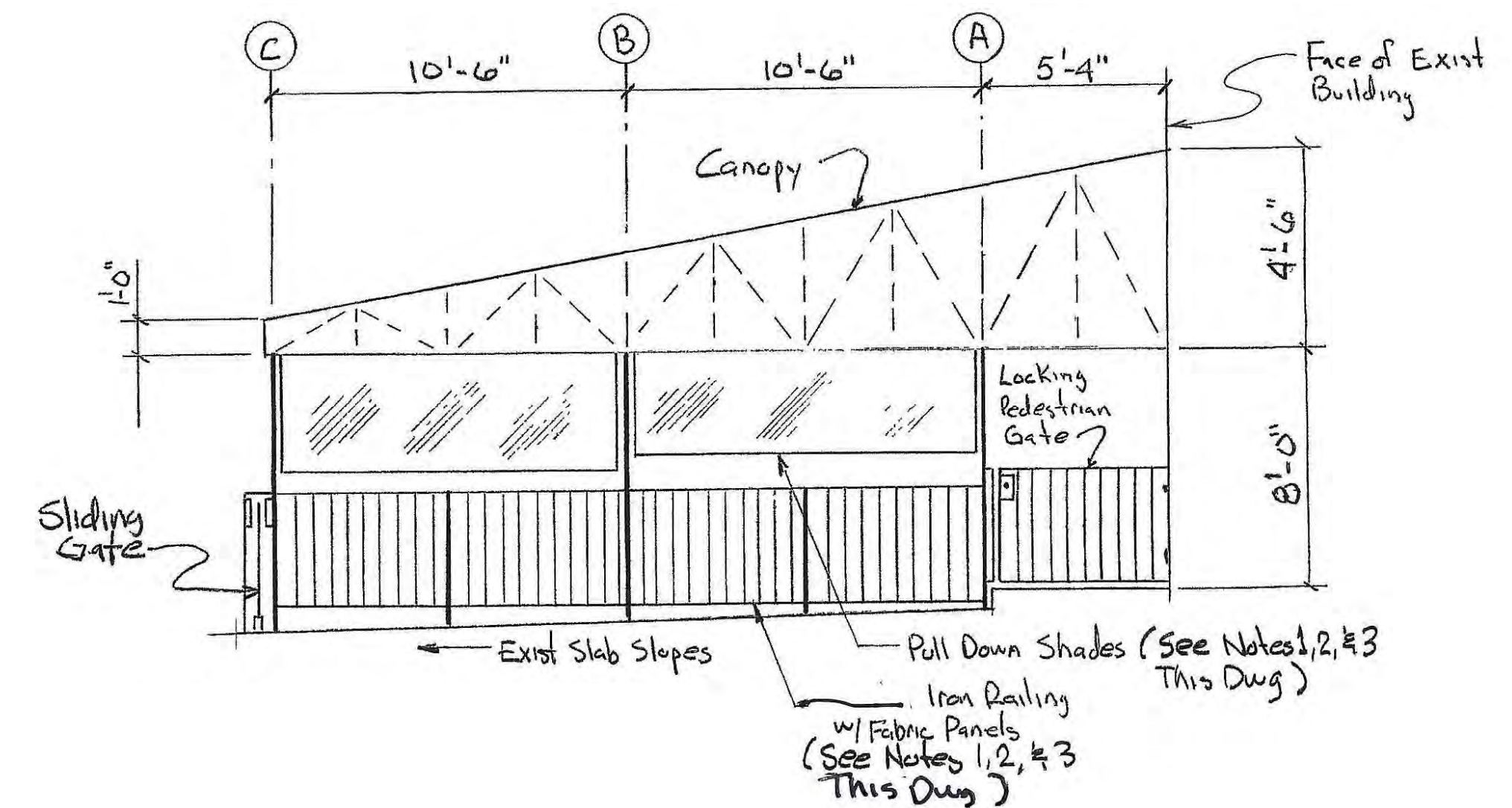
4

Pull Down Shade Notes

1. Pull down shades
Fabric - Phifer Sheer Weave
Style 2705 (5% Open)
P28 Oyster/Charcoal
2. Pull down shades are
mechanical and hand operated
with a wand.
3. Pull down shades are
retractable and will be fully
tucked away up into
awning when in closed
position.

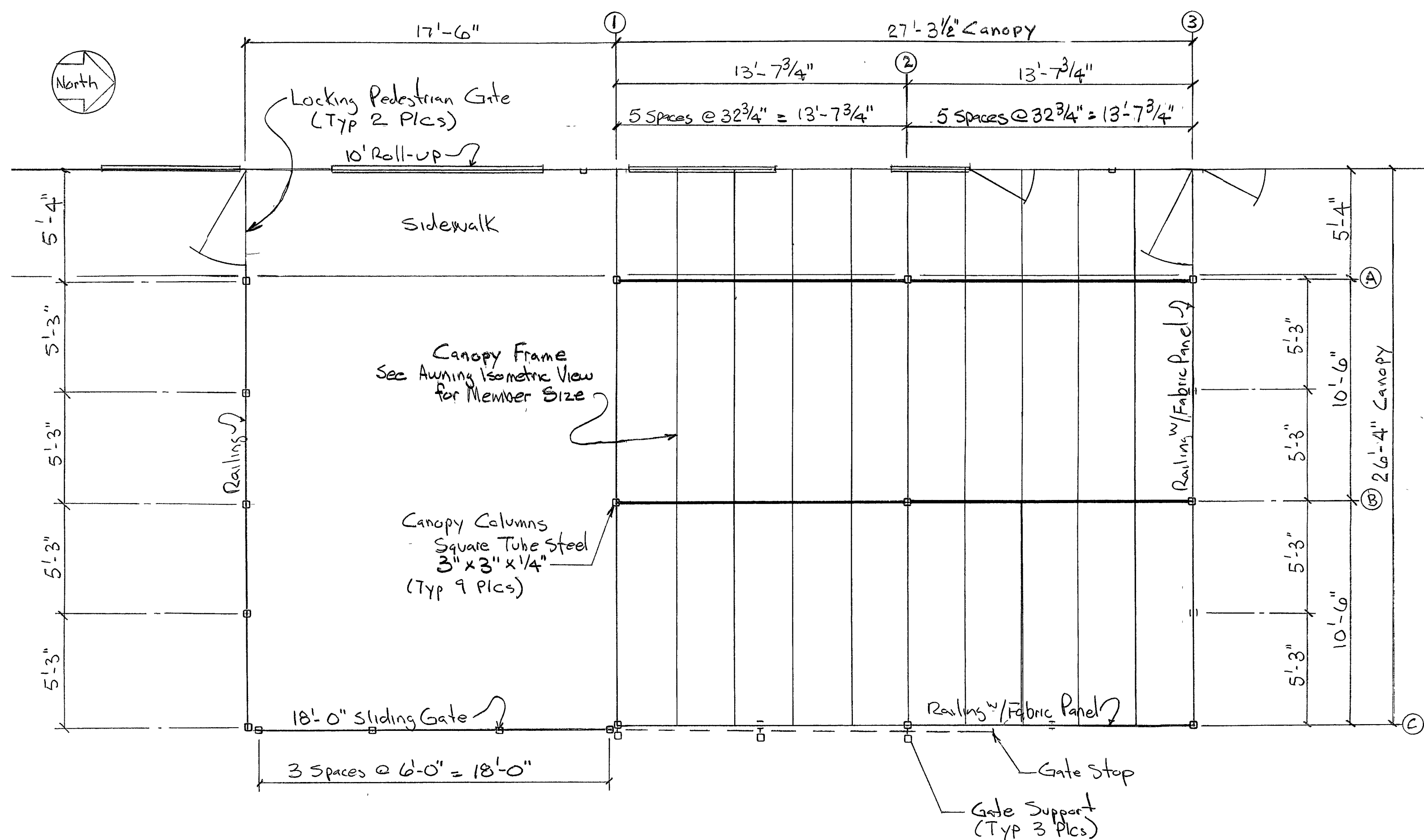
Iron Railing Notes:

1. Top Rails - 2" x 1" x 16 gauge
2. Bottom Rails - 1/2" x 1/2" x 16 gauge
3. Posts - 1 1/2" x 1 1/2" x 16 gauge
- Maximum spacing 81" O.C.
4. Verticals - 3/4" x 3/4" x 16 gauge
@ 4 1/2" O.C.



ELEVATION COLUMN LINE "3" LOOKING SOUTH

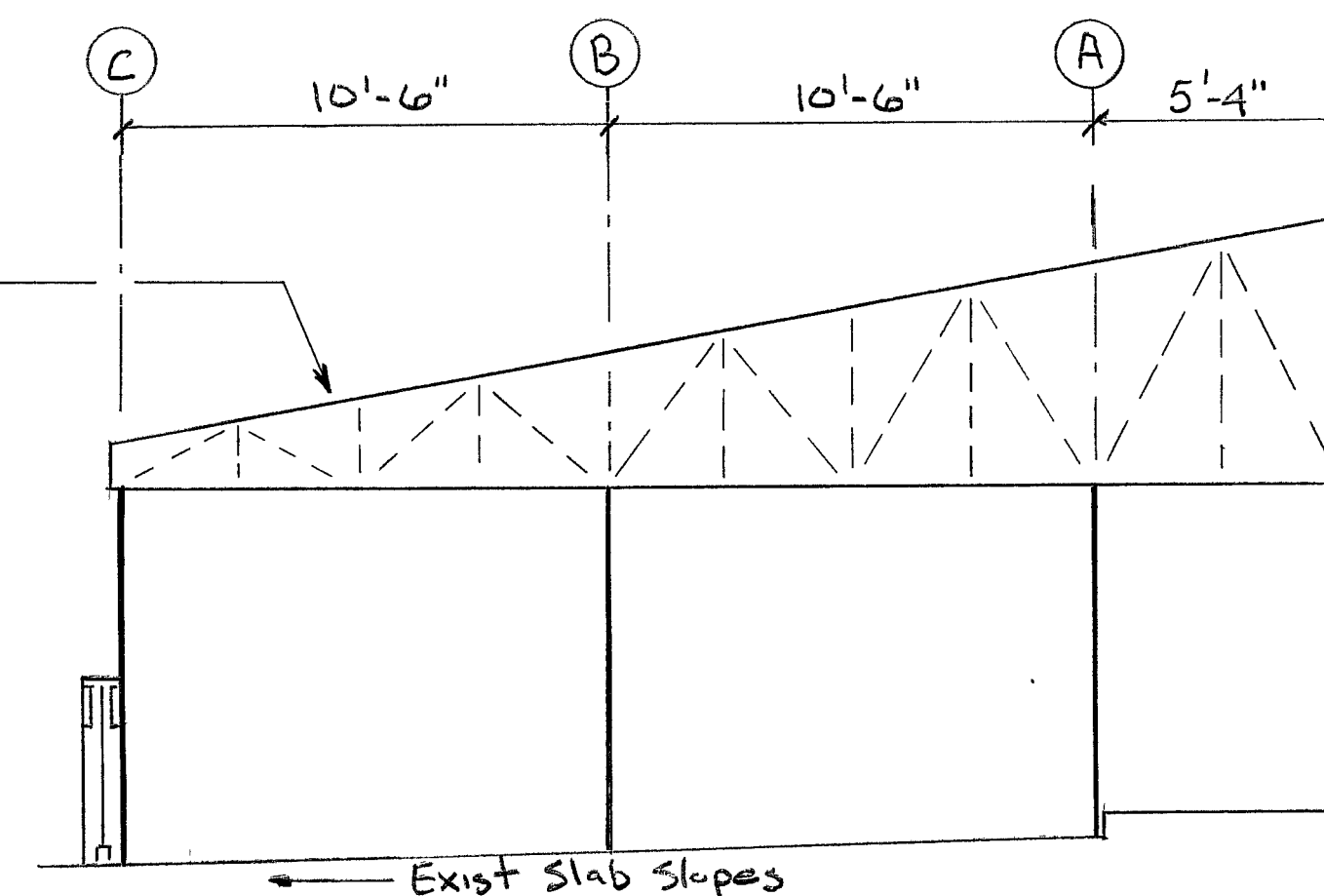
2



PLAN VIEW

3

Truss Frame
1/2" Tube Steel
16 Gauge
(Typ)



ELEVATION COLUMN LINE "1" LOOKING SOUTH

1

BURNIN DAYLIGHT BREWING CO
24516 NARBONNE AVE
SUITE 100
LOMITA CA 90717

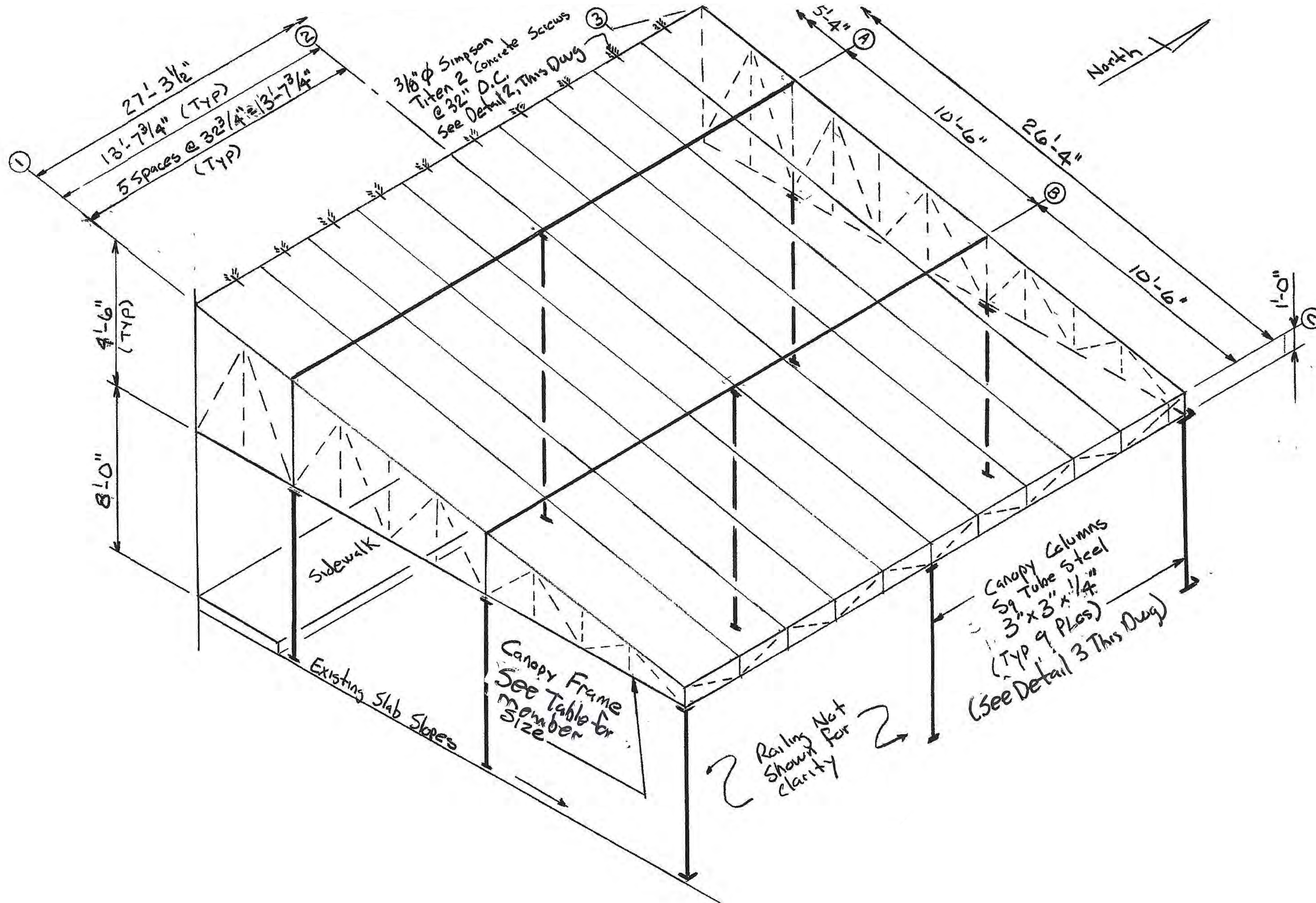
BURNIN DAYLIGHT BREWING CO
24516 NARBONNE AVE
SUITE 100
LOMITA CA 90717

01	10/26/22	APPROVAL DWG.
NO.	DATE	REMARKS

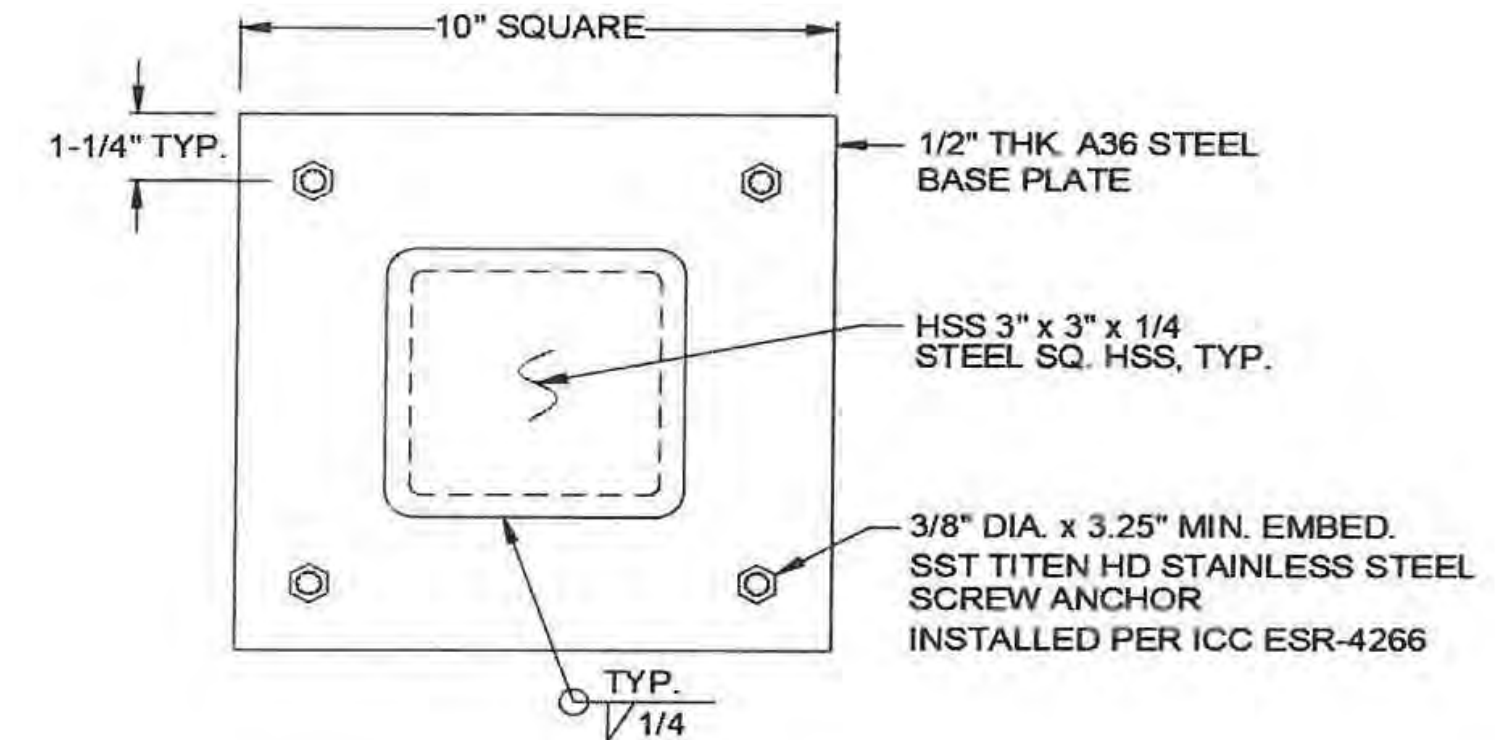
PROJECT DATA

SH-00

FRAME MEMBERS SHAPE & MATERIAL SUMMARY		
ELEMENT	SHAPE	MATERIAL
Post	HSS 3 x 3 x 1/4	A500 Grade B
Ledger	HSS 2 x 2 x 16GA	A500 Grade B
Rafter	HSS 2 x 2 x 16GA	A500 Grade B
Truss Top & Bottom	HSS 1-1/2 x 1-1/2 x 16GA	A500 Grade B
Truss Web	HSS 1-1/2 x 1-1/2 x 16GA	A500 Grade B
Beam	HSS 3 x 3 x 1/4	A500 Grade B
Valance, Horizontal	HSS 1-1/2 x 1-1/2 x 16GA	A500 Grade B
Valance, Verticals	HSS 1-1/2 x 1-1/2 x 16GA	A500 Grade B

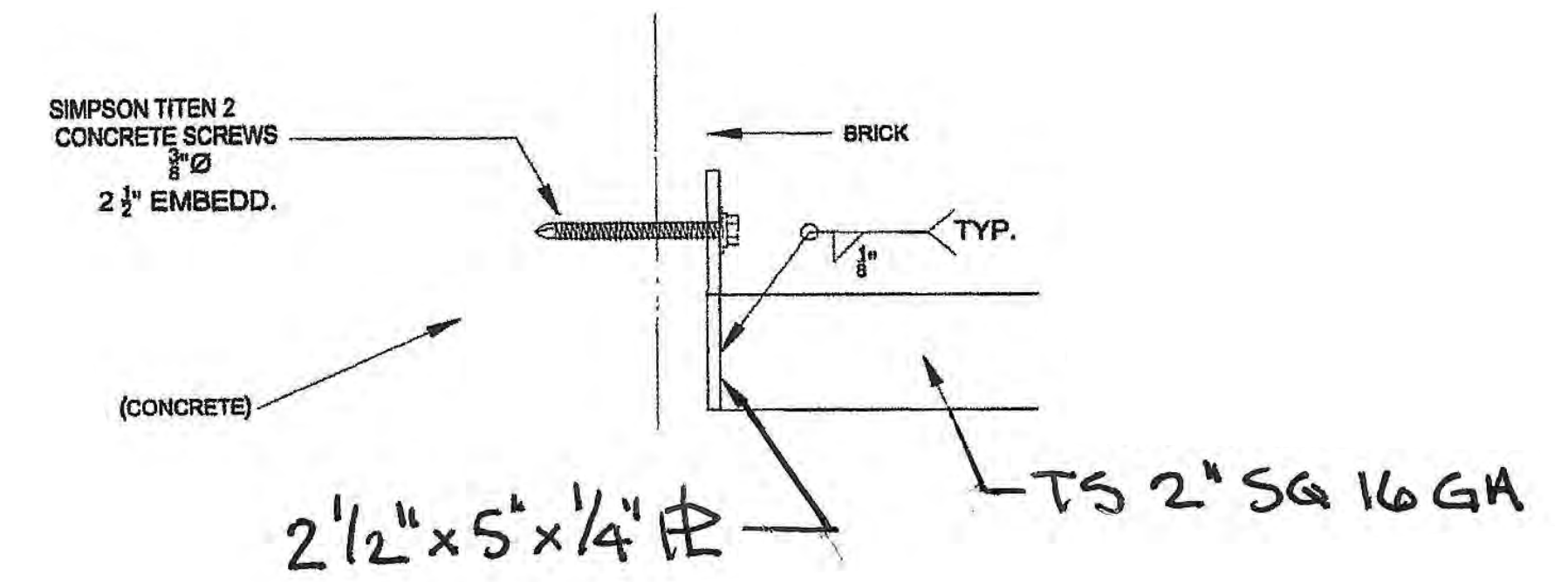


ISOMETRIC VIEW



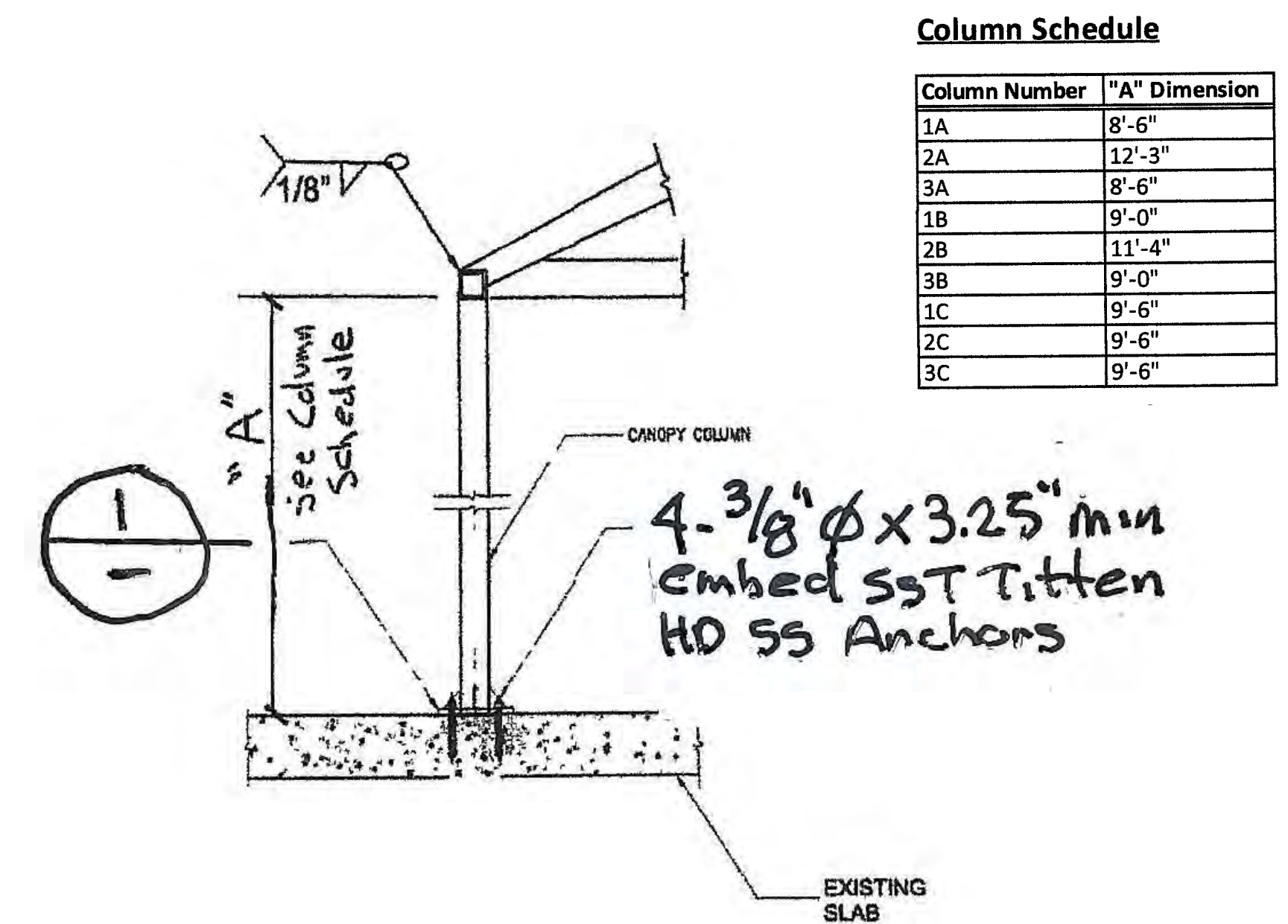
BASE PLATE DETAIL

1



WALL ANCHOR DETAIL

2



COLUMN DETAIL

3

BURNIN DAYLIGHT BREWING CO
24516 NARBONNE AVE
SUITE 100
LOMITA CA 90717

BURNIN DAYLIGHT BREWING CO
24516 NARBONNE AVE
SUITE 100
LOMITA CA 90717



NO.	DATE	REMARKS
01	10/26/22	APPROVAL DWG.

PROJECT DATA

SH-00



Attachment I

L3 Inspirations, Inc.
dba Burnin Daylight Brewing Company
24516 Narbonne Avenue, Suite 100
Lomita, CA 90717

January 20, 2023

City of Lomita - City Hall
24300 Narbonne Avenue
Lomita, CA 90717

Re: Request Approval of New Structure aka "East Canopy"
Request Approval of Reduction in Parking Spaces

Attn: Planning Commission

Dear Planning Commission,

Burnin Daylight Brewing Company is requesting two Planning Commission approvals. Those requests for approval being:

1. Approval of a New Structure aka the "East Canopy"
2. Approval of Reduction in Parking Spaces

A justification for each request for approval follows:

1. East Canopy Justification:

- a. Burnin Daylight would like to replace the permitted temporary canopy with a permanent structure, and
- b. Burnin Daylight needs the temporary seating capacity to maintain current sales. Lomita is home to Burnin Daylight. The community comradery that we share with the city and our customers is irreplaceable. Sales have been good since the day we opened, but to maintain those sales we need to maintain the current seating capacity that we have been able to enjoy with the permitted temporary outdoor seating.
 - i. Since the pandemic, a percentage of our customers still prefer to sit outdoors, and many prefer sitting out back as opposed to our storefront seating.
 - ii. Should we have to remove the temporary outdoor seating, and not replace it with permanent seating, we would not be able to sustain our current level of sales, and we would be forced to look for an additional tasting room away from our current premises. This outcome would be less than desired and would be a detriment to our Lomita business.

2. Reduction in Parking Justification:

- a. Under the current code, we do not have the required parking spaces should the East Canopy be approved. To align our parking availability with the current code requirements the most logical way to support the approval of the East Canopy is to request the approval of a Minor CUP for a Reduction in Parking Spaces. Other attempts have been made to align our parking availability with the code requirements including a text amendment to the current code, and a "Shared Parking Agreement" with a local business. The text amendment did not align our parking availability with the code requirements, and we attempted the "Shared Parking Agreement" concept with three different adjacent businesses but to no avail, and
- b. For the past 2 ½ years, with the temporary canopies in place, we have been operating with a reduction in parking and have not received any complaints from the local residents or businesses, and
- c. If the East Canopy is approved, we will be removing the temporary south canopy, freeing up three (3) parking spaces, giving us a total of 2 handicap spaces, and 6 regular spaces. In addition, in the southeast corner of the parking lot is a gravel area that would be paved and striped for four (4) additional spaces. Those four spaces would be used, two (2) for the brewery, and two (2) for visitor parking for the upstairs residents. The visitor resident parking could be used as shared parking with the brewery, and
- d. Within three hundred (300) feet of the brewery is public parking that includes:
 - i. two (2) public parking spaces on Narbonne Avenue in front of the brewery, and with the eventual closing of the alley, a third parking space would become available, and
 - ii. To the north of the brewery is a public parking lot located on the corner of Narbonne Avenue and 245th Street. This parking lot has twenty-one (21) parking spaces, plus two (2) handicap spaces, and
- e. City Hall has parking which could be made available on evenings and weekends to promote more walkability within the downtown corridor. Additionally, driving habits have changed in that a percentage of customers elect to walk or use Uber/Lyft in lieu of driving which supports reducing required parking, and
- f. Many beach communities within the South Bay provide public parking due to limited private parking which helps the business owners thrive within those locals. Lomita has similar parking constraints and could use the public parking as part of the equation to help align private parking availability with current code requirements.

I hope you find these justifications appropriate and in so doing approve our requests for our "East Canopy", and a Reduction in Parking Spaces.

Sincerely yours,



Bob Lake

Burnin Daylight Brewing Company

Parking Calculations

Description	Sq Ft, Rev 0	Sq Ft, Rev 1	Parking Spaces Req'd, Rev 0	Parking Spaces Req'd, Rev 1	Comments
Area dedicated to Brewery:					
Brewery	1400	1400			
Office	100	100			
Men's Bathroom - North End	130	130			
Women's Bathroom - North End	85	85			
Employee Bathroom - South Suite	85	85			
Kitchen	275	275			
Storage - North End	220	220			
Storage - South Suite	655	655			
Brewery Gross Floor Area	2950	2950	7.375	7.375	One space for every 400 sq ft
Total Indoor Dining Area	750	750	5.000	5.000	One space for every 150 sq ft
Outdoor Dining Area					
Existing South Storefront		310			
Existing North Storefront		125			
Existing North Patio		170			
New East Canopy		730			
Gated Area South of East Canopy		485			Provisional Dining Area
Total Outdoor Dining Area		1820		12.133	One space for every 150 sq ft
Total Square Footage	3700	5520			
Required Parking Spaces			12.375	24.508	
Available Parking Spaces:					
Handicap Parking			2	2	
Regular Parking			11		
Existing, Unencumbered				6	
Gated Area South of East Canopy				2	Provisional Parking
Gravel Area in Southeast Corner of Parking Lot				2	To be Paved; Brewery Parking
Total Available Parking Spaces			13	12	



CITY OF LOMITA PLANNING COMMISSION REPORT

TO: Planning Commission **Item No. PH 6**

FROM: Brianna Rindge, Community & Economic Development Director

MEETING DATE: February 13, 2023

SUBJECT: Discussion and Consideration of Zoning Text Amendment No. 2023-01, an Ordinance Amending Lomita Municipal Code Title XI (Planning and Zoning) to Ensure Consistency With State Law Regarding Supportive, Transitional, and Employee Housing, Low-Barrier Navigation Centers, Density Bonus Incentives, Reasonable Accommodation, Covered Parking, Senior Planned Unit Developments, Emergency Shelters, and Substandard Living Conditions, as well as the Striking of Unused Existing Zoning Districts, and Finding the Action to be Exempt from the California Environmental Quality Act

RECOMMENDATION

Adopt a resolution recommending approval of Zoning Text Amendment 2023-01 to the City Council, subject to the findings and conditions and finds the request is exempt from the California Environment Quality Act (CEQA).

BACKGROUND

California Planning and Zoning Law requires local jurisdictions to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element ("HE"). On December 21, 2021, City Council adopted the HE for the eight-year planning period of 2021-2029 and authorized staff to make revisions or clarifications as may be required by HCD, provided that such changes did not substantially change the HE. On December 20, 2022, City Council reviewed the authorized staff changes required by HCD and finalized the certified HE. California Government Code § 65585(i) grants HCD the authority to review any action or failure to act by a local government that it determines is inconsistent with HE law or the adopted HE. The draft ordinance achieves progress in 7 of the 31 adopted HE Programs as required by HCD.

ANALYSIS

The proposed ordinance to amend Lomita Municipal Code ("LMC") makes progress on the following HE Programs. Referring to State law regarding density bonus, supportive

housing, transitional housing, employee housing, and low-barrier navigation centers will ensure that the LMC remains current as the Legislature amends the law, as frequently as it may.

1) SUPPORTIVE HOUSING

See Section 4, Parts A and C of the draft ordinance (Attachment A)

Program 9 provides that the City will amend LMC to allow supportive housing by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, in accordance with Assembly Bill 2162. To do so, the draft ordinance replaces the existing definition for “supportive housing” with a reference to the State code, as it is amended from time to time, within the permitted uses table for the A-1, R-2, and RVD residential zoning districts (LMC § 11-1.30.01).

2) TRANSITIONAL HOUSING

See Section 4, Parts B and C of the draft ordinance

Program 13 provides that the City will amend LMC to permit transitional housing in the same manner as other residential uses in the same zone. To do so, the draft ordinance replaces the existing definition for “transitional housing” with a reference to the State code, as it is amended from time to time, within the permitted uses table for the A-1, R-2, and RVD residential zoning districts (LMC § 11-1.30.01).

3) EMPLOYEE HOUSING

See Section 4, Part C of the draft ordinance

Program 13 provides that the City will amend LMC to permit employee and farmworker housing in accordance with the Health and Safety Code Sections 17021.5 and 17021.6 and the Employee Housing Act. To do so, the permitted uses table for the A-1, R-2, and RVD residential zoning districts (LMC § 11-1.30.01) refers to the State code, as it is amended from time to time.

4) LOW-BARRIER NAVIGATION CENTERS

See Section 4, Parts D and E of the draft ordinance

Program 8 provides that the City will amend LMC to permit the development of Low-Barrier Navigation Centers (“LBNCs”) as a use by-right, without requiring discretionary action, in mixed-use and non-residential zones that permit residential uses, in accordance with Assembly Bill 101. To do so, the proposed ordinance creates LMC § 11-1.30.01 to permit LBNCs within the Mixed-Use Overlay District with objective development standards and a required application process. The draft includes that this provision will sunset upon State removal of the mandate.

5) DENSITY BONUS INCENTIVES

See Section 4, Part F of the draft ordinance

Program 7 provides that the City will amend LMC to adopt density bonus requirements in accordance with State law. To do so, the City’s existing Density Bonus Ordinance is replaced with a referral to the State code, as it is amended from time to time.

6) REASONABLE ACCOMODATION

See Section 4, Parts G through I of the draft ordinance

Program 13 provides that the City will amend LMC to remove the major reasonable accommodation process through analysis of the Planning Commission hearing requirement as a constraint. Under California Government Code section 65583, each city must analyze governmental constraints to the development and maintenance of housing for disabled persons. The draft ordinance recognizes the Planning Commission process as a constraint and amends the existing ordinance accordingly.

7) COVERED PARKING

See Section 4, Parts J and K of the draft ordinance

Program 27 provides that the City will amend LMC to reduce minimum covered parking requirements for residential uses and Program 13 provides that the City will amend LMC to reduce development standards for senior planned unit developments through the adoption of a reduction in parking requirements. To do so, the draft ordinance amends LMC § 11-1.66.03(A) and LMC § 11-1.30.14(B)(3) to remove the requirement for covered parking spaces, typically achieved through garages. Staff has discovered a large number of garages that have undergone illegal conversion without permits. This presents a safety hazard as they may not comply with building code, a utilities capacity issue as Public Works is not presented opportunity to review any new utility connections, and a compatibility issue with negative externalities as the conversion may not comply with zoning. The number of parking spaces required remains as is, but applicants may locate these spaces outside of a building on a private driveway.

8) EMERGENCY SHELTERS

See Section 4, Part K of the draft ordinance

Program 27 provides that the City will amend LMC to reduce minimum covered parking requirements for emergency shelters. The Emergency and Transitional Housing Act of 2019, Assembly Bill 139, requires cities to apply a written objective standard that provides sufficient parking to accommodate the staff working in emergency shelters. To do so, the draft ordinance creates a provision specifically for emergency shelter parking within the table of LMC § 11-1.66.03.

9) SUBSTANDARD LIVING CONDITIONS

See Section 4, Part L of the draft ordinance

Program 2 provides that the City will improve upon the existing code enforcement program. Code Enforcement has received many complaints regarding landlords providing substandard living conditions including mold, pests, and dangerous building and safety violations. To improve enforcement, the draft ordinance proposes a new section of LMC (§ 11-1.30.19) modeled after the reportedly successful ordinance of the City of Fullerton. The City's code enforcement division will be responsible for managing this enforcement.

10) UNUSED ZONING DISTRICTS

See Section 4, Parts M through U of the draft ordinance

Program 29 provides that the City amend LMC to streamline, update, and simplify regulations. Only 4 of the 6 commercial zoning districts currently provided by LMC are utilized as no parcels of land within the city of Lomita have been zoned within C-S-P (Commercial, Service and Professional) nor C-N (Commercial, Neighborhood), for many years. The draft ordinance removes every instance of either of these two districts.

CEQA

The City Council finds that adoption of this Ordinance is not subject to CEQA pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. Alternatively, the adoption of this Ordinance is exempt from CEQA because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. (State CEQA Guidelines, § 15061(b)(3).)

PUBLIC NOTICE

Notices of this hearing dated February 2, 2023, were published in the Daily Breeze Newspaper, and posted at City Hall and Lomita Park.

OPTIONS

- 1. Recommend approval to the City Council as recommended by staff.
- 2. Recommend approval to the City Council with amendments.
- 3. Provide staff with further direction.

ATTACHMENTS

- 1. Proposed Ordinance
- 2. Notice of Exemption

Prepared by:



Brianna Rindge, AICP
Community & Economic Development Director

ORDINANCE NO. XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, APPROVING ZONE TEXT AMENDMENT 2023-01 AMENDING VARIOUS SECTIONS OF LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING) TO ENSURE CONSISTENCY WITH STATE LAW REGARDING SUPPORTIVE, TRANSITIONAL, AND EMPLOYEE HOUSING, LOW-BARRIER NAVIGATION CENTERS, DENSITY BONUS INCENTIVES, REASONABLE ACCOMMODATION, COVERED PARKING, SENIOR PLANNED UNIT DEVELOPMENTS, EMERGENCY SHELTERS, AND SUBSTANDARD LIVING CONDITIONS, AS WELL AS THE STRIKING OF UNUSED EXISTING ZONING DISTRICTS, AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Section 1. Recitals

- A. The California Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element.
- B. Government Code section 65585, subdivision (i) grants the California Department of Housing and Community Development authority to review any action or failure to act by a local government that it determines is inconsistent with housing element law or the adopted housing element.
- C. In recent years, the State of California has preempted local regulation of certain residential uses.
- D. The City desires to amend the Lomita Municipal Code (“LMC”) to keep it in compliance with State law.
- E. The California Legislature frequently amends housing laws.
- F. Incorporating the State laws regarding density bonus, supportive housing, transitional housing, employee housing, and low-barrier navigation centers by reference will ensure that the LMC remains current whenever the Legislature amends the law.
- G. California’s Density Bonus Law (Gov. Code, § 65915 et seq.) encourages developers to build affordable housing (e.g., very low-, low- and moderate-income units) by requiring cities to grant a density bonus, concessions, incentives, and waivers of developments standards for projects that commit certain percentages of their units to affordable housing.

H. Government Code Section 65915 requires cities to adopt an ordinance specifying how the city will implement State Density Bonus Law.

I. The Federal Fair Housing Amendments Act of 1988 and California Fair Employment and Housing Act require local jurisdictions to establish a process by which persons with disabilities can request reasonable accommodations to the jurisdiction's codes, rules, policies, practices or services, necessary to afford persons with disabilities an equal opportunity to use or enjoy a dwelling.

J. Under Government Code section 65583, each city must analyze in its housing element the special needs of disabled persons; and each housing element also must analyze governmental constraints to the development and maintenance of housing for disabled persons and include a program to provide reasonable accommodations from zoning and land use regulations to allow for the development of housing for disabled persons.

K. In addition to the foregoing statutes, other state and federal disability laws require a city to provide reasonable accommodations for disabled persons in the application of city programs, including but not limited to the city's land-use, zoning, and building regulations, as well as other programs, policies, practices and procedures; by adopting this ordinance, the City desires to amend its municipal code to establish a process by which persons with disabilities can request such reasonable accommodations.

L. California Health and Safety Code Section 17920 of Part 1.5 ("Regulation of Buildings Used for Human Habitation") sets forth minimal requirements for living conditions.

M. In 2019, the Legislature enacted, and the Governor signed into law, Assembly Bill 101 ("AB 101"), which added Article 12 to Chapter 3 of the California Government Code (commencing with section 65660); among other things, AB 101 requires cities to permit specified Low Barrier Navigation Centers (LBNCs) by right in areas zoned for mixed use and nonresidential zones where multifamily uses are allowed.

N. The Emergency and Transitional Housing Act of 2019, Assembly Bill 139, requires cities to apply a written objective standard that provides sufficient parking to accommodate the staff working in emergency shelters.

O. There exist no parcels of land within the city of Lomita within the previously existing commercial zoning districts of C-S-P (Commercial, Service and Professional) or C-N (Commercial, Neighborhood).

P. On February 13, 2023, the Planning Commission held a duly noticed public hearing on Zone Text Amendment No. 2023-01 (initiated by the City of Lomita), where public testimony was accepted on the item and after deliberations the Planning Commission recommended that the City Council approve the requested Zoning Text Amendment.

Q. On March 7, 2023, the City Council considered Zoning Text Amendment No. 2023-01 to amend Lomita's Municipal Code Title XI ("Planning and Zoning") to modify regulations regarding supportive, transitional, and employee housing, low-barrier navigation centers, senior planned unit developments, substandard living conditions, density bonus incentives, reasonable accommodation, covered parking, and emergency shelters, and held a duly noticed public hearing and accepted testimony in regard to the same.

Section 2. Findings

The Recitals above are true and correct and are hereby adopted as findings as if fully set forth herein.

The City Council finds that adoption of this Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. Alternatively, the adoption of this Ordinance is exempt from CEQA because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. (State CEQA Guidelines, § 15061(b)(3).)

Section 4. General Plan

This Ordinance's amendments to Title XI of the Lomita Municipal Code are consistent with, and in furtherance of, the City's adopted General Plan as they effectuate the following Sixth Cycle Housing Element's Implementation Programs:

- A. Program 2 which provides that the City will improve upon the existing code enforcement program;
- B. Program 7 which provides that the City will amend the Municipal Code to adopt density bonus requirements in accordance with State law;
- C. Program 8 which provides that the City will amend the Municipal Code to permit the development of Low-Barrier Navigation Centers as a use by-right, without requiring a discretionary action, in mixed-use and non-residential zones that permit residential uses;
- D. Program 9 which provides that the City will amend the Municipal Code to allow supportive housing by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses;
- E. Program 13 which provides that the City will amend the Municipal Code to reduce development standards for senior planned unit developments through the adoption of

a reduction in parking requirements, to permit transitional housing in the same manner as other residential uses in the same zone, to permit employee and farmworker housing in accordance with the Health and Safety Code Sections 17021.5 and 17021.6 and the Employee Housing Act, and to remove the major reasonable accommodation process through analysis of the Planning Commission hearing requirement as a constraint;

F. Program 27 which provides that the City will amend the Municipal Code to reduce minimum covered parking requirements for residential uses and emergency shelters; and

G. Program 29 which provides that the City amend the Municipal Code to streamline, update, and simplify regulations.

THE CITY COUNCIL OF THE CITY OF LOMITA HEREBY ORDAINS AS FOLLOWS:

Section 4. Zoning Amendments

Based on the foregoing, the City Council hereby approved of the following amendments to the Lomita Municipal Code:

A. The definition for “supportive housing” provided in Article 15 (“Definitions”) of Title XI of the Lomita Municipal Code is hereby repealed in its entirety.

B. The definition for “transitional housing” provided in Article 15 (“Definitions”) of Title XI of the Lomita Municipal Code is hereby repealed in its entirety.

C. Section 11-1.30.01 (“Uses”) of Article 30 (“Residential Zones”) of Title XI of the Lomita Municipal Code is hereby amended to read as follows:

“Section 11-1.30.01. - Uses.

Use	Zone			Supplemental Requirements
	A-1	R-1	RVD	
Accessory dwelling unit (9)	P	P	P	Section 11-1.30.06
Accessory structures	P	P	P	Section 11-1.30.05
Accessory structures that do not meet Code requirements	S	S	S	

Use	Zone			Supplemental Requirements
	A-1	R-1	RVD	
Childcare facilities not in a residence			C	
Civic and public buildings	C	C	P	
Condominium conversions	C	C	C	Section 11-2.370
Employee housing for six (6) or fewer employees	As defined and permitted in the California Health and Safety Code Sections 17021.5 and 17021.6 and the Employee Housing Act			
Farm pets	P			Section 11-1.30.08
Home occupations	P	P	P	Section 11-1.30.11
Hospitals			C	
Junior Accessory Dwelling Unit (9)	P	P		Section 11-1.30.06
Large family day care up to 14 persons	P	P	P	Section 11-1.30.10 as defined in California Code of Regulations Section 102416.5
Manufactured homes	P	P	P	Section 11-1.30.09
Multifamily housing (1)			P	Section 11-1.70.07
Nursery stock	C			
Organizational house (convent, etc.)			C	
Parking lots adjoining or located directly across the street from a commercial use	C	C	C	

Use	Zone			Supplemental Requirements
	A-1	R-1	RVD	
Parking pads in front yard	S	S	S	See "Off-street parking, storage and loading"
Planned Residential Development (10)	P	P	P	Section 11-1.70.07 Section 11-1.30.17
Private tennis clubs	C			
Public parks	P	P	P	
Public utilities	C	C	C	
Religious facilities and assembly halls	C	C	C	See "Special development standards"
Rooming house			P	
Schools (2)	C	C	C	Unless otherwise exempted by the school district, schools with a total capacity of more than fifty (50) students (as determined by the department of building and safety) shall be subject to the development standards in Section 11-1.68.04
Senior Housing			P	Section 11-1.30.14
Similar uses not listed	DOS	DOS	DOS	
Single-family residence	P	P	P	
Small family day care	P	P	P	Section 11-1.30.10 as defined in California Code of Regulations Section 102416.5
State-licensed community care facilities with six (6) or fewer persons	P	P	P	As defined in the California Health and Safety Code Section 1502, and 1596.750 et seq.

Use	Zone			Supplemental Requirements
	A-1	R-1	RVD	
State-licensed community care facilities with seven (7) or more residents in addition to the caregiver	P	P	P	As defined in the California Health and Safety Code Sections 1502 and 1596.750 and regulated by Lomita Municipal Code Section 11-1.30.10
Supportive housing	P	P	P	As defined in in the California Health and Safety Code Section 50675.14(b)(2)
Transitional housing	P	P	P	As defined in in the California Health and Safety Code Section 50801
Two-unit residential development (8)	P	P		Section 11-1.30.16
Urban Lot Split (8)	P	P		Section 11-1.30.15
Wireless communication facilities	WCF P	WCF P	WCF P	See "Wireless communications facilities"
P - Permitted Use S - Site Plan Required C - Conditional Use Permit Required WCFP - Wireless Communication Facility Permit DOS - Determination of Similarity	<p><i>Notes:</i></p> <p>(1) Additions and new buildings requiring additional parking must receive "site plan" approval pursuant to this title.</p> <p>(2) Nonprofit organizations which existed prior to 1979 may apply for a conditional use permit provided that the school is located on the same site as the organization."</p>			

D. [Section 11-1.68.11](#), entitled "Low-Barrier Navigation Centers", is hereby added to Title XI of the Lomita Municipal Code and shall read in its entirety as follows:

"Section 11-1.68.11. - Low-Barrier Navigation Centers.

In all zones where Low Barrier Navigation Centers (hereafter referred to as "LBNCs," and each singularly an "LBNC") are permitted, the following development standards are required for new facilities and for existing facilities proposed for expansion:

(1) *Separation*. No LBNC may be established or operated at any location that is less than 1,000 feet from another LBNC.

(2) *Operational Services*. As required by Government Code section 65662, each LBNC must satisfy all of the following:

a. It offers services to connect people to permanent housing through a services plan that identifies services staffing.

b. It is linked to a coordinated entry system, so that staff in the interim facility or staff who co-locate in the facility may conduct assessments and provide services to connect people to permanent housing. “Coordinated entry system” means a centralized or coordinated assessment system developed pursuant to section 576.400(d) or section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.

c. It complies with Chapter 6.5 (commencing with section 8255) of Division 8 of the Welfare and Institutions Code.

d. It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System as defined by section 578.3 of Title 24 of the Code of Federal Regulations.

(3) *On-Site Personnel*. Each LBNC must provide both of the following:

a. At least one qualified on-site manager at all times for each twenty (20) occupants; and

b. At least one qualified attendant at all times for each twenty (20) occupants.

(4) *Floor Area; Beds*. The maximum number of beds per LBNC may not exceed one bed for every fifty (50) square feet of floor area used for sleeping purposes.

(5) *Objective Development Standards*. Low Barrier Navigation Centers must comply with all objective site, design, and construction standards included in Title 15 (Buildings and Construction), Title 16 (Subdivisions), and Title 17 (Zoning) of this Code as well as any objective design guidelines included in applicable specific plans or otherwise adopted by the City Council.

(6) *Application*. LBNC applications will be reviewed and processed ministerially—without discretionary review or a hearing—in accordance with the timelines set forth in Government Code section 65664, as it may be amended from time to time.

(7) *Sunset*.

a. Subject to subsection (7)(2) below, this section shall remain in effect until

January 1, 2027, and as of that date is repealed.

b. If the Legislature amends Government Code section 65668 to extend the effective date of Government Code section 65660 et seq., then this section shall remain in effect until the date on which Government Code section 65660 et seq. is repealed.”

E. Section 11-1.58.03 (“Uses subject to planning commission review and approval”) of Article 58 (Mixed-Use Overlay District) of Title XI of the Lomita Municipal Code is hereby amended in its entirety as follows:

“Section 11-1.58.03. - Uses subject to planning commission review and approval.

Premises in mixed-use overlay zone may be used for the following purposes subject to review and approval by the planning commission, pursuant to the provisions of Article 70, "Zoning Ordinance Administration."

(A) Any uses where new buildings, structures or additions are proposed; the location of said buildings, structures and additions shall be to the satisfaction of the commission. Minor additions that do not require additional parking and low-barrier navigation centers are exempt from this requirement. Low-barrier navigation centers as defined by California Government Code 65660 shall be permitted by-right within the Mixed-Use Overlay District as regulated by Lomita Municipal Code Section 11-1.68.11 (“Low-Barrier Navigation Centers”).”

F. Article 52 (Density Bonus Ordinance) of Title XI of the Lomita Municipal Code is hereby amended in its entirety to read as follows:

“Article 52. - Density Bonus Ordinance

Section 11-1.52.00 - Purpose.

The purpose of this Chapter is to allow density bonuses and other affordable housing incentives to qualifying projects in accordance with State law.

Section 11-1.52.01. - Density Bonus and Affordable Housing Incentives

The density bonuses and other affordable housing incentives required by State law, including, but not limited to, Government Code Section 65915 et seq., shall be available to applicants on the terms and conditions specified in State law.”

G. The definition for “reasonable accommodation, major” provided in Article 15 (“Definitions”) of Title XI of the Lomita Municipal Code is hereby repealed in its entirety.

H. The definition for “reasonable accommodation, minor” provided in Article 15 (“Definitions”) of Title XI of the Lomita Municipal Code is hereby repealed in its entirety.

I. Section 11-1.30.13 (“Reasonable accommodation”) of Article 30 (“Residential Zones”) of Title XI of the Lomita Municipal Code is hereby amended to read as follows:

“Section 11-1.30.13. - Reasonable accommodation.

(A) *Purpose and definition.* The purpose of this section is to establish the process for disabled persons to request reasonable accommodation in the application of the city's zoning laws where necessary to afford the disabled person an equal opportunity to use and enjoy a dwelling within the city. “Reasonable accommodation” means providing persons with disabilities flexibility in the application of city programs, including city land-use, zoning and building regulations, policies, practices and procedures, or waiving certain requirements when it is necessary to provide meaningful access to city programs or to eliminate barriers to housing opportunities for persons with disabilities.

(B) *Process for requesting reasonable accommodation.*

(1) A completed application form and the required fee provided by the community development department.

a. A description of how the property will be used by the disabled individual(s);

b. The basis for the claim that the fair housing laws apply to the individual(s) and evidence satisfactory to the city supporting the claim, which may include a letter from a medical doctor or other licensed health care professional, a handicapped license, or any other appropriate evidence;

c. A detailed explanation of why the accommodation is reasonable and necessary to afford the applicant an equal opportunity to use and enjoy a dwelling in the city;

d. Verification by the applicant that the property is the primary residence of the person for whom reasonable accommodation is requested.

(C) *Decision on application.*

(1) The director of community development shall consider an application for a reasonable accommodation. The director shall issue a written determination within thirty (30) days of the date of receipt of a completed application and may (1) grant the accommodation request with or without nondiscriminatory conditions of approval, (2) deny the request, or (3) refer the matter to a hearing officer.

(2) The hearing officer shall consider an application for any reasonable accommodation request referred to it by the director. The hearing officer shall (1) grant the accommodation request with or without nondiscriminatory conditions of approval, or (2) deny the request. Notice of the hearing officer meeting shall be made in writing, ten (10) days prior to the meeting and mailed to the applicant and property owners who are located immediately adjacent to the subject property.

(3) If necessary to reach a determination on any request for reasonable accommodation, the director of community development may request further information from the applicant consistent with this chapter, specifying in detail what information is required. In the event a request for further information is made, the thirty-day period to issue a written determination shall be stayed until the applicant reasonably responds to the request.

a. The director of community development or hearing officer shall approve the request for a reasonable accommodation subject to the following findings:

1. The housing, which is the subject of the request for reasonable accommodation, will be occupied as the primary residence by an individual protected under the fair housing laws.

2. The request for reasonable accommodation is necessary to make specific housing available to one or more individuals protected under the fair housing laws.

3. The requested reasonable accommodation will not impose an undue financial or administrative burden on the city.

4. The requested accommodation will not require a fundamental alteration of the zoning or building laws, policies and/or procedures of the city.

5. The reasonable accommodation shall be subject to any reasonable conditions imposed on the approval that are consistent with the purposes of this chapter.

6. That the reasonable accommodation shall only be applicable to the particular individual(s) or property.

(D) Appeals.

(1) The director of community development's decision on a minor reasonable accommodation may be appealed to a hearing officer within ten (10) days of the date the city issues the written determination.

a. The appellant shall pay an appeal fee as established by resolution of the city council.

b. The hearing officer shall conduct a hearing as described within this title prior to taking action on the appeal.

c. The appeal shall be filed with a written statement of the basis for the appeal and shall state all facts and arguments known to support the claim.

(E) *Waiver of time periods.* Notwithstanding any provisions in this section regarding the occurrence of any action within a specified period of time, the applicant may request additional time beyond that provided for in this section or may request a continuance regarding any decision or consideration by the city of the pending appeal. Extensions of time sought by applicants shall not be considered delay on the part of the city, shall not constitute failure by the city to provide for prompt decisions on applications and shall not be a violation of any required time period set forth in this section.

(F) *Modifications Requested by the Applicant.* The applicant may request modifications to the approved request for reasonable accommodation. The application for modification shall be submitted, processed, and reviewed in the same manner as a new application.

(G) *Modifications or Revocations Initiated by the City.*

(1) The director of community development may make changes or revoke the approval of applications when conditions of approval are violated, it is necessary to resolve a nuisance, or when the application contained incorrect, false, or misleading information.

(2) The director of community development will notify the applicant of the change or revocation of the approval by mail no later than the next business day after the decision. The applicant may appeal the director of community development's decision to as set forth in this section."

J. Subsection (A) ("Residential parking requirements") of Section 11-1.66.03 ("Parking requirements") of Article 66 (Off-Street Parking, Storage and Loading) of Title XI of the Lomita Municipal Code is hereby amended to read as follows:

"(A) Residential parking requirements:	
One-family	Two (2) parking spaces plus one uncovered parking space for four (4) bedrooms and/or dens, and one additional uncovered parking space for five (5) or more

	bedrooms and/or dens. Enclosed or covered space(s) demolished or converted by creation of an accessory dwelling unit shall not require replacement. Tandem parking is permitted by right.
Duplex, planned residential development, apartment house, condominiums	Two (2) parking [spaces] for each unit of up to four (4) bedrooms and/or dens; three (3) spaces for five (5) or more bedrooms and/or dens, except as noted below. In addition, one guest parking space shall be required for each two (2) units. Said spaces shall not be located in the required front setback areas. Tandem parking for each unit is permitted by right.
For the purpose of this section only, a bedroom or a den is defined as any room containing sixty (60) square feet or more that is not a living room, dining room, family room, kitchen or laundry area. Should any unit and/or units be enlarged in size by fifty (50) percent or more of its current size in any five-year period, the above requirements shall apply.	
Large family day care homes with no overnight care	One (1) parking space must be provided for a non-resident employee addition to the parking required for the residence, plus a safe drop off and pick up area for a minimum of one (1) car.
Large family and adult care homes for not more than seven (7) or more children/adults providing twenty-four (24) hours-per-day care	One unenclosed parking space in addition to the required for the residence, plus one space for each vehicle used directly in conducting of such use but not to exceed two (2) such vehicles. Tandem parking for the vehicles used in conducting the use is allowed.
Emergency shelters	Sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone."

K. Subsection (B)(3) ("Parking") of Section 11-1.30.14 ("Senior citizen housing and multiple-family housing development standards") of Article 30 ("Residential Zones") of Title XI of the Lomita Municipal Code is hereby amended to read as follows:

"(3) [Parking.] In addition to the requirements for "off-street parking, storage and loading" in this title, the following parking requirements shall apply.

- a. Two (2) parking spaces per unit.
- b. Tandem parking shall be permitted subject to site plan approval by the planning commission.
- c. Garages shall not occupy more than fifty (50) percent of the linear building frontage facing the right-of-way and shall be set back a minimum of five (5) feet from the front facade of the residential building.
- d. One guest parking space per two (2) units. Residential units having a minimum of twenty-five (25) feet of frontage on a public street shall not be counted towards the number of units used to calculate the required number of guest parking spaces.”

L. Section 11-1.30.19, entitled “Substandard Living Conditions”, is hereby added to Title XI of the Lomita Municipal Code and shall read in its entirety as follows:

“Section 11-1.30.19. - Substandard Living Conditions.

(A) Abatement-relocation assistance.

(1) In the event any structure which is rented or occupied for habitable dwelling purposes is determined to be a public nuisance and abated by the City due to unsafe or hazardous living conditions under any provisions of the Lomita Municipal Code, or due to illegal use or occupancy of the structure for habitable dwelling purposes, any tenant evicted as a result of such abatement, or notice of such abatement, who is not then in arrears or default of rent, and who has not caused or substantially contributed to the condition giving rise to the abatement, shall be entitled to receive from the property owner relocation assistance upon vacating the structure. For purposes of this section, relocation assistance shall consist of two months' rent and refund of any security deposit pursuant to Civil Code Section 1950.5, or other arrangements agreeable to the tenant as evidenced by a written agreement between the tenant and the property owner.

(2) If the property owner is required to evict the tenants with less than thirty days' notice due to the condition of the structure, the owner shall provide the tenant with alternate, safe and legal housing for thirty days after notice of eviction. This requirement for alternate housing shall be in addition to relocation assistance as defined herein.

(B) Tenant compliance. The tenants' entitlement to relocation assistance provided by this chapter is conditioned upon the tenants' compliance with the eviction notice.

(C) Exception. The property owner is not required to pay relocation assistance to tenants evicted from residential units that become unsafe or hazardous resulting

from earthquake, flood, or other natural disaster except where such condition remains unrepaired for more than three years after the disaster, or from recent events that are beyond the control of the property owner, including, but not limited to, damages caused by tenants.

(D) *Relocation costs.*

(1) In the event the property owner fails, neglects or refuses to pay to the tenant upon vacating such structure the relocation assistance as defined in Section 6.02.010, the City may cause the payment of such relocation assistance, including any security deposit and alternate housing costs, and charge the costs thereof against the property or its owner.

(2) The cost of such relocation assistance shall be paid from a reimbursable fund and may be made a special assessment against the property involved, and may be made a personal obligation of the property owner.

(E) *Reimbursable fund.*

(1) The City Council shall establish a special reimbursable fund to be designated for abatement relocation assistance for evicted tenants. Payments shall be made out of said fund upon the demand of the Director of Community and Economic Development or the Building Official to defray the costs and expenses which may be incurred by the City in causing the payment or relocation assistance to evicted tenants of abated structures.

(2) Maintenance of Reimbursable Fund. The City Council may at any time transfer to the reimbursable fund, out of any money in the general fund of the City, such sums as it may deem necessary in order to expedite the performance of the abatement, and any sum so transferred shall be deemed a loan to the reimbursable fund and shall be repaid out of the proceeds of the collection thereof. All funds recovered from the property owner shall be paid to the City, who shall credit the same to the reimbursable fund.”

M. Section 11-1.20.01 (“List of zones”) of Article 20 (“Designation of Zones”) of Title XI of the Lomita Municipal Code is hereby amended to remove the following:

“C-S-P Commercial, Service and Professional
C-N Commercial, Neighborhood”.

N. Article 41, entitled “Zone C-S-P (Commercial, Service and Professional)”, of Title XI of the Lomita Municipal Code is hereby repealed in its entirety.

O. Article 42, entitled “Zone C-N (Commercial, Neighborhood)”, of Title XI of the Lomita Municipal Code is hereby repealed in its entirety.

P. Section 11-1.40.01 “Designation of commercial zones” of Article 40 (“Commercial Zones”) of Title XI of the Lomita Municipal Code is hereby amended to remove “C-S-P Commercial, Service and Professional” and to remove “C-N Commercial, Neighborhood”.

Q. Section 11-1.45.02 (“Principal uses permitted”) of Article 45 (“Zone C-G (Commercial, General)”) of Title XI of the Lomita Municipal Code is hereby amended to remove “Uses permitted in the C-S-P and C-N zones.”

R. Section 11-1.45.05 (“Uses by conditional use permit”) of Article 45 (“Zone C-G (Commercial, General)”) of Title XI of the Lomita Municipal Code is hereby amended to remove “Any use requiring a conditional use permit in Zone C-S-P or C-N unless otherwise specified in this Article.”

S. Subsection (A)(37) of Section 11-1.51.02 (“Principal uses permitted”) of Article 51 (Zone M-C, Light Manufacturing and Commercial) of Title XI of the Lomita Municipal Code is hereby amended to read as follows: “Uses without a conditional use permit in the C-G Zones, but excluding residential uses, schools, places of public worship such as churches, and other uses similar to these specifically excluded.”

T. Subsection (3) of Section 11-1.67.04 (“Sign regulations for specific zones”), entitled “C-S-P, Commercial, service and professional, and C-N, Commercial-Neighborhood Zones”, of Article 67 (“Signs”) of Title XI of the Lomita Municipal Code is hereby repealed in its entirety.

U. Subsection (4) (“C-G, Commercial General”) of Section 11-1.67.04 (“Sign regulations for specific zones”) of Article 67 (“Signs”) of Title XI of the Lomita Municipal Code is hereby amended in its entirety to read as follows:

“(4) C-G, Commercial General:

(a) Wall signs:

(i) Front wall signs flush against the face of the building and not projecting more than one (1) foot therefrom shall be permitted a total sign area not to exceed fifteen (15) percent of the area of the front wall of the building.

(ii) Rear wall signs flush against the rear wall of the building and not projecting more than one (1) foot therefrom shall only be permitted if the rear wall of the building faces a street, parking area, or pedestrian mall and shall not exceed ten (10) percent of said rear wall in total sign area.

(iii) Side wall signs flush against the side wall of the building and not projecting more than one (1) foot therefrom shall be permitted a total sign area not to exceed seven and one-half (7½) percent of said side wall.

(iv) Buildings located on corner lots, or parcels with two (2) frontages, shall be permitted a total sign area not to exceed fifteen (15) percent of the area of the building wall facing each frontage.

(b) Hanging signs, suspended signs and other canopy signs:

(i) Signs supported or suspended from the underside of an awning, canopy, or parapet of a building shall be a minimum of eight (8) feet vertical distance from the sidewalk grade and at approximately a ninety-degree angle to the face of the building.

(ii) Said sign shall be centered between the face of the building and the outer edge of the awning, canopy, or parapet.

(iii) Maximum area of sign shall be determined by the following:

a. The length of said sign shall not exceed two-thirds ($\frac{2}{3}$) of the length of the projecting of the awning, canopy, or parapet.

b. Said sign shall not exceed two (2) feet in height.

(c) Freestanding or pole signs:

(i) A planned shopping center or service center having three (3) or more stores and sharing a common parking area shall be permitted one (1) freestanding or pole sign with a maximum sign area per face of one (1) square foot for each lineal foot or lot or parcel frontage.

(ii) The maximum sign area permitted under any condition shall not be more than two hundred (200) square feet per face for any freestanding or pole sign. Not more than two

(2) sign faces shall be parallel, with a maximum distance of eighteen (18) inches between the faces. However, no permitted freestanding or pole sign shall be required to be less than thirty-five (35) square feet in area per face. Freestanding or pole signs are not to exceed thirty (30) feet in height above grade level, nor to be less than ten (10) feet above grade, and shall not project more than three (3) feet over public rights-of-way.

(iii) One (1) freestanding or pole sign shall be permitted for a fueling service station, with the maximum sign area per face not to exceed one-half square foot of sign area for each foot of lot or parcel frontage. Lots or parcels on a corner, or with double frontages, may count only the largest frontage for determination of sign area. The use of light-emitting diodes (LEDs) for signage displaying the current price of gasoline shall be permitted subject to the requirements in Section 11-1.67.05(b).

(iv) One (1) freestanding or pole sign may be permitted subject to review and approval by the planning commission for each of the following uses when not a part of an above-described planned shopping center, service center, or automotive service station, with the maximum sign area permitted per face not to exceed one (1) square foot for each lineal foot of lot or parcel frontage:

a. New and used automobile, boat, camper, trailer and motorcycle sales.

b. Hotels and motor hotels.

c. Restaurants, drive-in restaurants, drive-in dairies and car washes with fifty (50) feet or more of street frontage.

(v) Business door nameplate, not to exceed two (2) square feet in area, and to contain the name and address of the business only, and shall be affixed to the door of each individual business or immediately adjacent thereto.

(vi) Parking entrance and exit signs, not to exceed five (5) square feet in area.

(vii) One (1) unlighted no-peddling sign, not to exceed seventy-two (72) square inches in area.

(d) Projecting signs shall be ninety (90) degrees to the front face of the building and not project more than three (3) feet over the public right-of-way, nor five (5) feet above the roof line or parapet wall of the building. Sign area per face of a projecting sign shall not exceed one (1) square foot for each lineal foot of building frontage.

(e) Signs which may be permitted subject to the review and approval by the planning commission:

(i) Roof signs. Roof signs shall have a maximum sign area per face of one (1) square foot for each lineal foot of lot or parcel frontage. Lots or parcels located on a corner or with double frontage may count only the largest frontage for determining sign area.

a. The maximum sign area permitted under any condition shall not be more than one hundred (100) square feet per face for any roof sign, may not exceed ten (10) feet in height above the roof line nor thirty-five (35) feet in height above the ground; nor project more than twelve (12) inches out from the building or structure.

b. Roof sign supports shall be architecturally attractive or screened from view.

(ii) Freestanding or pole signs shall not otherwise be permitted in this chapter.”

Section 5.

If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance or any part hereof is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this ordinance or any part thereof. The City Council of the City of Lomita hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared invalid.

Section 6. Effective Date.

This ordinance shall take effect thirty (30) days after the date of its passage; and prior to fifteen (15) days after its passage, the City Clerk shall cause a copy of this ordinance to be published in accordance with the provisions of the law. The City Clerk shall certify the adoption of this ordinance.

PASSED, APPROVED AND ADOPTED this 21st day of March 2023.

Barry Waite
Mayor

ATTEST:

Kathleen Horn Gregory
City Clerk

APPROVED AS TO FORM:

Trevor Rusin
City Attorney



Community Development Department
Planning Division
24300 Narbonne Avenue
Lomita, CA 90717
310/325-7110
FAX 310/325-4024

NOTICE OF EXEMPTION

Project Title: Lomita Zoning Ordinance Update for Compliance with State Housing Law

Project Description: Discussion and Consideration of Zoning Text Amendment No. 2023-01, an Ordinance Amending Lomita Municipal Code Title XI (Planning and Zoning) to Ensure Consistency With State Law Regarding Supportive, Transitional, and Employee Housing, Low-Barrier Navigation Centers, Density Bonus Incentives, Reasonable Accommodation, Covered Parking, Senior Planned Unit Developments, Emergency Shelters, and Substandard Living Conditions, as well as the Striking of Unused Existing Zoning Districts, and Finding the Action to be Exempt from the California Environmental Quality Act.

Finding:

The Planning Division of the Community Development Department of the City of Lomita has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- Ministerial Project
- Categorical Exemption (CEQA Guidelines, Section 15301(a) (Existing Facilities) & Section 15332 (In-Fill Development))
- Statutory Exemption
- Emergency Project
- Quick Disapproval [CEQA Guidelines, Section 15270]
- No Possibility of Significant Effect [CEQA Guidelines, Section 15061(b)(3)]

Supporting Reasons: The City Council finds that adoption of this Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. Alternatively, the adoption of this Ordinance is exempt from CEQA because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. (State CEQA Guidelines, § 15061(b)(3).)

(Date)

Brianna Rindge
Director of Community & Economic
Development



CITY OF LOMITA PLANNING COMMISSION REPORT

TO: Planning Commission **Item No. SCH 7**

FROM: Brianna Rindge, Community & Economic Development Director

MEETING DATE: February 13, 2023

SUBJECT: Discussion on Outdoor Dining Ordinance

RECOMMENDATION

Discuss and, if desired, provide staff direction.

BACKGROUND

Lomita Municipal Code Section 11-1.68.06 was created in 1996 and amended in 2005 to regulate outdoor dining across Lomita in both public right-of-way and on private property (Attachment A). In the nearly 20 years since its last amendment, retail conditions have changed. Particularly, since 2020, the global COVID-19 pandemic has pushed diners outdoors to prevent the spread of COVID-19 and other airborne illnesses. The spreading apart of tables indoors to achieve the same goal has also pushed existing tables outdoors. On average, approximately 80% of days per year are sunny in Lomita and rain falls approximately 15% of days. In addition, Lomita is one of the most temperate places in the country with the average daytime temperature ranging from 68° in December to 84° in August. Lomita businesses have an opportunity for outdoor dining not found in most places in the world.

ANALYSIS

In Attachment A, highlighting brings your attention to specific parts of the ordinance which the Planning Commission may wish to reconsider, although any parts of the ordinance may be amended. Some questions to consider:

- Should Lomita require an extra permit for outdoor dining or shall it simply be considered as part of regular plan review? The extra application, fee, and other required items could deter businesses. Perhaps permits are only for right-of-way encroachments which may be considered through Public Works' existing encroachment permit process?

- The only commercial zoning district missing from the list of zones where right-of-way dining may be permitted is CPD (Commercial Planned Development). Should this be allowed, too?
- Shall the City require all outdoor dining structures to be temporary tables/chairs? Perhaps only for right-of-way, while private property outdoor dining may be permanent in the ground?
- Is the existing parking standard of 1 offstreet parking space per 150 ft² of outdoor dining area appropriate?
- Are there any other objective design standards the City should require?

Other benefits to permitting more outdoor dining are activated commercial spaces, a livelier downtown area, increased transparency and safety, free advertising for businesses, ability to serve more patrons, and expanded tax base.

Staff seeks input as several Lomita businesses maintain temporary structures that were installed in response to COVID-19. As the pandemic comes to a close, staff recommends that the City reconsider its existing ordinance.

OPTIONS

1. Provide staff direction.
2. Maintain status quo.

ATTACHMENTS

A. Lomita Municipal Code Section 11-1.68.06

Prepared by:



Brianna Rindge, AICP
Community & Economic Development Director

Sec. 11-1.68.06. Outdoor dining.

- (1) *Purpose.* The purpose of this section is to permit and encourage outdoor dining that is compatible with other uses of the public sidewalk and surrounding land uses. Outdoor dining encourages a pedestrian-oriented environment and helps to create a visually attractive atmosphere and streetscape.
- (2) *Permit required.* A permit shall be required for outdoor dining on public and/or private property.
- (3) *Location.*
 - (a) Outdoor dining within the public right-of-way may be considered in the D-C, C-G, M-C and C-R Zones.
 - (b) Outdoor dining within the public right-of-way shall not be permitted along state highways (Pacific Coast Highway—SR 1 and Western Avenue—SR 213) unless approval is granted by CalTrans.
 - (c) Outdoor dining may be proposed in all commercial zones within the city on private property.
- (4) *Procedure/review.* The community development director shall consider all applications for outdoor dining. Applications for outdoor dining within the public-right-of-way shall also be reviewed by the public works director.
- (5) *Application submittal requirements.*
 - (a) Completion of a general planning application form requesting outdoor dining.
 - (b) For outdoor dining in the public right-of-way, a revocable license agreement shall be signed by the property and/or business owners.
 - (c) A dimensioned site plan indicating location of tables, chairs, etc. and size in square feet of the outdoor dining area.
 - (d) A photo(s)/elevation of proposed tables, chairs, temporary walls, planters, etc. shall be submitted with the application for city review.
 - (e) Other information as required by the community development director.
 - (f) Should a permit for outdoor dining be approved, a final inspection shall be made by the city's code enforcement officer to verify compliance with the approved plans.
 - (g) An administrative fee of one hundred twenty-five dollars (\$125.00) shall be paid to the city.
- (6) *Development standards.*
 - (a) The dining area shall be temporary, such that all tables and chairs may be removed daily.
 - (b) The outdoor dining area shall be located adjacent to the business.

-
- (c) A minimum sidewalk width of six (6) feet shall be maintained for pedestrians.
 - (d) Off-street parking shall be provided at one (1) parking space for each one hundred fifty (150) square feet of outdoor dining area.
 - (e) Outdoor dining permits shall not be transferable. A change in business owner shall require the submittal of a new outdoor dining permit.
 - (f) The sidewalk and all items associated with the outdoor dining permit shall be maintained in a clean and orderly condition.
- (7) *Denial, revocation or appeal of permit.*
- (a) The decision of the community development director may be appealed to the planning commission within fifteen (15) days of the date of the decision.
 - (b) Violations of the standards within this section shall be cause for the city to revoke the outdoor dining permit. The community development director shall provide notice to an affected business owner for all revocations with reasons for the revocation stated therein. The business owner may make a written request to the community development director for reconsideration of the outdoor dining permit and the actions proposed to correct any violations. The community development director may consider the request or defer action to the planning commission.
- (Ord. No. 568, § 2, 10-21-96; Ord. No. 679, pt. 1, 10-3-05)

 CITY OF LOMITA Community & Economic Development Department New & Upcoming Developments & Businesses		
DOWNTOWN LOMITA		
<i>Address</i>	<i>Project Description</i>	<i>Status</i>
24020 Narbonne Ave.	Cream Pan Bakery renovating the former Southwest Tile Building	Opening April 2023
24403 Narbonne Ave.	Lomita Feed converting warehouse space into a Western tack shop	In plan check with Building & Safety
245 th St. & Woodward Ave.	16-unit condominium development	Under construction
24516 Narbonne Ave.	Vacation of an alley	In design review
24503 Narbonne Ave.	New restaurant	Under construction
2173 Lomita Blvd.	Still Got It Fitness ARPA-funded Façade Improvement (Signage)	Summer 2023
PACIFIC COAST HIGHWAY		
<i>Address</i>	<i>Project Description</i>	<i>Status</i>
1929 & 1931 PCH	Cavitena Restaurant relocating & expanding	Received Entertainment Permit for live music
2130 PCH	Target, a national retailer, renovating former Albertson's space	In plan check with Building & Safety; expected opening October 2023
2177 PCH	2-unit, 3,851 ft ² restaurant space	In site plan review
MIXED-USE & MULTI-FAMILY RESIDENTIAL PROJECTS CITYWIDE		
<i>Address</i>	<i>Project Description</i>	<i>Status</i>
2457 Lomita Blvd.	Kaia, 220 luxury studio, one-bedroom, two-bedroom apartments	Leasing https://kaiasouthbay.com/
24805 Narbonne Ave.	Mixed-use medical office, 5 live-work units with ground floor commercial space, & 10 townhome residential units	Final stages of construction
24830-24838 Narbonne Ave.	Mixed-use project, ground floor commercial & 11 residential units with one 2-bedroom unit for very low income	Grading Permit issued
26109 Narbonne Ave.	8-unit townhome project	Under construction; completion April 2023
26016 Oak Street	9-unit townhome project	In plan check with Building & Safety; Final Map
254 th Street	Planned Residential Development	In pre-review with Planning

Last updated February 1, 2023