



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

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

The Lomita Planning Commission will hold a public hearing at 6:00 p.m. on Monday, June 14, 2021, to consider the following:

**Conditional Use Permit No. 317:** A request to allow an existing 2,700 square-foot restaurant/coffee shop business (Corridor Flow) located at 24614 Narbonne Avenue to sell beer and wine for consumption on the premises. The project is categorically exempt from the California Environmental Quality Act per Section 15301 (Existing Facilities). Filed by Christine Bermudez of Corridor Flow Coffee Shop, 24614 Narbonne Avenue, CA 91707 (Applicant). Staff Contact – Greg Kapovich, Community & Economic Development Director, (310) 325-7110 ext. 122.

**Amendment to Conditional Use Permit No. 304:** A request to amend Conditional Use Permit No. 304 to allow an existing restaurant and catering business located at 25600 Narbonne Avenue to sell distilled spirits for consumption on the premises and in conjunction with the catering business for consumption off the premises. The original conditional use permit allowed for beer and wine sales and the proposed amendment would add distilled spirits to the use permit. No physical changes to the site are proposed at this time. Filed by Crystal Coser, 56 Eastfield Drive, Rolling Hills, CA 90274 (Applicant). Staff Contact – Greg Kapovich, Community & Economic Development Director, (310) 325-7110 ext. 122.

**Site Plan Review No. 1211 and Vesting Tentative Parcel Map No. 83029:** A request for a Vesting Tentative Parcel Map to subdivide a 23,200 square-foot single family residential lot into three new lots at 26275 Appian Way. The project also includes a Site Plan Review to construct a single-family residence on Lot 1 only. At this time, no new homes are proposed on Lots 2 or 3. The request includes a rear yard setback modification and a perimeter wall modification to utilize an alternative fencing material where a masonry block wall is typically required. The subject site is located in the Single-Family Residential (R-1) Zone. This project is categorically exempt from California Environmental Quality Act per Sections 15303(a) (New Construction) and 15315 (Minor Land Divisions). Filed by Kevin McMinn, 30229 Kingsridge Drive, Rancho Palos Verdes, CA 90275 ("Applicant"). Staff Contact – Laura MacMorran, Assistant Planner, (310) 325-7110 ext. 120. (continued from the May 10, 2021, Planning Commission meeting)

**Vesting Tentative Tract Map No. 78233/Site Plan Review No. 1209/Zone Variance No. 245/Height Variation Permit No.105:** A request for a Vesting Tentative Tract Map and Site Plan Review for the development of nine townhome units on a 23,418 square-foot lot located at 26016 Oak Street. The request includes a setback modification to allow for reduced front and rear yard setbacks, a Variance to allow for a reduced distance between buildings, and a Height Variation Permit for a new structure over 16 feet in height (proposed at 25 feet, 2 inches). This project is categorically exempt from the California Environmental Quality Act per Guidelines Section 15332 (In-Fill Development). Filed by Jeanna Ruby, on behalf of E & S Prime Builders, 1981 Artesia Boulevard, #B, Redondo Beach, CA 90278 (Developer). Staff Contact – Laura MacMorran, Assistant Planner, (310) 325-7110 ext. 120. (continued from the May 10, 2021, Planning Commission meeting)

**Discussion and Consideration of General Plan Amendment No. 2021-01:** A public hearing at which the Planning Commission will provide a recommendation to the City Council regarding a proposal by the Public Works Department for a General Plan Amendment to change the functional classification of Pennsylvania Avenue from a Collector Street to a Local Street. Staff Contact – Carla Dillon, Public Works Director, (310) 325-7110 ext. 124.

Pursuant to the Governor’s Executive Order N-29-20, the public hearing will be held via teleconference only. The public is invited to participate via Zoom Meeting at URL: <https://zoom.us/j/96122405746> or by phone by calling 1 (669) 900 6833, Meeting ID: 961 2240 5746. The public may also submit comments via email to [l.abbott@lomitacity.com](mailto:l.abbott@lomitacity.com) prior to 5:00 p.m. on Monday, May 14, 2021. All comments will be read into the record.

For more information about these projects, please call the staff contact listed above between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday, and 8:00 a.m. to 5:00 p.m. on alternating Fridays.

If you challenge the decision of the City Council in court, you may be limited to raising only those issues that were raised at this public hearing or in written correspondence delivered to the City Council at or before the hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the office of the City Clerk at (310) 325-7110 at least 72 hours prior to the meeting.



January 2, 2021  
Date

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Greg Kapovich, Community & Economic Development Director

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