

**AGENDA
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, JULY 12, 2021**

PURSUANT TO EXECUTIVE ORDER N-08-21 ISSUED BY GOVERNOR NEWSOM, THE PUBLIC AND COMMISSION MAY PARTICIPATE IN THIS MEETING VIA TELECONFERENCE. ALL VOTES TAKEN DURING THIS MEETING WILL BE BY ROLL CALL VOTE, AND THE VOTE WILL BE PUBLICLY REPORTED.

Access to the meeting will be available via URL: <https://zoom.us/j/95795075690> or by phone by calling 1 (669) 900 6833, Meeting ID: 957 9507 5690

In order to effectively accommodate public participation, participants are asked to provide their comments via e-mail before 5:00 p.m. on Monday, July 12, 2021, 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. 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 5-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

All items under the Consent Agenda are considered by the Commission to be routine and will be enacted by one motion in the form listed below. There may be separate discussions of these items prior to the time the Commissioners vote on the motion. Specific items may be removed from the Consent Agenda at the request of any Commissioner or staff.

- a) **APPROVAL OF MINUTES:** June 14, 2021, minutes

RECOMMENDED ACTION: Approve minutes.

PUBLIC HEARINGS

4. **CONDITIONAL USE PERMIT NO. 317**, (C-G (Commercial General) Zone), a request for a conditional use permit to allow Corridor Flow, an existing 2,700 square-foot restaurant/coffee shop business located at 24614 Narbonne Avenue to sell beer and wine for consumption on the premises. The proposed application was filed on March 18, 2021, and deemed complete by City staff on May 17, 2021. *(Continued from the June 14, 2021, meeting)*

APPLICANT: Christine Bermudez of Corridor Flow Coffee Shop, 24614 Narbonne Avenue, CA 91707

PRESENTED BY: Community and Economic Development Director Kapovich

RECOMMENDED ACTION: Adopt a resolution approving Conditional Use Permit No. 317, subject to the conditions of approval contained in the draft resolution and to confirm the categorical exemption to the requirements of the California Environment Quality Act (CEQA).

5. **CONDITIONAL USE PERMIT NO. 318**, (M-C, Light Industrial Commercial Zone), a request for a conditional use permit to allow a 1,303 square-foot cats-only kennel located at 2040 Lomita Boulevard Unit #102. The proposed application was filed on June 9, 2021, and deemed complete by the City of Lomita ("City") staff on June 22, 2021.

APPLICANT: Susan Frances and Michael Bartmess, 1010 Sartori Avenue, Torrance, CA 90501

PRESENTED BY: Associate Planner MacMorran

RECOMMENDED ACTION: Adopt a resolution approving Conditional Use Permit No. 318, subject to the conditions of approval contained in the draft resolution and to confirm the categorical exemption to the requirements of the California Environment Quality Act (CEQA).

SCHEDULED MATTERS

6. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

7. PROJECT STATUS UPDATES

OTHER MATTERS

8. STAFF ITEMS – ANNOUNCEMENTS

9. PLANNING COMMISSIONER ITEMS

10. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Tuesday, August 3, 2021, and Tuesday, August 17, 2021

11. ADJOURNMENT

The next regular meeting of the Planning Commission is scheduled for Monday, August 9, 2021, 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, and uploaded to the City of Lomita website http://www.lomita.com/cityhall/city_agendas/.

Dated Posted: July 8, 2021



Linda E. Abbott
Deputy City Clerk/Planning Secretary

**MINUTES
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, JUNE 14, 2021**

1. Chair Cammarata called the meeting to order at 6:01 p.m. via teleconference pursuant to Governor Newsom's Executive Order N-29-20 issued on March 17, 2020.

- a. Roll Call

Responding to the roll call by Deputy City Clerk Abbott were Commissioners Dever, Santos, Steinbach, Stephens, Vice-Chair Graf, and Chair Cammarata. Also present were Assistant City Attorney Lauren Langer, Community and Economic Development Director Kapovich, Assistant Planner MacMorran, Planner Repp Loadsman, and Public Works Director Dillon.

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

ABSENT: Thompson

2. **ORAL COMMUNICATIONS**

None

3. **CONSENT AGENDA**

- a) **APPROVAL OF MINUTES:** May 10, 2021

RECOMMENDED ACTION: Approve minutes.

Vice-Chair Graf made a motion, seconded by Commissioner Stephens, to approve the minutes of the May 10, 2021, Planning Commission meeting.

MOTION CARRIED by the following vote:

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

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Thompson

ABSTAIN: COMMISSIONERS: Santos

PUBLIC HEARINGS

4. **DISCUSSION AND CONSIDERATION OF GENERAL PLAN AMENDMENT NO. 2021-01 TO CHANGE THE FUNCTIONAL CLASSIFICATION OF PENNSYLVANIA AVENUE FROM A COLLECTOR STREET TO A LOCAL STREET**

Public Works Director Dillon presented the staff report as per the agenda material.

Chair Cammarata opened the public hearing at 6:12 p.m. As there were no requests to speak, Chair Cammarata closed the public hearing at 6:12 p.m. and brought the item back to the Commission for further discussion or a motion.

Commissioner Santos made a motion, seconded by Vice-Chair Graf, to adopt the resolution recommending that the City Council adopt an ordinance to change the functional classification of Pennsylvania Avenue.

MOTION CARRIED by the following vote:

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

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Thompson

5. **CONDITIONAL USE PERMIT NO. 317**, (C-G (Commercial General) Zone), a request for a conditional use permit to allow Corridor Flow, an existing 2,700 square-foot restaurant/coffee shop business located at 24614 Narbonne Avenue to sell beer and wine for consumption on the premises. The proposed application was filed on March 18, 2021, and deemed complete by City staff on May 17, 2021. Applicant: Christine Bermudez, 24614 Narbonne Avenue, Lomita, CA 90717.

Community and Economic Development Director Kapovich stated that the applicant had requested that this item be pushed to the next meeting.

Christine Bermudez, the applicant, stated that she wished to postpone this hearing until the July 12, 2021, meeting due to discussions with a neighbor regarding the boundaries of the site.

Vice-Chair Graf made a motion, seconded by Commissioner Santos, to continue this item to the July 12, 2021, meeting.

MOTION CARRIED by the following vote:

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

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Thompson

6. **AMENDMENT TO CONDITIONAL USE PERMIT NO. 304** (C-G (Commercial General) Zone), a request to amend Conditional Use Permit No. 304 to allow Bites and Bashes, 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 allows for beer and wine sales. The proposed amendment would add distilled spirits to the use permit. No physical changes to the site are proposed at this time. The proposed use application was filed on May 20, 2021, and deemed complete by City staff on May 22, 2021. Applicant: Crystal Coser, 56 Eastfield Drive, Rolling Hills, CA 90274.

Director Kapovich presented the staff report as per the agenda material.

Crystal Coser, the applicant, stated that 90% of their revenue comes from catering and this amendment would help further grow that part of the business. There is a large sign directing people to the offsite parking area, and vans are only onsite when loading and unloading for catering events. The parking problem is exacerbated by the red curbs along Narbonne Avenue.

Chair Cammarata opened the public hearing at 6:29 p.m. As there were no requests to speak, Chair Cammarata closed the public hearing at 6:29 p.m. and brought the item back to the Commission for further discussion or a motion.

Commissioner Santos made a motion, seconded by Commissioner Stephens, to adopt the resolution approving the amendment to Conditional Use Permit No. 304, subject to the conditions of approval contained in the draft resolution and to confirm the categorical exemption to the requirements of the California Environment Quality Act (CEQA).

MOTION CARRIED by the following vote:

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

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Thompson

- 7. 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). Applicant: Kevin McMinn, 30229 Kingsridge Drive, Rancho Palos Verdes, CA 90275. *(Continued from the May 10, 2021, Planning Commission meeting)*

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

Kevin McMinn, the applicant, stated that the rear setback is just for the first story, as it is a split-level residence, and the proposed vinyl fencing on the east side would be installed for aesthetic reasons during construction.

Chair Cammarata opened the public hearing at 7:15 p.m.

Brian Keith, a Lomita resident, expressed concerns regarding the need for a retaining wall along the northern border, potential changes to the sewer pipes in that area, the direction from which trucks would enter the site, and the diameter of the cul-de-sac.

Denise Mutschke, a Lomita resident, expressed concerns regarding the proposed structure casting shadows on her property, privacy, compliance with grading and drainage, and work possibly being done without pre-approval.

Robert Schatz, a Lomita resident, expressed concerns regarding the subdivision of the property into three lots, the creation of a new entrance to the property on Ober Avenue, increased street parking, the necessity of the cul-de-sac, and impositions to neighbors relative to the structure's height and wall composure.

David Whitman, a Lomita resident, expressed concerns regarding construction vehicles accessing the site.

Elizabeth Kenoff, a Lomita resident, expressed concerns regarding construction-related traffic hazards, the need for a retaining wall on the north side, and the project duration.

Deputy City Clerk Abbott read Kelly Konrady's letter into the record. It expressed her concerns regarding the timeline of construction, grading and drainage compliance, the entry off of Ober Avenue, construction vehicles entering from Appian Way, the applicant's attempt to purchase the easement from Chevron, increased street parking, traffic issues, and access to neighborhood driveways during construction.

Deputy City Clerk Abbott read Dennis Addington's second letter into the record (his first was part of the agenda material). It expressed his concerns regarding the height variation permit, setback, wall modifications, and views.

Mr. McMinn responded to the concerns by stating that retaining walls will be installed, the sewer should be an easy tie-in, and utilities would come through the back of the property, except for electricity, which may go underground. Construction will be coming in from the north.

Assistant Planner MacMorran stated that the cul-de-sac bulb-out diameter is 60 feet.

Mr. McMinn stated that reorientation of the property is necessary to make it fit to face the street to comply with fire department regulations. The lot is 25,000 square feet with room for three units, one in which he plans to reside. He added that he tried to work with Chevron for two years but they would not relinquish the easement so he has to design the site so access comes from the south. The modified setback is necessary to provide space behind the garage for the kitchen.

Assistant Planner MacMorran clarified that the existing easement at the cul-de-sac bulb-out (to allow the property to the west access to their dwelling), will be extinguished once the City Council approves the vesting tentative tract map.

Mr. McMinn stated that once the grading is completed and the retaining walls are installed, the only access to the project site will be from the south, via Ober Avenue. He put in sediment pits to help filter some dirt, mud, and water, which should have remediated the drainage problem. He encouraged residents to reach out to him with additional concerns.

As there were no further requests to speak, Chair Cammarata closed the public hearing at 8:07 p.m. and brought the item back to the Commission for further discussion or a motion.

Commissioner Santos made a motion, seconded by Commissioner Steinbach, to adopt the resolution of approval subject to findings and conditions, and confirm that the project is exempt from CEQA requirements.

MOTION CARRIED by the following vote:

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

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Thompson

8. **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 Blvd., #B, Redondo Beach, CA 90278 (Developer). 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). Applicant Jeanna Ruby, on behalf of E & S Prime Builders, 1981 Artesia Boulevard, #B, Redondo Beach, CA 90278. *(Continued from the May 10, 2021, Planning Commission meeting)*

Chair Cammarata recused himself due to the proximity of the project site to properties his business manages, and left the Zoom meeting.

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

Vice-Chair Graf opened the public hearing at 8:52 p.m.

Francine Huguette, a Lomita resident, expressed concerns regarding increased street parking, strangers in the neighborhood, emergency vehicle access during construction, project duration, and construction hazards, such as potential damage to fencing and vegetation in the area.

Lew Robertson, a Lomita resident, expressed concerns regarding replacement of the wooden fence, increased traffic, and street parking.

Christian Golfin, on behalf of the applicant, stated that the proposed allocated driveway would be used for construction vehicles. He added that his client would likely be favorable to replacing the wooden fence with a masonry wall. He stated that the applicant would make sure that construction would impact the area as little as possible regarding parking and traffic.

As there were no further requests to speak, Vice-Chair Graf closed the public hearing at 9:11 p.m. and brought the item back to the Commission for further discussion or a motion.

Commissioner Stephens suggested the applicant eliminate a unit and add on-site parking in its place. However, no other Commissioner supported the idea so it was not included in the resolution.

Commissioner Santos made a motion, seconded by Commissioner Dever, to adopt the resolution of approval subject to findings and conditions, and confirm that the project is exempt from CEQA requirements.

MOTION CARRIED by the following vote:

AYES: COMMISSIONERS: Dever, Santos, Steinbach, and Vice-Chair Graf
NOES: COMMISSIONERS: Stephens
ABSENT: COMMISSIONERS: Thompson

RECUSED: COMMISSIONERS: Cammarata

Chair Cammarata returned to the Zoom meeting.

SCHEDULED MATTERS

9. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Director Kapovich stated that the fiscal year 2021-2022 Budget will go before the City Council tomorrow for approval.

10. PROJECT STATUS UPDATES

Director Kapovich stated that this item will be included in the July 2021 agenda packet.

OTHER MATTERS

11. STAFF ITEMS – ANNOUNCEMENTS

Director Kapovich stated that the City Council has begun holding hybrid (both in-person and virtual) meetings as the State is starting to lift restrictions related to the pandemic. The Planning Commission will shift to hybrid meetings in July, if desired.

All present Planning Commissioners stated that they would like to attend meetings in-person moving forward. Commissioner Steinbach will be out of town for the July 12, 2021, meeting, but will participate via Zoom.

12. PLANNING COMMISSIONER ITEMS

Commissioner Steinbach stated that residents have voiced concerns about two problem short-term rental homes in the City which are being rented out as party houses, and asked what the City could do in response.

Director Kapovich stated that staff will return in July with a synopsis. He encouraged residents to contact the Sheriff's Department to report any problems, and he stated that Code Enforcement can investigate. He added that short-term rental companies can be enlisted to assist in compliance.

Chair Cammarata asked the status of the Lomita Boulevard storage property site. Director Kapovich stated that he will report back on the status.

Chair Cammarata asked about the taco stand formerly in the Auto Zone parking lot but now on the street. Director Kapovich stated that the State's street vending ordinance removes much of the City's authority in the right-of-way.

Chair Cammarata asked if there was an update on a new supermarket in Lomita. Director Kapovich stated that there was nothing to announce yet.

13. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Stephens will attend the City Council meeting on Tuesday, July 6, 2021.
Commissioner Santos will attend the Tuesday, July 20, 2021, City Council meeting.

14. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned by Chair Cammarata at 9:42 p.m.

Attest:

Linda E. Abbott
Deputy City Clerk/Planning Secretary



CITY OF LOMITA PLANNING COMMISSION REPORT

TO: Planning Commission July 12, 2021

FROM: Greg Kapovich, Community & Economic Development Director

SUBJECT: Conditional Use Permit No. 317
24614 Narbonne Avenue in the D-C (Downtown Commercial) Zone

APPLICANT'S REQUEST

A request for a conditional use permit to allow an existing 2,700 square-foot restaurant/coffee shop business located at 24614 Narbonne Avenue to sell beer and wine for consumption on the premises. The proposed application was filed by Christine Bermudez of Corridor Flow Coffee Shop, 24614 Narbonne Avenue, CA 91707 (Applicant) on March 18, 2021 and deemed complete by City staff on May 17, 2021.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution approving Conditional Use Permit No. 317, subject to the conditions of approval contained in the draft resolution and to confirm the categorical exemption to the requirements of the California Environment Quality Act (CEQA).

SITE AND PROJECT DESCRIPTION

Site: The relatively flat subject site is located in the City's Downtown. It is approximately 0.11 acres in size and is located along Narbonne Avenue, just south of Lomita Boulevard. There is an existing single-story building with a 2,700 square-foot tenant space outfitted with a commercial kitchen. The existing tenant, Corridor Flow Coffee Shop, has been serving coffee and food to the community since 2019. Pedestrian access to the tenant space is provided off of Narbonne Avenue, while a surface parking lot at the rear of the property can be accessed by a driveway just south of the tenant space.

Project: The Applicant, intends to add beer and wine sales to the menu for on-site consumption. The existing restaurant/coffee shop use is permitted by right in the D-C zone. However, a conditional use permit is required to serve beer and wine at the restaurant. The Department of Alcoholic Beverage Control classifies on and off the premises sale of beer and wine as a Type 41 license.

Environmental Determination

The proposed project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the CEQA guidelines. This category of exemption consists of the operation, permitting, licensing, or minor alteration of existing public or private structure facilities, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination that it

may be found to be exempt from the requirements of CEQA. The proposed conditional use permit is for beer and wine sales (Type 41) at a Bona Fide Eating Place. There is no new square footage proposed with this project. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.

General Plan/Zoning

The general plan designation for the subject property is Mixed Use. This land use designation applies to the commercial corridor located along Narbonne Avenue, just south of Lomita Boulevard. It is intended to provide for a range of retail, restaurant, and personal service uses on the ground floor with additional housing opportunities provided above the ground floor. The project includes adding beer and wine sales to an existing restaurant use and is therefore consistent with the General Plan. Similarly, the project is consistent with the underlying Downtown Commercial (D-C) zoning district, as the existing restaurant use is located on the ground floor, which provides for an active storefront to encourage pedestrian activity in the heart of the City’s downtown.

Adjacent Zoning and Land Uses

Direction	Zone and Land Use
North	D-C (Downtown Commercial) Zone Land use: Retail, Personal Improvement Service
South	D-C (Downtown Commercial) Zone Land use: Retail
West	R-1 (Commercial General) Zone Land use: School
East	D-C (Downtown Commercial) Zone Land use: Office

ANALYSIS

Upon review of a conditional use permit, the Planning Commission must find that the use is allowed in the zoning district, is consistent with the General Plan, and is operated to be compatible with the surrounding community (Section 11-1.70.09). A restaurant is a permissible use in the D-C (Downtown Commercial) zoning district. Restaurants with a desire to serve alcoholic beverages must obtain a Conditional Use Permit to do so.

Overall, restaurants and coffee shops are expected uses in the downtown area. The subject location has operated as a restaurant/coffee shop since 2019 with no reported incidents of concern to staff or to the Los Angeles County Sheriff’s Department. Current business hours are Monday through Friday from 7:30 a.m. to 2:30 p.m., Saturdays from 8:00 a.m. to 2:00 p.m., and closed on Sundays. The business caters to early morning clientele and does not remain open late into the night. For these reasons, the existing restaurant use remains consistent with the general plan, zoning district, and does not create an adverse impact on public safety.

In addition to the typical findings outlined in Section 11-1.70.09, alcohol related use permits are also subject to Section 11-1.56.03(C) of the Lomita Municipal Code, which requires any business selling alcoholic beverages to be at least 300 feet from protected uses such as schools, parks, etc. In this case, Lomita Elementary School is located less than 300 feet to the west, across Narbonne Avenue. Section 11-1-56.03 (D) of the Lomita Municipal Code states that the

Planning Commission may modify the distance requirements when granting a conditional use permit if there will be no adverse impact to public safety and the business represents commercial vitality for the area.

A part of Lomita's unique character comes from the diversity of restaurants. Corridor Flow is a coffee shop/restaurant that has become a social gathering space where people can connect in the early morning to afternoon hours. It not only serves food and beverages but offers its space for people to work, study, or simply connect with other citizens. The option to consume beer and wine enhances the dining experience and does not materially change the business's effect on the neighborhood. The City Code Enforcement Division does not have any complaints on file for the subject site. The operational standards contained as conditions of approval herein will ensure the use does not constitute a nuisance or negatively affect the general public.

Staff has reviewed the project in accordance with Section 11-1.70.09 (Conditional Use Permit) and Article 56 (Sale of Alcoholic Beverages) of the Lomita Municipal Code and advises that the project is consistent with the required findings as detailed in the draft resolution (Attachment 1).

COMMISSION ACTION REQUESTED

Staff recommends the Planning Commission adopt the attached draft Resolution (Attachment 1) to approve the Conditional Use Permit and allow an existing 2,700 square-foot restaurant/café use to sell beer and wine for consumption on the premises, subject to the conditions of approval provided therein.

PUBLIC NOTICE

Notices of this hearing were mailed to property owners within 300 feet of the subject property and posted on the Lomita City web page and at Lomita City Hall and Lomita Park.

Recommended by:



Greg Kapovich
Community & Economic Development Director

ATTACHMENTS:

1. Draft Resolution
2. Zoning Map
3. General Plan Map
4. Aerial Photograph
5. Notice of Exemption
6. Site and Floor Plans

DRAFT
LOMITA PLANNING COMMISSION
RESOLUTION NO. #####
CONDITIONAL USE PERMIT APPLICATION NO. 317
CORRIDOR FLOW – BEER AND WINE ON-SALE
24614 NARBONNE AVENUE
APN 7376-017-024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING CONDITIONAL USE PERMIT NO. 314 TO ALLOW A RESTAURANT/COFFEE SHOP LOCATED AT 24614 NARBONNE AVENUE TO SELL BEER AND WINE FOR CONSUMPTION ON THE PREMISES IN THE DOWNTOWN COMMERCIAL ZONE. FILED BY CHRISTINE BERMUDEZ, 24614 NARBONNE AVENUE, LOMITA, CA 90717.

Section 1. Recitals.

- A. On July 12, 2021, the Lomita Planning Commission held a public hearing on Conditional Use Permit No. 317, filed March 18, 2021 by Christine Bermudez, on behalf of “Corridor Flow Coffee Shop”, the applicant to allow an existing 2,700 square-foot restaurant/coffee shop to sell beer and wine for consumption on the premises at 24614 Narbonne Avenue.
- B. On June 14, 2021, the Walnut Creek Planning Commission held a public hearing and at the request of the applicant continued consideration of the Project to the regularly scheduled Planning Commission meeting on July 12, 2021.
- C. The subject site is zoned D-C (Downtown Commercial) and designated Mixed-Use by the City’s General Plan. The Applicant is classified as a restaurant/cafe, which is an allowed use in the D-C district. Pursuant to Lomita Municipal Code Section 11-1.49.04(5) of Article 49 (D-C, Downtown Commercial), restaurants/cafes serving alcoholic beverages are also permitted in the D-C zone with the approval of a conditional use permit, subject to the requirements of Article 56 (Sale of Alcoholic Beverages).
- D. Community and Economic Development Department staff have reviewed the project plans and found them to be in conformance with all conditional use permit submittal requirements. Staff deemed the application complete on May 17, 2021.
- E. The proposed project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) guidelines. This category of exemptions consists of the operation, permitting, licensing, or minor alteration of existing public or private structure facilities, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination that it may be found to be exempt from the requirements of CEQA. The proposed conditional use permit is for beer and wine sales (Type 41) at a Bona Fide Eating Place. There is no new square footage proposed with this project. Therefore, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment.

- F. The Planning Commission finds that 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 citizens in general and the persons who work, or visit this development in particular.
- G. A public notice was sent out to property owners within 300 feet of the project site, at least 10 days prior to the hearing date.
- H. On July 12, 2021, the Planning Commission held a duly noticed public hearing and accepted public testimony for and against the item.

Section 2. Findings. The project is subject to the Conditional Use Permit findings contained in Lomita Municipal Code Section 11-1.70.09 (Conditional Use Permit). Required findings below are shown in **bold** type and the reason(s) the project is consistent is shown in regular type.

1) The proposed use is allowed within the District with approval of a CUP and complies with all other applicable requirements of this Article;

The subject site is located in the Downtown Commercial (D-C) zoning district. Pursuant to Lomita Municipal Code Section 11-1.49.04(5) of Article 49 (D-C, Downtown Commercial), restaurants/cafes serving alcoholic beverages are permitted in the D-C zone with the approval of a conditional use permit, subject to the requirements of Article 56 (Sale of Alcoholic Beverages). Thus, the proposed use is allowed within the District with approval of a CUP.

2) The proposed use is consistent with the General Plan;

The proposed use is consistent with the General Plan, as restaurants and coffee shops are expected uses in the downtown area. The use remains compatible with the existing and potential uses allowed in the area.

3) The design, location, size and operating characteristics are compatible with existing and future land uses, building and structures in the vicinity and the proposed use will not jeopardize, adversely affect, endanger or otherwise constitute a menace to the public health, safety or general welfare or be materially detrimental to the property of other persons located in the vicinity;

The project involves no new square-footage. The interior space was previously renovated in 2018 and includes table seating for up to 35 customers. Currently, the general operating hours are Monday through Friday from 7:30 a.m. to 2:30 p.m. and Saturdays from 8:00 a.m. to 2:00 p.m. The business is closed on Sundays. Staff believes that the early opening and closure times

associated with a coffee shop with beer and wine will not strain police service, which typically responds to alcohol related complaints in the late afternoon or evenings.

- 4) The site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this chapter, or as required as a condition in order to integrate the use with the uses in the neighborhood; and**

The restaurant/coffee shop has been in operation at 24614 Narbonne Avenue since 2019 and the site meets all development standards outlined in the D-C zone. The applicant is proposing no physical changes to the existing site. It only requests to expand the business menu to offer beer/wine for on-site consumption.

- 5) The site is served by highways and streets adequate to carry the kind and quantity of traffic such use would generate.**

The subject site is located on Narbonne Avenue, between Lomita Boulevard and 247th Street. Narbonne Avenue is a major, north-south street in the City, which is adequate to accommodate the mix of residential and commercial uses found within the downtown area. Thus, the site is served by highways and streets adequate to carry the kind and quantity of traffic use the proposed use would generate.

The project is subject to additional findings contained in the Sale of Alcoholic Beverages Ordinance (Lomita Municipal Code Section 11-1-56.03). Required findings below are shown in **bold** type and the reason(s) the project is consistent is shown in regular type.

- 6) Any business selling alcoholic beverages for off-site or on-site consumption shall be located a minimum of 300 feet from schools, parks, public recreation areas and any other use determined to be a sensitive use by the Community Development Director. The distance shall be measured from the closest property line from the subject parcel to the closest property line of the parcel containing the sensitive use (LMC § 11-1.56.03(C)).**

Lomita Elementary School which is considered a sensitive use is located across Narbonne Avenue to the west at 2211 247th Street. There are no other sensitive uses located within 300 feet of the site.

Pursuant to Section 11-1.56.03(D), the Planning Commission may modify the distance requirements when granting a conditional use permit if the following findings can be made:

- 7) The proposed use will not have an adverse impact on public safety.**

The subject location has been operated as a restaurant/coffee shop since 2019 with no reported incidents of concern to staff. The business does not remain open late into the night and

operational standards contained as conditions of approval herein will ensure the use does not constitute a nuisance or negatively affect the general public.

8) The business will provide beneficial commercial vitality to the area.

A part of Lomita's unique character comes from the diversity of restaurants within the City. Corridor Flow is a coffee shop/restaurant that has become a social gathering space where people can connect in the early morning to afternoon hours. It not only serves food and beverages but offers its space for people to work, study, or simply connect with other citizens. The addition of beer and wine to the menu offerings will add to the existing business' success and vitality and enhance the beneficial commercial vitality that this business already generates to the area. Thus, the business currently and will continue to provide beneficial commercial vitality to the area.

9) The use will not be objectionable or detrimental to surrounding properties and the neighborhood.

A food service business has operated in this location for several years. The option to consume beer and wine enhances the dining experience and does not materially change the business's effect on the neighborhood. The City Code Enforcement Division does not have any complaints on file for the subject site. The operational standards contained as conditions of approval herein will ensure the proposed use does not constitute a nuisance or negatively affect the general public.

Section 3. Based on the findings as set forth above, the City of Lomita Planning Commission hereby grants approval of Conditional Use Permit No. 317, subject to the following conditions.

1. The use shall be operated in substantial compliance with the plans dated March 18, 2021 ("Exhibit A") 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 Development Director or a major modification to the plans is approved by the Planning Commission.
2. This permit is granted for Applicant's application received on March 18, 2021 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. The hours of operation (*i.e.*, the sale of both food and all alcohol) shall be limited from 7:00 a.m. to 9:00 p.m., Monday through Sunday. The kitchen shall remain open during all hours of operation.
6. The establishment shall be operated as a “bona fide public eating place” as defined by Business and Professions Code section 23038. In the event that food service ceases on the property, this permit for the sale of alcohol may be modified or revoked pursuant to the Lomita Municipal Code.
7. No person under the age of 21 shall sell or deliver alcoholic beverages.
8. 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.
9. The proposed use shall not create “objectionable conditions that constitute a nuisance,” as defined in California Business and Professions Code section 24200(f)(2), to mean “disturbance of the peace, public drunkenness, drinking in public, harassment of passerby, gambling, prostitution, loitering, public urination, lewd conduct, drug trafficking, or excessive loud noises.
10. Permit holder shall comply with all applicable federal, state, and local laws, including but not limited to the Alcoholic Beverages Ordinance, Lomita Municipal Code Section 11-1-56.03.
11. This permit shall automatically be null and void one year from the date of issuance, unless Developer has received from the State Department of Alcoholic Beverage Control a license to sell alcoholic beverages on the project property. 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.
12. 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.
13. 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.
14. All outstanding fees owed to the City, including staff time spent processing this application, shall be paid in full.

INDEMNIFICATION

15. 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

16. 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.
17. If any of the conditions of the 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 on (insert date) by the Lomita Planning Commission at a regular meeting thereof upon motion by Commissioner _____ and seconded by Commissioner _____.

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

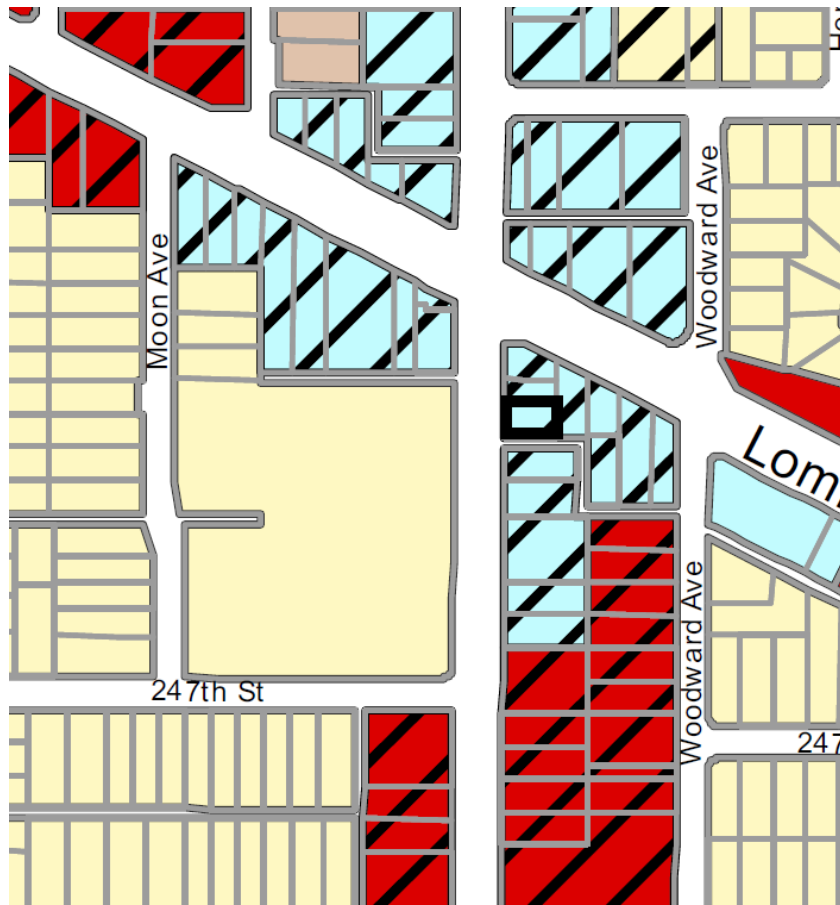
Steve Cammarara,
Planning Commission Chair




















ATTEST: _____
Greg Kapovich
Community & Economic Development Director

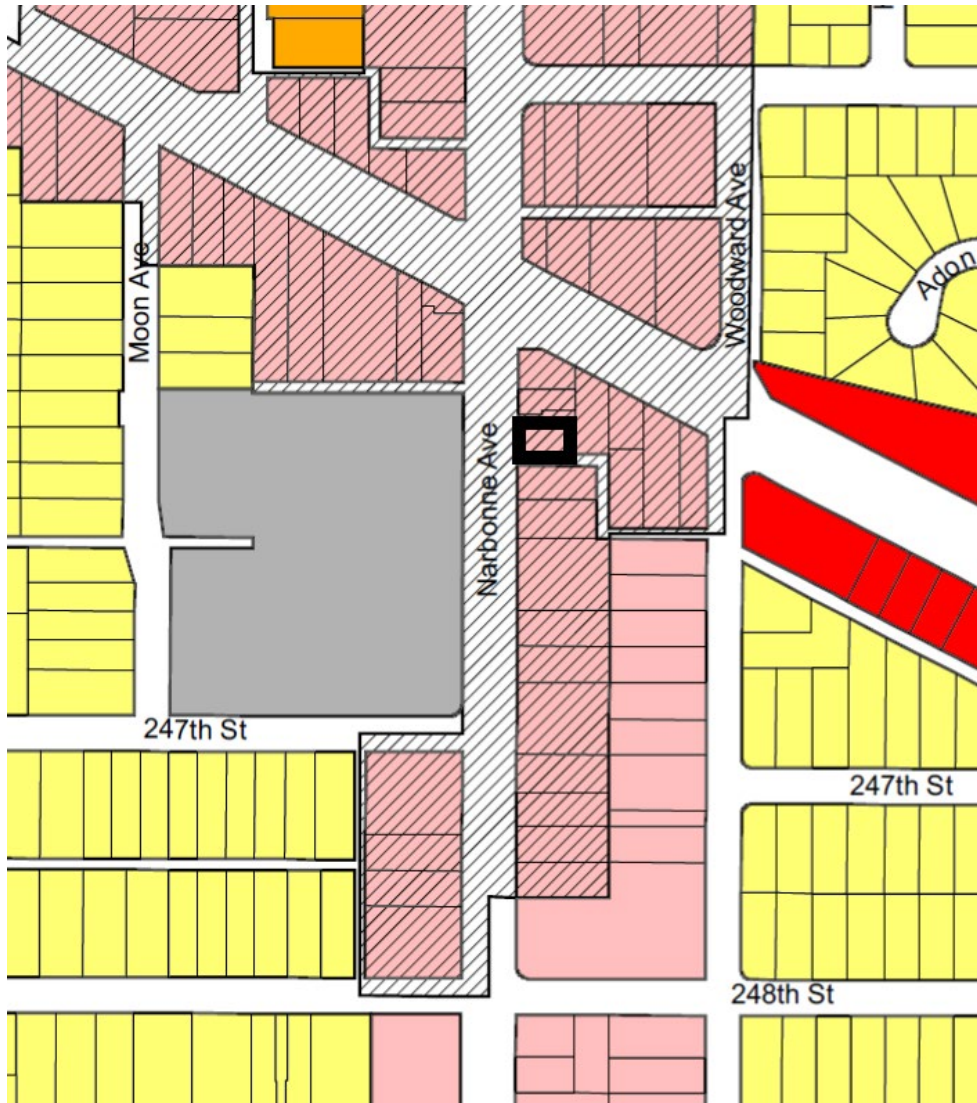
Within 30 days of the date of this decision for an exception, permit, change of zone, or other approval, or by the person the revocation of whose permit, exception, change of zone, or other approval is under consideration, of notice of the action of, or failure to act by, the Commission, any person dissatisfied 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.

ATTACHMENT 2 – ZONING MAP

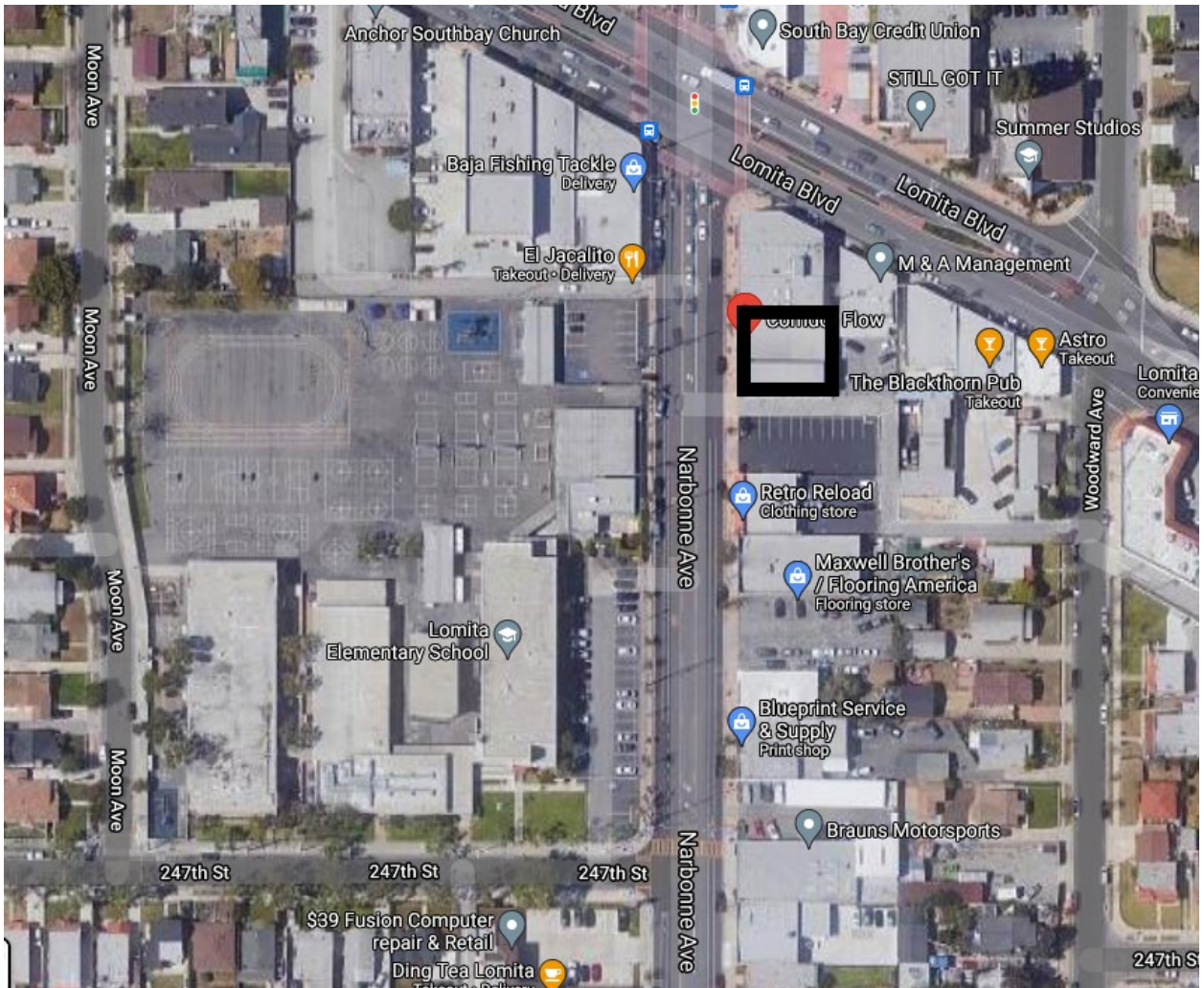


-  Mixed Use Overlay
-  Agriculture, Non-Commercial (A1)
-  Commercial, General (CG)
-  Commercial Planned Development (CPD)
-  Commercial, Retail (CR)
-  Downtown Commercial (DC)
-  Light Manufacturing & Commercial (MC)
-  Open Space (OS)
-  Single Family Residential (R1)
-  R1-6000 (R1-6000)
-  R1-7000 (R1-7000)
-  R1-7500 (R1-7500)
-  Single Family Parking (R1P)
-  Residential Variable Density 1/5000 SF (RVD1500)
-  Residential Variable Density 1/2500 SF (RVD2500)
-  Residential Variable Density 1/2200 SF (RVD2200)
-  Residential Variable Density 1/1500 SF (RVD1500)
-  Residential Variable Density 1/1452 SF (RVD1452)
-  Residential Variable Density 1/1000 SF (RVD1000)



- 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

ATTACHMENT 4 – AERIAL PHOTOGRAPH





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

NOTICE OF EXEMPTION

Project Description:

CONDITIONAL USE PERMIT NO. 317 – A request to allow an existing 2,700 square-foot restaurant/coffee shop business located at 24614 Narbonne Avenue to sell beer and wine for consumption on the premises. Filed by Christine Bermudez of Corridor Flow Coffee Shop, 24614 Narbonne Avenue, CA 91707 (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).

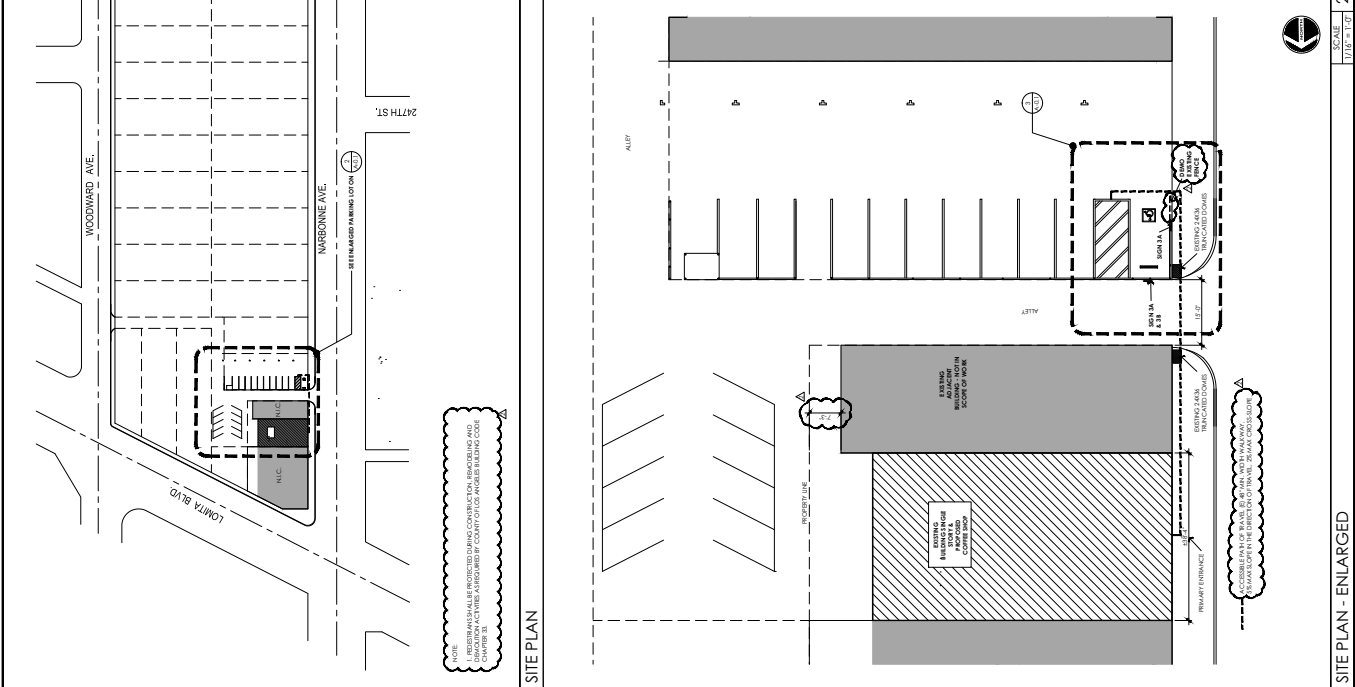
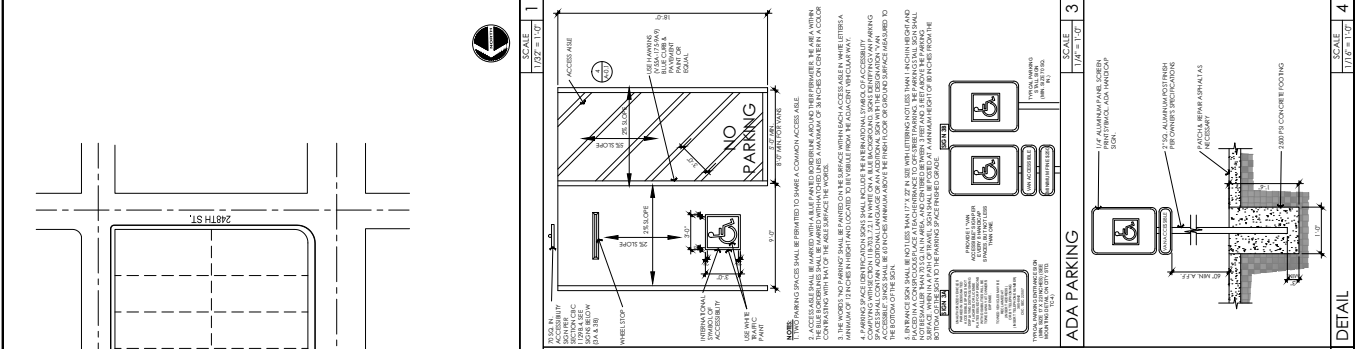
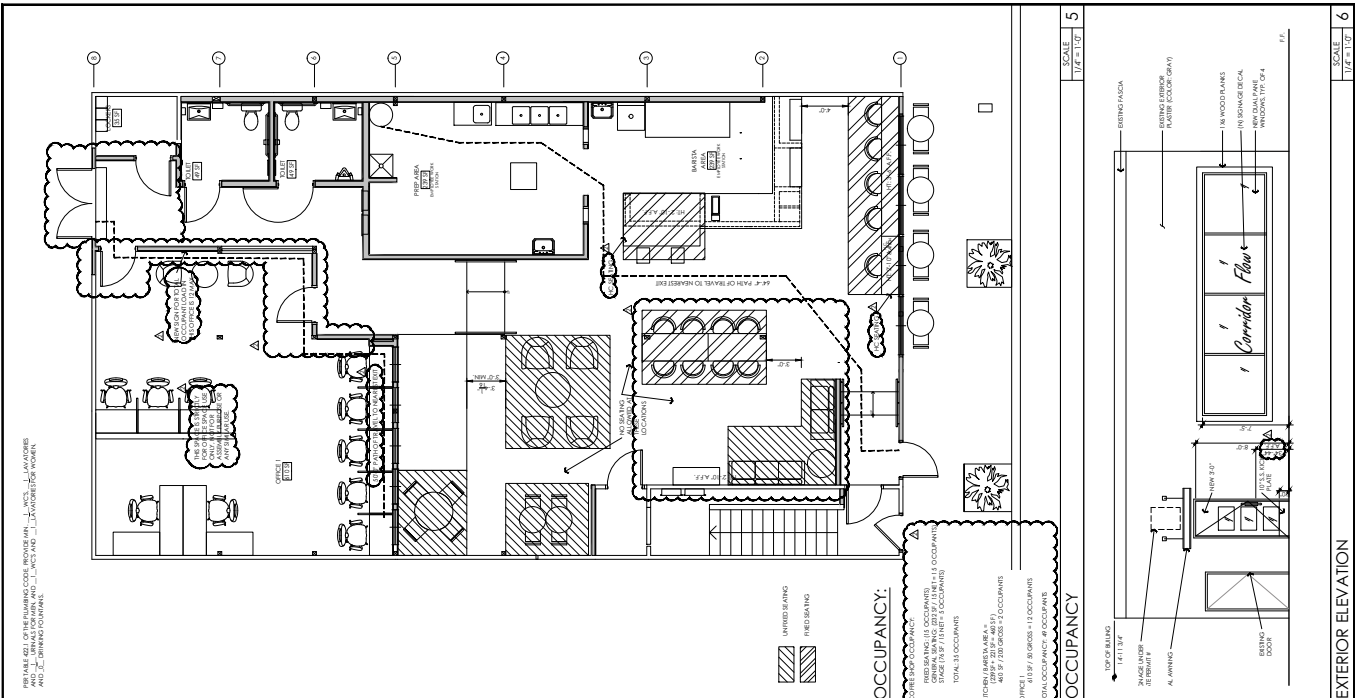
- Ministerial Project
- Categorical Exemption (CEQA Guidelines, Section 15301, Existing Facilities)
- Statutory Exemption
- Emergency Project
- Quick Disapproval [CEQA Guidelines, Section 15270]
- No Possibility of Significant Effect [CEQA Guidelines, Section 15061(b)(3)]

Supporting Reasons: In accordance with Section 15301 of the California Environmental Quality Act (CEQA) guidelines, projects involving the conversion of existing small structures from one use to another where only minor modifications are made may be found to be exempt from the requirements of CEQA. The proposed conditional use permit is for a beer and wine sales (Type 41) at a Bona Fide Eating Place. There is no new square footage proposed with this project. Therefore, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment.

(Date)

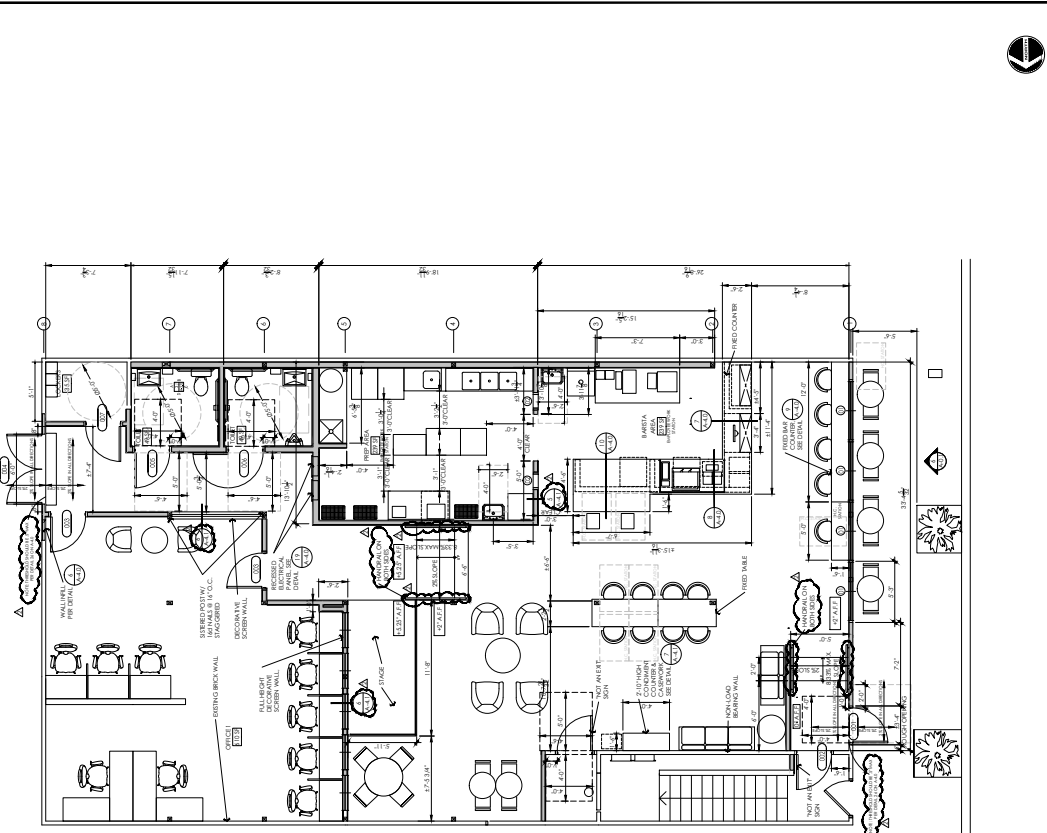
Greg Kapovich
 Community & Economic Development
 Director

NO.	REVISION	DATE
A	BACK CHECK #1	03-04-2019
CORRIDOR FLOW		
ENGINEER STAMP:		
DESIGN X IRIA designx@gnfd.com 805-765-7712		
PROJECT: SITE PLAN, PARKING & OCCUPANCY		
		A-0.1

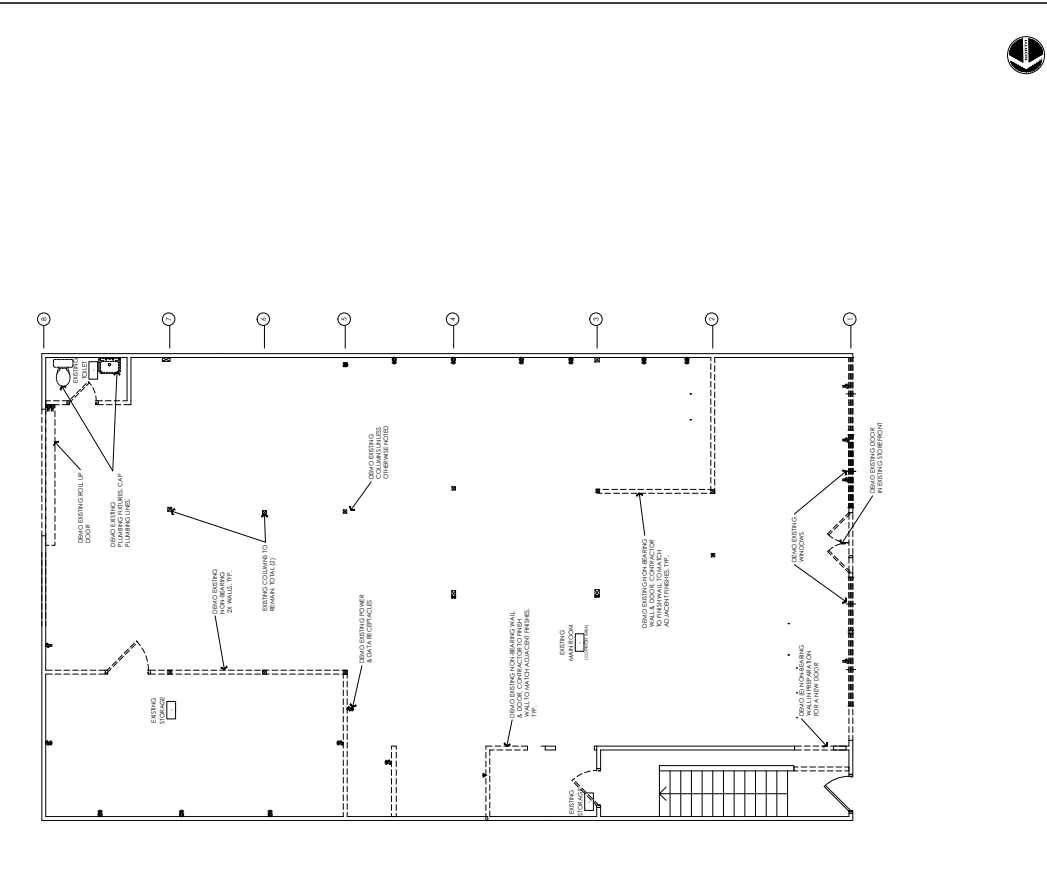


NO.	REVISION	DATE
CORRIDOR FLOW		
ENGINEER STAMP:		
DESIGN X IRIA designx@gnfd.com 805-765-7712		
PROJECT: SITE PLAN, PARKING & OCCUPANCY		
		A-0.1

DATE	REVISION	ENGINEER STAMP	<p>CORRIDOR FLOW</p> <p>COFFEE SHOP</p> <p>2461 MARBONNE AVE LOMITA, CA 90717</p>	<p>DESIGN X IRIA</p> <p>805.745.7712</p> <p>designx@designx.com</p>	<p>PROJECT TITLE</p> <p>DEMO & PROPOSED FLOOR PLANS</p>	<p>A-1.0</p>
NO.	BACK CHECK #1	03-04-2019				



<p>PROPOSED FLOOR PLAN</p> <p>SCALE: 1/4" = 1'-0"</p>	
<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 1. DEMO WORK SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION. 2. ALL DEMO WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES ORDINANCE 18.01.01. 3. FOR ALL DEMO WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES. 4. ALL DEMO WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES ORDINANCE 18.01.01. 5. ALL DEMO WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES ORDINANCE 18.01.01. 	



<p>DEMO FLOOR PLAN</p> <p>SCALE: 1/4" = 1'-0"</p>	
<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES. 2. ALL DEMO WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES ORDINANCE 18.01.01. 3. FOR ALL DEMO WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES. 4. ALL DEMO WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES ORDINANCE 18.01.01. 5. ALL DEMO WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES ORDINANCE 18.01.01. 6. ALL DEMO WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES ORDINANCE 18.01.01. 7. ALL DEMO WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES ORDINANCE 18.01.01. 8. ALL DEMO WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES ORDINANCE 18.01.01. 9. ALL DEMO WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES ORDINANCE 18.01.01. 10. ALL DEMO WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES ORDINANCE 18.01.01. 	

<p>GENERAL NOTES:</p>	
------------------------------	--



CITY OF LOMITA PLANNING COMMISSION REPORT

TO: Planning Commission July 12, 2021

FROM: Laura MacMorran, Associate Planner

SUBJECT: Conditional Use Permit No.318
2040 Lomita Boulevard, in the M-C, Light Industrial Commercial Zone

APPLICANT'S REQUEST

A request for a conditional use permit to allow a 1,303 square-foot cats-only kennel located at 2040 Lomita Boulevard Unit #102. The proposed application was filed by Susan Francesc and Michael Bartmess, 1010 Sartori Avenue, Torrance, CA 90501 ("Applicants") on June 9, 2021 and deemed complete by City of Lomita ("City") staff on June 22, 2021.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution approving Conditional Use Permit No. 318, subject to the conditions of approval contained in the draft resolution and to confirm the categorical exemption to the requirements of the California Environment Quality Act (CEQA).

SITE AND PROJECT DESCRIPTION

Site: The subject site is located along Lomita Boulevard between Eshelman Avenue and Oak Street. There is an existing two-story, 15,446 square-foot multi-tenant building, which was constructed in 2014. The associated entitlement (Site Plan Review No. 1026) analyzed the site's development requirements, including circulation, parking, landscaping and refuse. The building contains office, professional service, and retail tenants. The applicant would occupy Unit 102, which is a ground-floor unit. Unit 102 faces west and opens directly onto a walkway abutting one of two driveways that intersect with Lomita Boulevard and connect with the side and rear parking lot.

Project: The Applicant requests a conditional use permit to allow a cats-only kennel within the M-C Zone. The owners have submitted a letter describing their business's concept and operation. The letter is attached to this staff report (Attachment 8). The kennel will contain no more than 21 cages and board no more than a maximum of 25 cats per day. Customers will drop-off and pick-up cats mostly by-appointment.

Environmental Determination

The proposed project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the CEQA guidelines. This category of exemption consists of the leasing, operating, permitting, licensing, or minor alteration of existing private facilities, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination that it may be found to be exempt from the requirements of CEQA. The proposed conditional use permit is for a cat-only kennel that will lease an existing commercial unit. This project will not involve any new square footage. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.

General Plan/Zoning

The project is consistent with the General Plan’s Land Use Designation of Industrial, which is limited to the area near the intersection of Crenshaw Boulevard, and Lomita Boulevard and portions of east Lomita Boulevard. The maximum floor area ratio for this designation is 1.0. The intensity of the existing development, including floor area and traffic generation, will not change because of the proposed use. In addition, the project meets Economic Development Element Policies 4 & 8, which state, “*the City will encourage a diversity of land uses and businesses within the City’s commercial districts*” and “*the City will strive to attract destination-oriented businesses that will stimulate commercial activity and investments in the community.*” The City has no other business that exclusively board cats. It would diversify the types of local businesses, serve local needs, and draw people from neighboring areas.

With a conditional use permit, the project is consistent with the underlying Light Manufacturing and Commercial (M-C) zoning district, which allows for a cat and or dog kennel with Planning Commission’s approval (Sec. 11-1.51.05(11)). The proposed use also adheres to minimum parking requirements.

Adjacent Zoning and Land Uses

Direction	Zone and Land Use
North	C-G (Commercial-General) Zone Land use: Church, contractor, residence
South	RVD-5000 (Residential Planned Development) Zone Land use: Multi-family residences
West	M-C (Light Manufacturing and Commercial) Zone Land use: Fast food restaurant with a drive-thru
East	M-C (Light Manufacturing and Commercial) Zone Land use: former groomer/storage

ANALYSIS

Pets are a permeant and pervasive part of every community. Many pet businesses provide services and products that are akin to other service and retail businesses; however, there are some businesses, such as kennels that inherently possess obvious characteristics, which may cause negative impacts in certain situations or locations. Staff has identified potential noise and odor as possible negative impacts.

Noise

According to the General Plan's Noise Element commercial and professional office buildings are conditionally acceptable within 67 to 78 dB CNEL. The common belief that cats are relatively quiet is confirmed by an acoustical analysis by Gordon Bricken & Associates for another project and Owlcation, an educator and expert information exchange, as shown in the table below:

Types of Sounds	Decibels (dBA)
Car Door Slam	66
Drive-Thru Speaker measured at 10'	62
Human Conversation	60
Cat Meowing	45

The distance between nearby residential uses and the proposed cats-only kennel is more than 150 feet and the cats should not disturb this sensitive use. The Taco Bell drive-thru restaurant, which is adjacent, generates more noise than cats who will be housed inside a building at all times.

Public Welfare

Unlike dogs, when cats are boarded, they do not receive walks or go outside. All activity, including elimination, will be indoors. Also, there is no chance of interaction with the public and neighboring pets. The transfer of a cat from a car to the business is a slight concern. Should a hand-carried cat wrangle free from the owner, its recapture could be problematic as the site has a perimeter wall on three sides and opens to Lomita Boulevard. Staff has added a condition that the business is required to inform the pet owner at the time of the reservation that cats must be transported in a carrier and provide a carrier if the pet owner forgets.

Odor

Unlike dogs that are walked and may eliminate on trees, parkways, landscaping beds, etc., the cats being board will remain inside at all times and will eliminate in litter boxes inside their cages. The Applicants have stated in the attached letter that they intended to clean the litter boxes twice per day, so, there should not be a build-up of unpleasant smells.

Other Operating Characteristics

The proposed kennel will have varying hours. The facility will not be staffed at night. Staff researched two other businesses that board animals. VCA Kennel Club has one person who works onsite at night, but no services are provided. The example kennel boards both dogs and cats. PetSmart at 2730 Pacific Coast Highway in Torrance has kittens and cats up for adoption that remain at the store until they are adopted. PetSmart does not have anyone in the store overnight and are closed most days from 9 pm to 9 am. According to the applicant's justification letter, security cameras will be installed throughout the interior of the tenant space with video accessible via mobile phone. Therefore, ownership can observe the kennel during off hours without an on-site presence. As cats are a more self-sufficient than dogs, and their needs can be accommodated indoors, staff finds that the business's proposed operation will not cause an incompatibility with the surrounding uses or endanger public health, safety or general welfare.

In addition, the County of Los Angeles Animal Care & Control is responsible for inspecting kennels. Staff has added a condition of approval that the cat-only kennel is in good standing with this agency.

Parking

The site was developed using a parking ratio standard of 1 parking space for every 300 square feet of floor area. (SPR 1026 Mod) This parking ratio is consistent with office and retail uses. While the Lomita Municipal Code allows for kennels upon issuance of a conditional use permit, it does not identify a specific parking requirement for kennel uses. Therefore, staff must assign a parking requirement from a similar type of use.

The length of kennel stays is overwhelmingly for several days, particularly for cats. As a result, there will be less than one trip per day per household cat(s). Also, when a patron comes to the facility, they are either dropping off or picking up a cat. The length of the interaction can be measured in minutes, which is much shorter than a potential length of stay for an office or retail visit. With a lower demand for onsite parking and a higher turnover of a parking space, staff views this use's parking demand like a warehouse's, which has a parking ratio of 1 parking space for every 400 square feet of floor area. The entire site was developed with a stricter parking ratio of one parking stall for every 300 square feet. Therefore, the existing parking supply can continue to meet demand.

Staff has reviewed the project in accordance with Section 11-1.70.09 (Conditional Use Permit) of the Lomita Municipal Code and advises that the project is consistent with the required findings as detailed in the draft resolution (Attachment 1).

COMMISSION ACTION REQUESTED

Staff recommends the Planning Commission adopt the attached draft Resolution (Attachment 1) to approve the Conditional Use Permit and allow a 1,303-square-foot cats-only kennel, subject to the conditions of approval provided therein.

PUBLIC NOTICE

Notices of this hearing were mailed to property owners within 300 feet of the subject property and posted on the Lomita City web page, at Lomita City Hall and Lomita Park.

Recommended by:



Greg Kapovich
Community and Economic
Development Director

Prepared by:



Laura MacMorran
Associate Planner

Attachments:

1. Resolution
2. Vicinity Map
3. Zoning Map
4. General Plan Map
5. Aerial Photograph
6. Notice of Exemption
7. Site Plan & Floor Plans
8. Letter from the Applicants

DRAFT
PLANNING COMMISSION
RESOLUTION NO. PC 2021-XX
CONDITIONAL USE PERMIT NO. 318
WILLOW TREE CAT HOTEL
2040 LOMITA BOULEVARD
APN: 7376-022-039

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING CONDITIONAL USE PERMIT NO. 318 FOR A 1,303 SQUARE-FOOT CATS-ONLY KENNEL, AND TO CONFIRM THE CATEGORICAL EXEMPTION FOR PROPERTY LOCATED AT 2040 LOMITA BOULEVARD UNIT NO. 102, IN THE M-C, LIGHT INDUSTRIAL COMMERCIAL ZONE. FILED BY SUSAN FRANCESSE AND MATTHEW BARTMESS, 1010 SARTOTI AVENUE, TORRANCE, CA 90501 (THE “APPLICANTS”).

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

Section 1. Recitals

- A. On July 12, 2021, the Planning Commission of the City of Lomita considered an application to allow for a 1,303 square-foot, cats-only kennel for property located at 2040 Lomita Boulevard Unit 102, in the M-C, Light Industrial Commercial Zone. Filed by Susan Francesse and Matthew Bartmess (the “Applicants”).
- B. The subject site is zoned M-C (Light Industrial Commercial) and designated Industrial/Manufacturing by the City’s General Plan. The use is classified as a kennel, which requires a conditional use permit in the M-C Zone.
- C. Community and Economic Development Department staff reviewed the application and found it to be in conformance with all conditional use permit submittal requirements. Staff deemed the application complete on June 22, 2021.
- D. The proposed project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act guidelines. The proposed cats-only kennel consists of an existing 1,303 square-foot commercial space. This space will be leased and will only undergo minor alternations, such as tenant improvements. No additional square footage is proposed with this permit.
- 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 and the person who work, or visit this development in particular.
- F. A public notice was sent out to property owners within 300 feet of the project site, at least 10 days prior to the hearing date.
- G. On July 12, 2021, the Planning Commission held a duly noticed public hearing and accepted public testimony.

Section 2. Findings

The project is subject to the Conditional Use Permit findings contained in Lomita Municipal Code Section 11-1.70.09 (Conditional Use Permit). The required findings below are shown in **bold** 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:

1) The proposed use is allowed within the District with approval of a conditional use permit and complies with all other applicable requirements of the Article.

Section 11-1.51.05(11) of the Lomita Municipal Code states that cat and/or dog kennels are permitted within the M-C zone with the approval of a conditional use permit.

2) The proposed use is consistent with the General Plan.

The project is consistent with the General Plan's Land Use Designation of Industrial, which is limited to the area near the intersection of Crenshaw Boulevard, and Lomita Boulevard and portions of east Lomita Boulevard. The maximum floor area ratio for this designation is 1.0 to 1.0. The intensity of the existing development, including floor area and traffic generation, will not change because of the proposed use. In addition, the project meets Economic Development Element Policies 4 & 8, which state, "*the City will encourage a diversity of land uses and businesses within the City's commercial districts*" and "*the City will strive to attract destination-oriented businesses that will stimulate commercial activity and investments in the community.*" The City has no other business that exclusively board cats. It would diversify the types of local businesses, serve local needs, and draw people from neighboring areas.

3) The design, location, size and operating characteristics are compatible with existing and future land uses, building and structures in the vicinity and the proposed use will not jeopardize, adversely affect, endanger or otherwise constitute a menace to the public health, safety or general welfare or be materially detrimental to the property of other persons located in the vicinity.

The proposed operations of a cats-only kennel, which consists of boarding, feeding, and ancillary indoor services, are compatible with existing and future land uses because the subject property is located within a commercial building and within the City's Light Industrial Commercial zone. On the building's westerly side is a Taco Bell drive-thru restaurant. The most sensitive abutting use is the residential property to the south, which is more than 150 feet away from the proposed kennel. The cats will remain indoors their entire stay, so the smell of waste and destruction of landscaping will not be an issue. Also, cats are typically quiet animals. A typical human conversation at 60 decibels is one-third louder than a cat's meow at 45 decibels. Finally, the Applicants intend to control odor by cleaning the litter boxes twice per day. Staff has added a condition that requires all trash and waste to be disposed of in closed bags.

4) The site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this chapter, or as required as a condition in order to integrate the use with the uses in the neighborhood, and

The site was developed using a parking ratio standard of 1 parking space for every 300 square feet of floor area. (SPR 1026 Mod) This parking ratio is consistent with office and retail uses. While

the Lomita Municipal Code allows for kennels upon issuance of a conditional use permit, it does not identify a specific parking requirement for kennel uses. Therefore, staff must assign a parking requirement from a similar type of use.

The length of kennel stays is overwhelmingly for several days, particularly for cats. As a result, there will be less than one trip per day per household cat(s). Also, when a patron comes to the facility, they are either dropping off or picking up a cat. The length of the interaction can be measured in minutes, which is much shorter than a potential length of stay for an office or retail visit. With a lower demand for onsite parking and a higher turnover of a parking space, staff views this use's parking demand as similar to a warehouse, which has a parking ratio of 1 parking space for every 400 square feet of floor area. The entire site was developed with a stricter parking ratio of one parking stall for every 300 square feet. Therefore, the existing parking supply can continue to meet demand.

5) The site is served by highways and streets adequate to carry the kind and quantity of traffic such use would generate.

The project is located on Lomita Boulevard, a designated major highway (Circulation Element p. 3-4). This east-west four-lane road intersects with Western Avenue and Crenshaw Boulevard, also designated major highways, and Narbonne Avenue a secondary highway. The cats-only kennel is expected to generate fewer trips per day than a retail use. When cats stay at a kennel it is typically for multiple days, which reduces the number of trips to the site, and the conditional use permit limits the number of cats on-site to 25. Based on the maximum number of cats and the duration of boarding, Lomita Boulevard is adequate for the kind and quantity of traffic the proposed use will generate.

Section 3. Based on the above findings, the Planning Commission of the City of Lomita hereby approves Conditional Use Permit No. 318 subject to the following conditions:

GENERAL PROJECT CONDITIONS

1. The use shall be operated in substantial compliance with the plans and the business synopsis dated June 21, 2021 ("Exhibit A") 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 June 22, 2021 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 one year 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 separate Building Permit shall be obtained for any new construction or modifications to structures, including 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.

SPECIFIC PROJECT CONDITIONS

11. The facility shall not have restrictions on operating hours. Staff may come onsite as needed; however, no person may reside at the facility.
12. The kennel shall only board cats; no other animals shall be allowed.
13. No more than 25 (twenty-five) cats shall occupy the facility at any one time.
14. At the time of reservations, the business shall inform all customers that all cats must arrive and depart the facility in a closed pet carrier. The business shall provide a carrier for any customer in need to satisfy this requirement.
15. 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.
16. The Applicant shall be issued a license from Los Angeles County Animal Care & Control prior to boarding any animals and the license shall be maintained in good standing.
17. All trash and waste shall be disposed of in a closed bag.
18. An emergency contact number shall be posted on the window.

INDEMNIFICATION

19. 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

- 20. 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.
- 21. If any of the conditions of the 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.
- 22. The Applicant shall annually submit a copy of its license issued by LA County Animal Care & Control's Animal Facility Licensing Division to the City of Lomita's Code Enforcement Officer. The kennel facility must be in good standing with this agency.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 12th day of July, 2021 by the following vote:

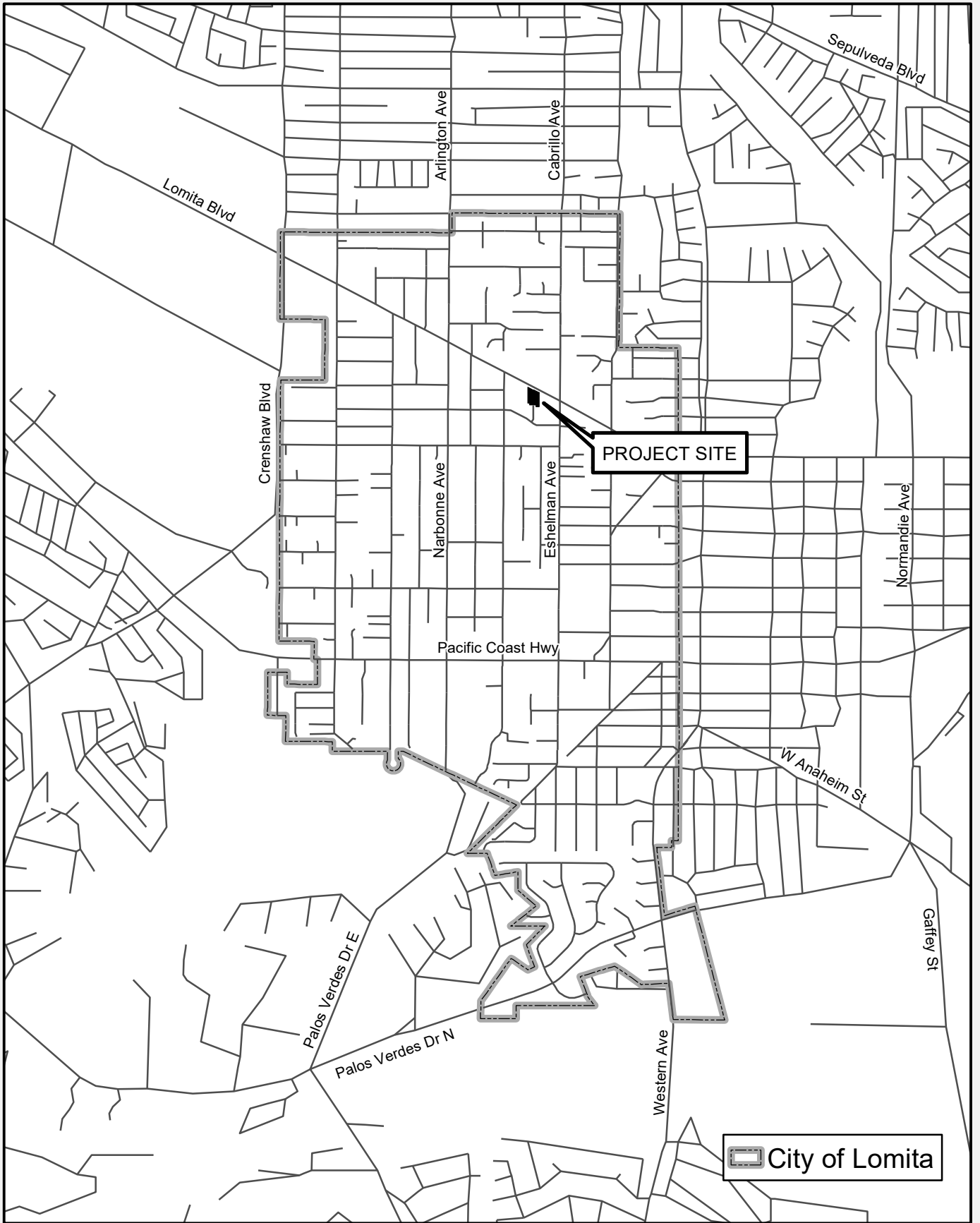
AYES: Commissioners:
 NOES: Commissioners:
 ABSENT: Commissioners:
 RECUSE: Commissioners:

Steven Cammarata, Chairperson

ATTEST: _____
Greg Kavopvich
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.

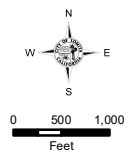
Any action to challenge the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section 1094.6.

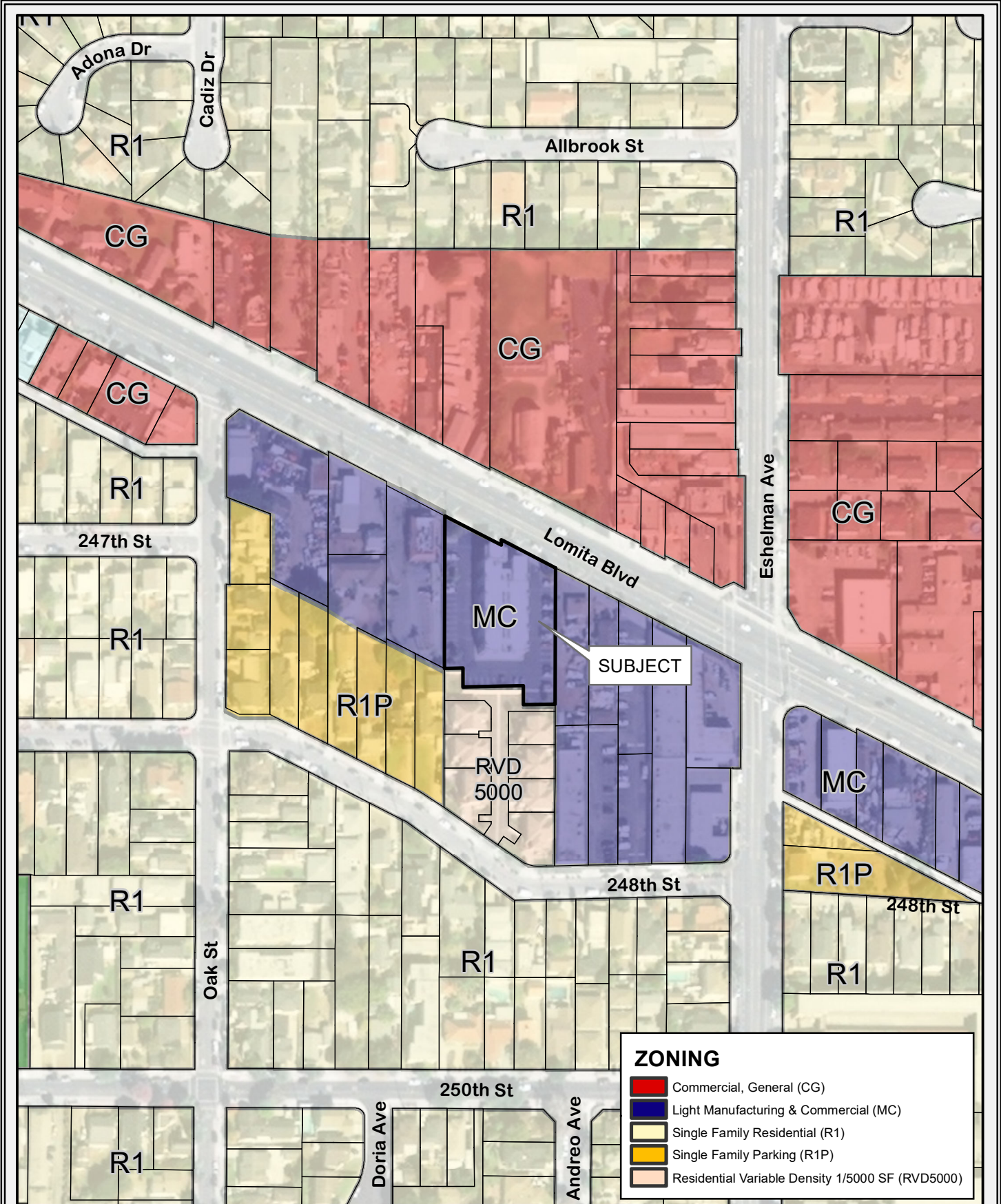


Conditional Use Permit No. 318
2040 Lomita Boulevard
Exhibit B

Community Development
 June 2021

Source: Lomita GIS Data Layers, TIGER Files
 GIS/Apps/2040Lom_6vty.mxd





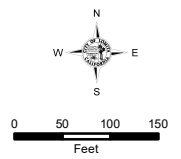
ZONING	
■	Commercial, General (CG)
■	Light Manufacturing & Commercial (MC)
■	Single Family Residential (R1)
■	Single Family Parking (R1P)
■	Residential Variable Density 1/5000 SF (RVD5000)

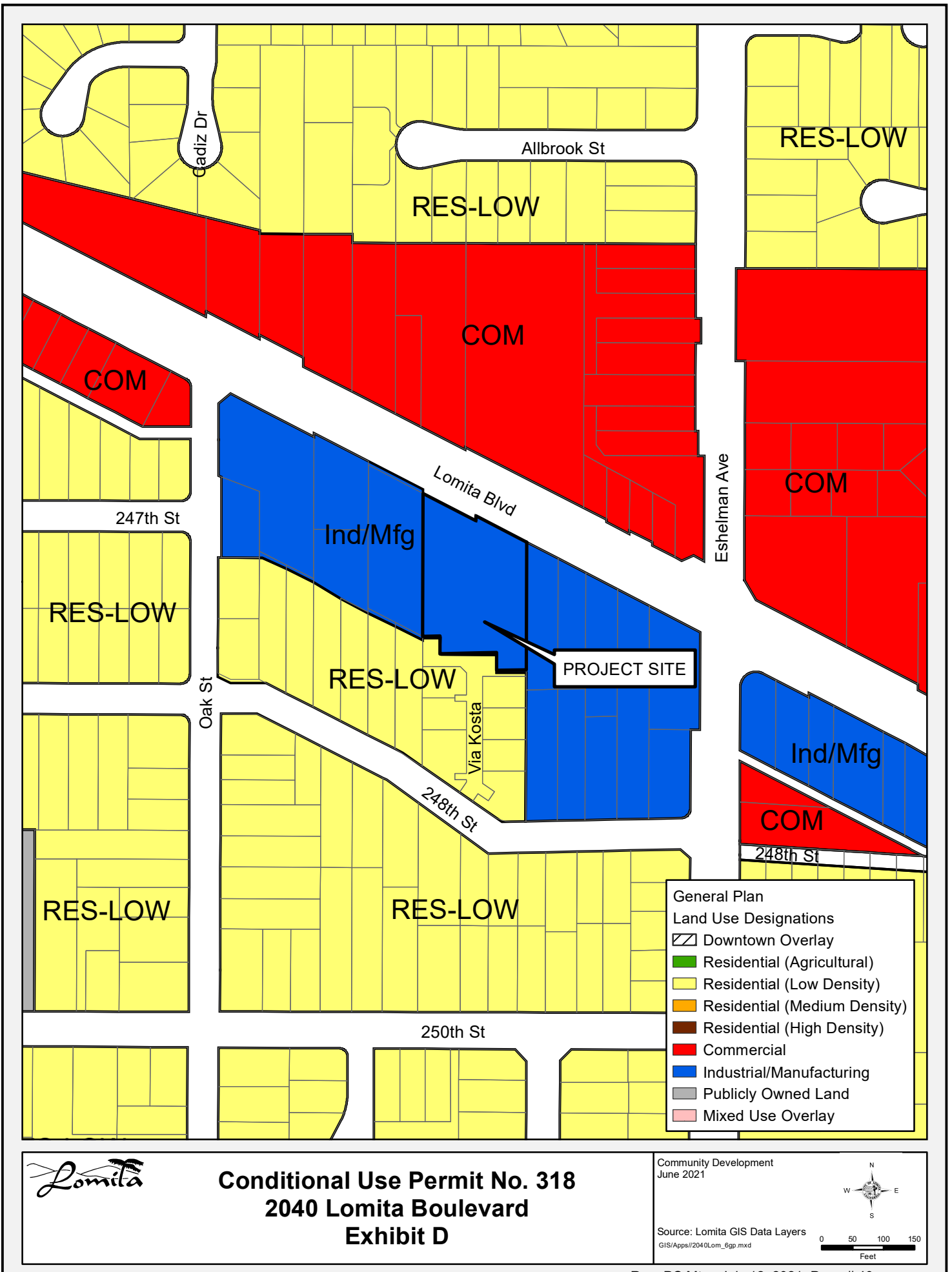


Conditional Use Permit No. 318
2040 Lomita Boulevard
Exhibit C

Community Development
 June 2021

Source: Lomita GIS Data Layers
 /Apps/2040Lom_6zon.mxd

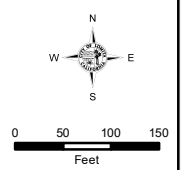




Conditional Use Permit No. 318
2040 Lomita Boulevard
Exhibit D

Community Development
 June 2021

Source: Lomita GIS Data Layers
 GIS/Apps/2040Lom_6gp.mxd





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

NOTICE OF EXEMPTION

Project Description:

Conditional Use Permit No. 318: – A request for a conditional use permit to allow a 1,303-square-foot cats-only kennel located at 2040 Lomita Boulevard Unit #102. The proposed application was filed by Susan Francess and Michael Bartmess, 1010 Satori Avenue, Torrance, CA 90501 (Applicants).

Finding:

The Planning Division of the Community & Economic 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).

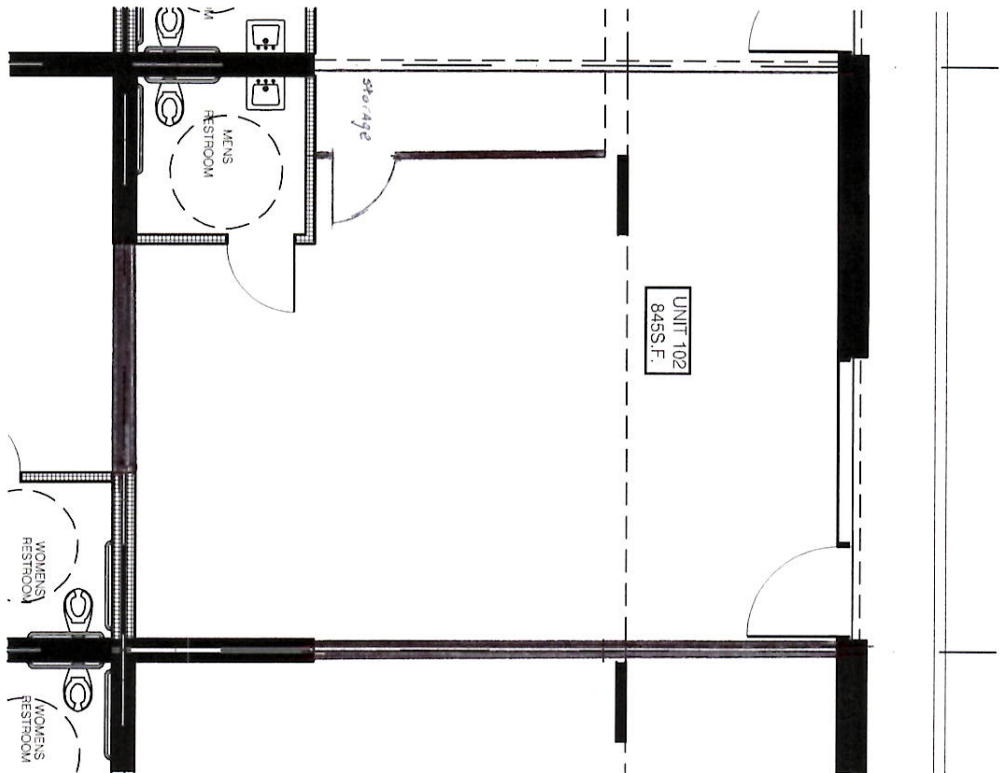
- Ministerial Project
- Categorical Exemption (CEQA Guidelines, Section 15301 Existing Facilities)
- Statutory Exemption
- Emergency Project
- Quick Disapproval [CEQA Guidelines, Section 15270]
- No Possibility of Significant Effect [CEQA Guidelines, Section 15061(b)(3)]

Supporting Reasons: This proposed project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines. The existing facilities exemption consists of the leasing, operating, permitting, licensing, or minor alteration of existing private facilities, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination that it may be found to be exempt from the requirements of CEQA. The proposed conditional use permit is for a cat-only kennel that will lease an existing commercial unit. This project will not involve any new square footage. Therefore, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment.

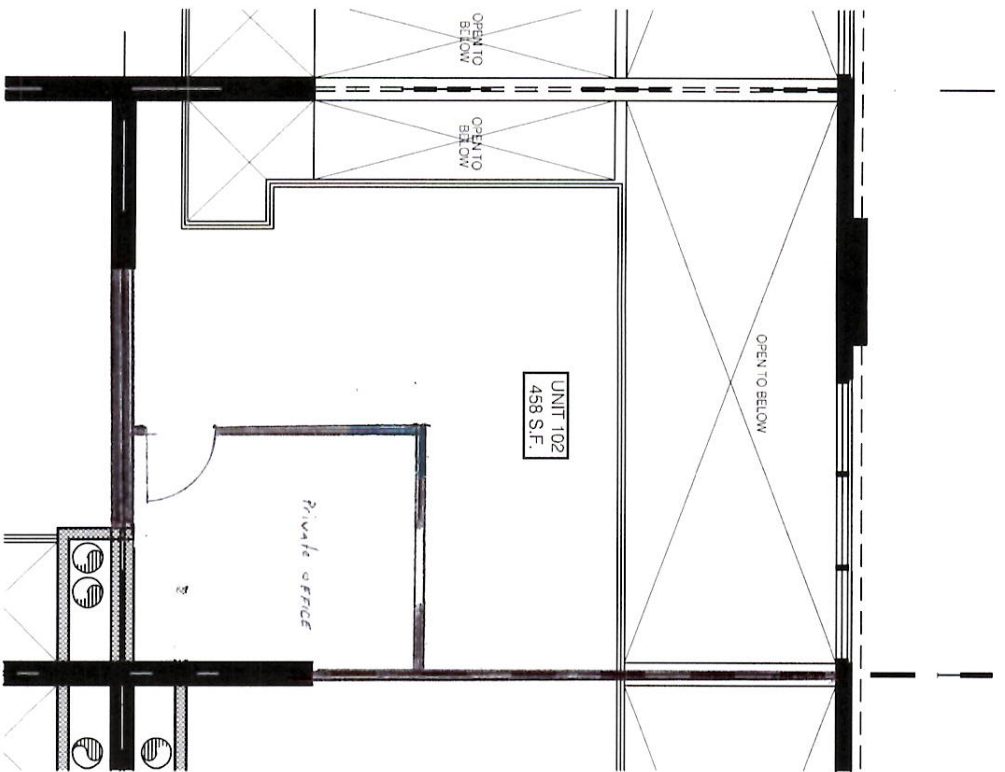
(Date)

Greg Kapovich
Community and Economic
Development Director

ENTRY LEVEL



UPPER LEVEL

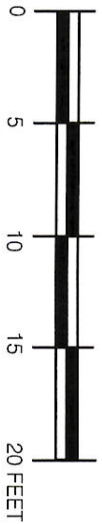


UNIT 102

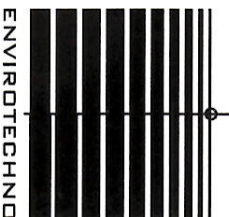


LOMITA COMMERCIAL

2040 LOMITA BOULEVARD, LOMITA - CA.

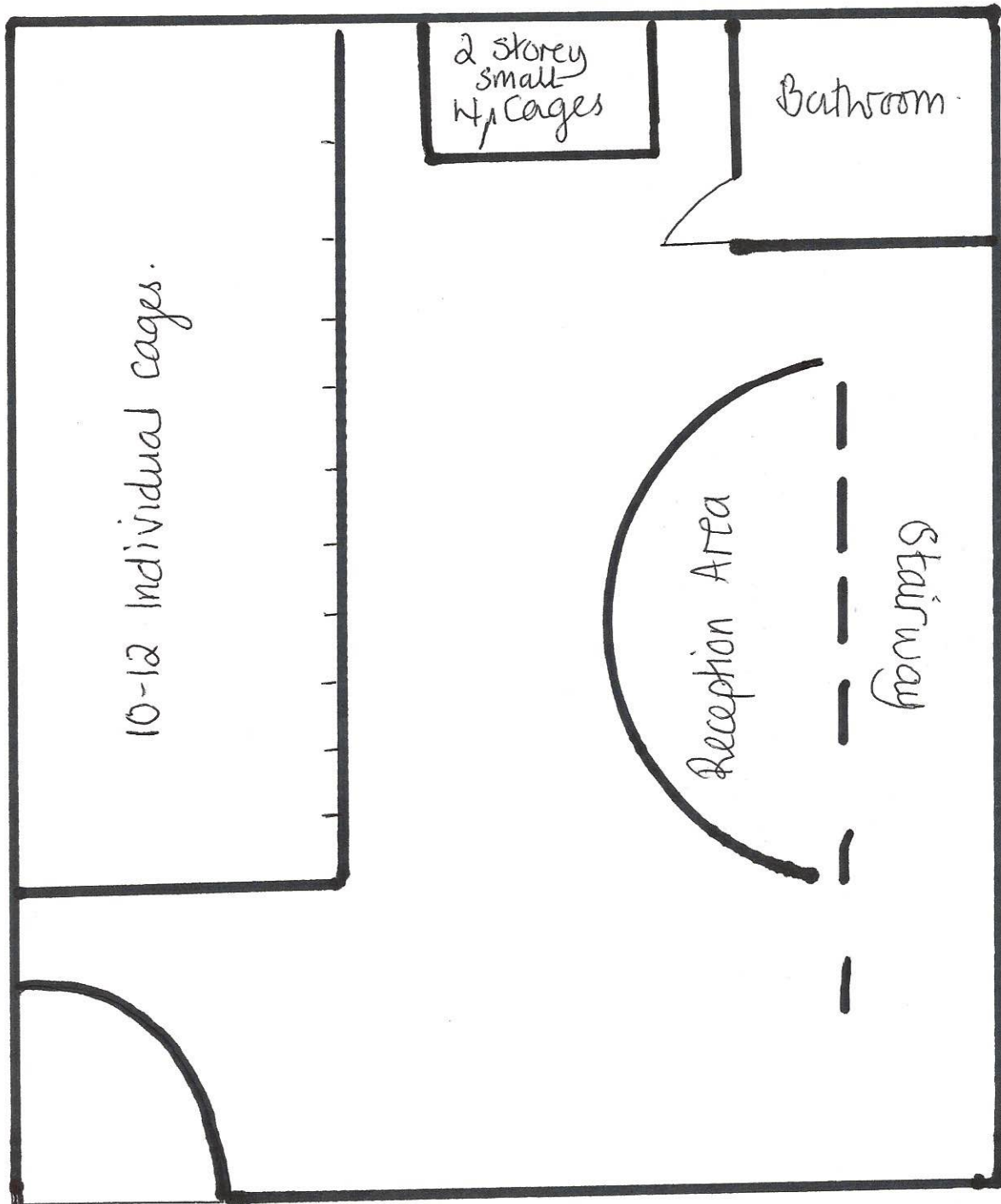


THE ILLUSTRATIONS PROVIDED MAY BE SUBJECTED TO FIELD CHANGES AND SHALL BE VERIFIED PRIOR TO ANY DESIGN WORK



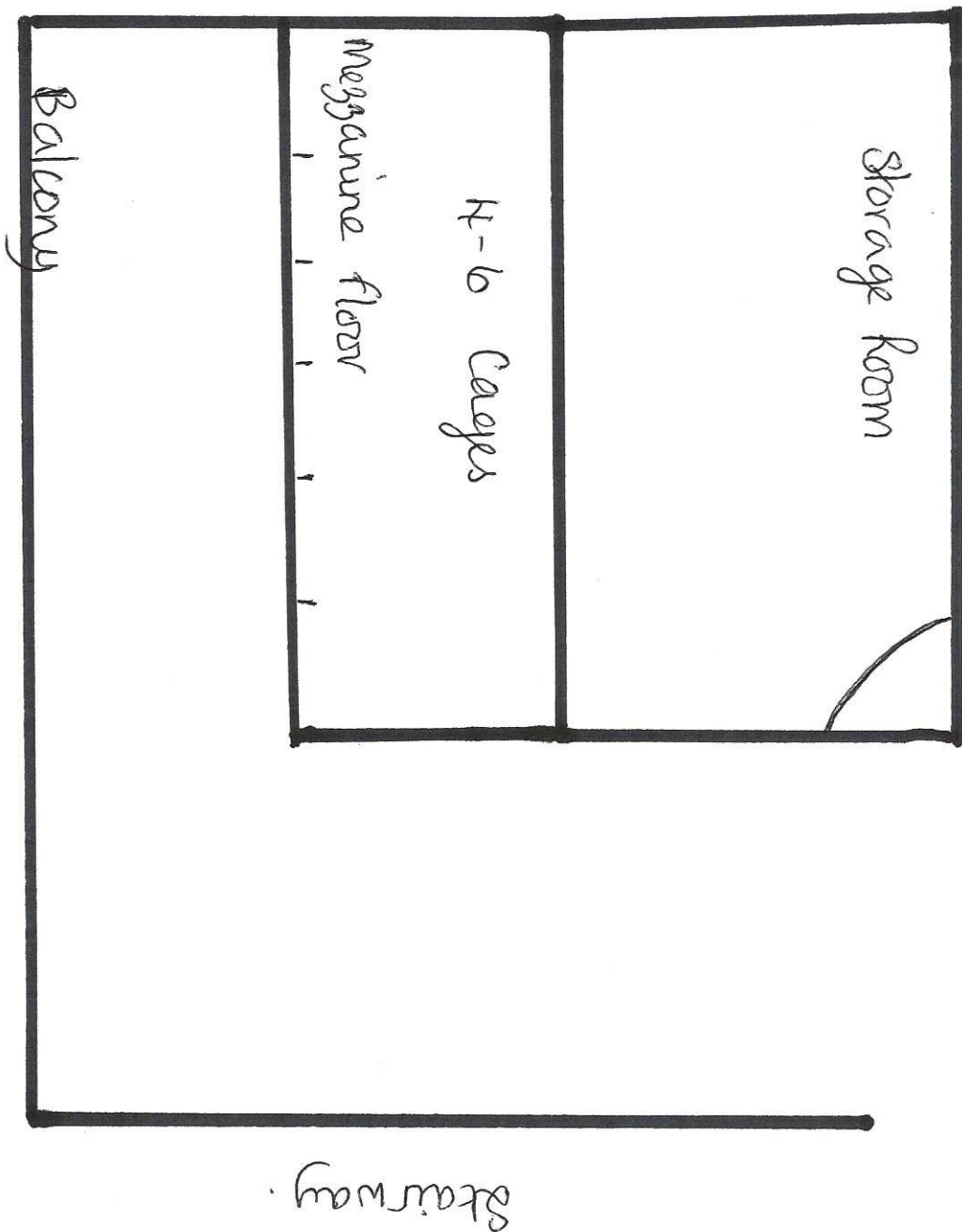
Floor plan / layout.
Entry Level.
Stage 1.

2040 Komuta Blvd
Unit 102.



This is not to scale, but a rough idea.
The small cages will actually be further across
from the bathroom.

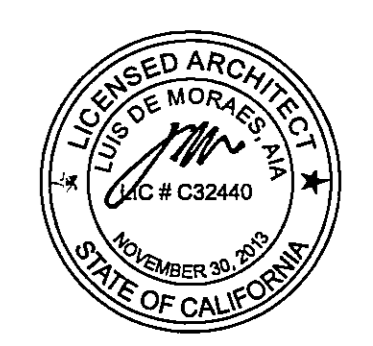
Entrances



2040 Komuta Blvd.
Unit 102.

This is not to scale, but a rough idea.

Floor Plan / Upper level - Stage 2.



HERITAGE HOMES INC.
 23870 HAWTHORNE BOULEVARD
 TORRANCE, CA 90505

**LOMITA BOULEVARD
 CREATIVE OFFICES**
 2040 LOMITA BOULEVARD
 LOMITA, CA 90717

CLIENT NAME:

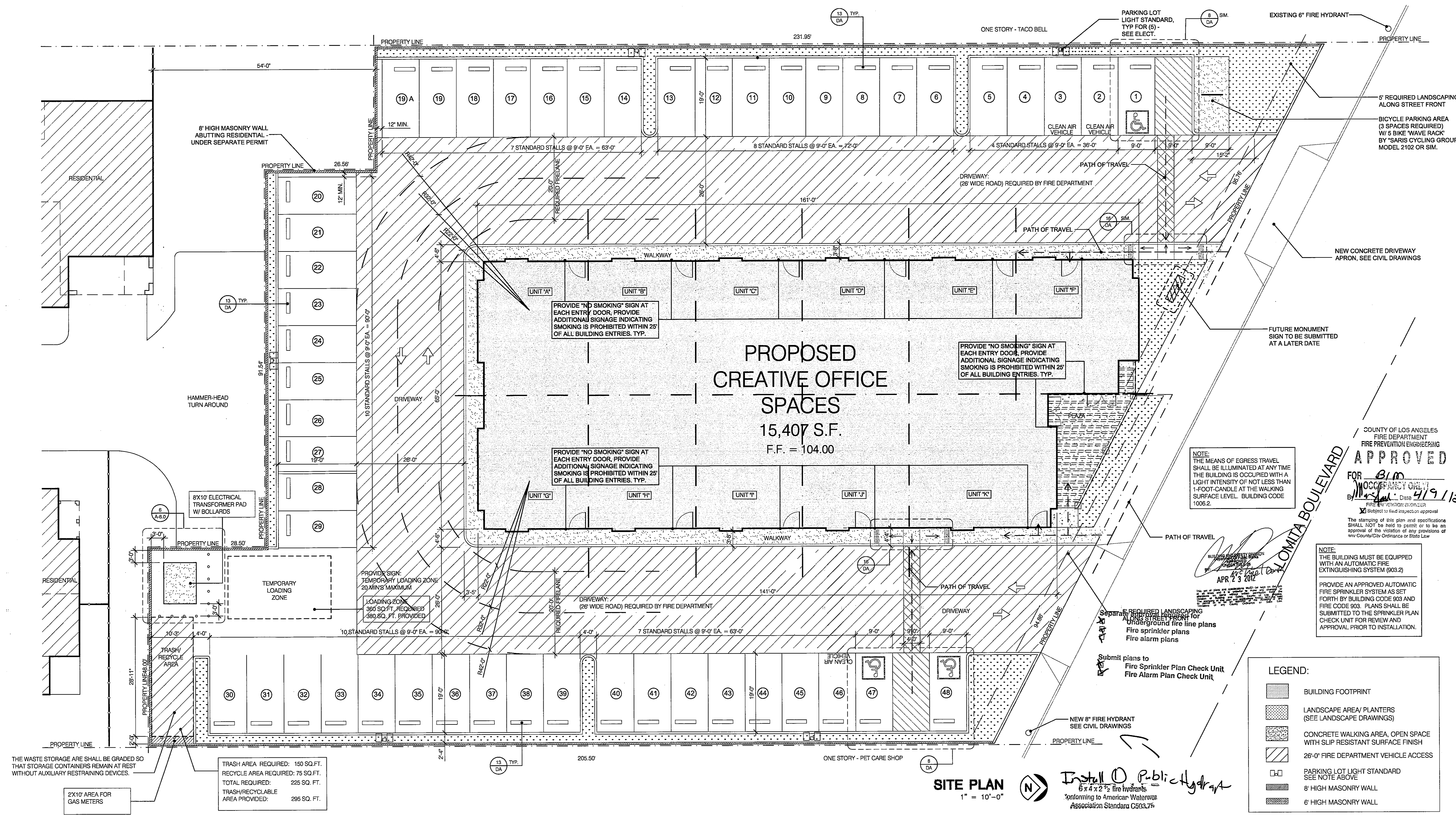
PROJECT TITLE:

SITE PLAN

PLAN CHECK RESUBMITTAL 04-03-12

JOB NO:	03-005
DATE:	06-3-11
SCALE:	AS NOTED
DRAWN BY:	
CHECKED BY:	LDM
SHEET NO:	

A-10



COUNTY OF LOS ANGELES
 FIRE DEPARTMENT
 FIRE PREVENTION ENGINEERING
APPROVED
 FOR OCCUPANCY ONLY
 Date: 4/9/12
 APR 23 2012

NOTE: THE MEANS OF EGRESS TRAVEL SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1-FOOT-CANDLE AT THE WALKING SURFACE LEVEL. BUILDING CODE 1006.2.

NOTE: THE BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM (903.2)

PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

LEGEND:

- BUILDING FOOTPRINT
- LANDSCAPE AREA/ PLANTERS (SEE LANDSCAPE DRAWINGS)
- CONCRETE WALKING AREA, OPEN SPACE WITH SLIP RESISTANT SURFACE FINISH
- 28'-0" FIRE DEPARTMENT VEHICLE ACCESS
- PARKING LOT LIGHT STANDARD (SEE NOTE ABOVE)
- 8' HIGH MASONRY WALL
- 6' HIGH MASONRY WALL

SITE PLAN
 1" = 10'-0"

Install 0 Public Hydrant
 6" x 4" x 2 1/2" Fire Hydrant
 conforming to American Waterworks Association Standard C509.7h

- FIRE DEPARTMENT NOTES**
- FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
 - BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM 9" HIGH, 1" WIDE WITH A 3/8" STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5" HIGH, 2" WIDE WITH A 1/2" STROKE.
 - EXIT DOORS SHALL BE CAPABLE OF OPENING WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
 - PORTABLE FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIRE DEPARTMENT FIELD INSPECTOR IN ACCORDANCE WITH FIRE CODE 1002.1.
 - DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS (40.5 CU. FT. OR MORE) SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FT. OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM.
 - THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS 2,000 gpm, AT 20 psi RESIDUAL PRESSURE, FOR A DURATION OF 3 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND, FIRE CODE 903.2 AND FIRE DEPARTMENT REGULATION-8.
 - PROVIDE AN APPROVED FIRE SPRINKLER SYSTEM. SUBMIT PLANS FOR APPROVAL PRIOR TO INSTALLATION. BUILDING CODE SECTION 904.2.1 REASON: UBC 505.3.
 - THE FIRE SPRINKLER SYSTEM SHALL BE CALCULATED PER PAMPHLET #13.
 - THE FIRE SPRINKLER SYSTEM SHALL BE SUPERVISED AS REQUIRED IN THE BUILDING CODE SECTION 904.3.1.
 - PLANS SHOWING UNDERGROUND PIPING OF ON-SITE HYDRANTS, SPRINKLER SYSTEMS SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO OCCUPANCY. FIRE CODE SECTION 1001.4.
 - ON-SITE PROTECTION FACILITIES (I.E. HYDRANTS, SPRINKLER SYSTEMS, ETC.) SHALL BE SUBMITTED FOR APPROVAL PRIOR TO OCCUPANCY. FIRE CODE SECTION 1001.4.
 - THE INSPECTION, HYDROSTATIC-TEST AND FLUSHING OF THE HYDRANT AND/OR SPRINKLER SYSTEM SHALL BE WITNESSED BY THE PROPER FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NO LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS.

PROJECT DATA

PROJECT ADDRESS:	2040 LOMITA BOULEVARD TRACT: 543 LOTS: 4 & 5 APN: 7376-022-011
ZONE:	CM - COMMERCIAL/LIGHT MANUFACTURING
OCCUPANCY:	"B" & "M" OCCUPANCY, OFFICE/RETAIL
CONSTRUCTION TYPE:	TYPE V-B FIRE SPRINKLERED
BLDG. SQUARE FOOTAGE:	9,814 S.F. ENTRY LEVEL 5,593 S.F. UPPER LEVEL 15,407 S.F. TOTAL

PARKING REQUIREMENTS:

PARKING PROVIDED	(48) SPACES*
* INCLUDING (3) HANDICAP SPACES REQUIRED	
DRIVEWAY: (28' WIDE ROAD) REQUIRED BY FIRE DEPARTMENT	
3 CLEAN AIR VEHICLE SPACES REQUIRED/PROVIDED PER 5.106.5.2	
3 BICYCLE PARKING SPACES REQUIRED/PROVIDED PER 5.106.4.2	

LANDSCAPE REQUIREMENTS:

TOTAL LOT AREA:	37,374 SQ. FT.
6% LANDSCAPING REQUIREMENT -	2,243 SQ. FT.
6% LANDSCAPING PROVIDED	- 2,258 SQ. FT.

PROJECT CALCULATIONS

BUILDING AREA:			
UNIT	OCC. GROUP	ENTRY LEVEL	UPPER LEVEL
UNIT A	B	858 SQ. FT.	521 SQ. FT.
UNIT B	B	845 SQ. FT.	458 SQ. FT.
UNIT C	B	845 SQ. FT.	458 SQ. FT.
UNIT D	B	845 SQ. FT.	458 SQ. FT.
UNIT E	B	845 SQ. FT.	458 SQ. FT.
UNIT F	B/M	953 SQ. FT.	546 SQ. FT.
UNIT G	B	858 SQ. FT.	521 SQ. FT.
UNIT H	B	845 SQ. FT.	458 SQ. FT.
UNIT I	B	845 SQ. FT.	458 SQ. FT.
UNIT J	B	845 SQ. FT.	458 SQ. FT.
UNIT K	B/M	1,230 SQ. FT.	799 SQ. FT.
TOTAL AREA		9,814 SQ. FT.	5,593 SQ. FT.

Drawings and specifications are preliminary and subject to change without notice. The contractor shall be responsible for the coordination of any other projects. Any use or reproduction of this drawing is strictly prohibited except with the written consent of EnviroTechno.

Susan Francesc
1010 Sartoti Ave.
Torrance, CA 90501

RE: Conditional Use Permit The Willow Cat Hotel Business Synopsis

Dear City of Lomita Planning Commissioners,

My husband, Michal Bartmess, and I would like to open an overnight boarding facility for cats only, and hope this letter provides sufficient information about our business's operations. We are offering a very different service than what is available in the South Bay Area, **we have specially designed a much bigger cage for our guests and we are just focusing on the boarding for cats and not dogs. My area of expertise is with cats and the presence of dogs can cause some cats undue stress, and we want our business to be more of a tranquil home-away-from-home.**

The maximum number of cages would be 21, which would house a maximum of 25 cats. Most of our cages will be 5ft x 2.5ft and will contain a ramp to climb and a blocked off area for them to sleep or hide if they are timid. We will have several smaller cages for kittens and senior cats that don't move much and might enjoy more of a confined space. Attached is a floor plan showing the proposed layout. The unit has windows facing west and will be good for the cats awaking and sleeping patterns.

I have been working with the Small Business Development Centre, and I have extensive experience in dealing with animals and know to keep them safe. There will be strict rules about required inoculations and the way they are transported and controlled before being put in their assigned space. Owners will sign documents as to where we take the cat should it get sick. They would choose for us to use their vet or ours.

We expect any noise to be low level, and any music played will be in keeping with the office/retail building. Each cage will have a litter box and all waste will be removed twice per day. We will have a license issued by the Los Angeles County Animal Care and Control, and the Animal Facility Licensing Division annually inspects our type of facilities.

Operating hours are not set, we will start the day around 7am and we could remain open up to 8pm if our clients work and want to collect their cat later. We will have installed an extensive video camera system, whereby we can check the facility at anytime day or night on our cell phones. If, after hours, there seems anything out of place then we are just a couple of miles away. The place will be closed whilst we sleep.

We are committed to working with The City of Lomita on any issues that arise and look forward to a mutually beneficial relationship. If you have any questions before the hearing, please feel free to email me at susanfrancesc@icloud.com.

Sincerely,

Susan Francesc

Application Number	Project Planner	Project Name, Location, Contact	Description	CEQA Status						STATUS	Construction	
				Exempt	Negative Declaration	Notice of EIR Prep	Draft EIR	Final EIR	Certified EIR		Expected Start	Expected End
SPR-1211 VTMP-83029	Laura MacMorran (310) 325-7110 x120 l.macmorran@lomitacity.com	3-Lot Subdivision at 26275 Appian Way Applicant: Kevin McMinn (310) 320-1525	A project to subdivide a vacant 23,200 square-foot single family residential lot into three new lots. 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 for lots 2 and 3.	X						Approved by PC on 06/14/21. Scheduled for CC review on 7/20/21	TBD	TBD
SPR-1209, VAR-245, HVP-105, & VTMP-78233	Laura MacMorran (310) 325-7110 x120 l.macmorran@lomitacity.com	9 Townhome Units at 26016 Oak Street Applicant: Jeanna Ruby, E&S Prime Builders	A project to develop nine townhome units on a 23,418 square-foot lot.	X						Approved by PC on 06/14/21. Scheduled for CC review on 7/20/21	TBD	TBD
SPR-1210	Greg Kapovich (310) 325-7110 x122 g.kapovich@lomitacity.com	Single Family Residential Addition at 25356 Woodward Ave Applicant: Alex Petrakos (323) 682-3320	A Site Plan Review to enclose an existing 400 square-foot open-air patio located at the rear of an existing 940 square-foot residence.	X						Approved by PC on 05/10/21. Waiting for submittal of building permits.	TBD	TBD

Application Number	Project Planner	Project Name, Location, Contact	Description	CEQA Status						STATUS	Construction	
				Exempt	Negative Declaration	Notice of EIR Prep	Draft EIR	Final EIR	Certified EIR		Expected Start	Expected End
SPR-1208	James Dotson (310) 325-7110 x150 j.dotson@lomitacity.com	8 Townhomes at 26109 Narbonne Ave Applicant: Peter Frederiksen (913) 897-7811	Site Plan Review to construct eight townhome units within four, three-story buildings at 26109 Narbonne Ave.	X						Approved by PC on 2/8/21. Waiting for submittal of building permits	TBD	TBD
SPR-1188	Alicia Velasco (310) 325-7110 x122 a.velasco@lomitacity.com	Self Storage Facility at 1837 Lomita Blvd Applicant: Giuseppe Finazzo	Site Plan Review for a new self-storage facility consisting of 48,052 square feet of self storage space and 22 recreational vehicles spaces.	X						Originally Approved by PC on 9/11/17. An extension of time was approved by PC on 11/12/19 and 10/12/20. Entitlements set to expire on 10/12/21.		
SPR-1201 & VTMP-82771	Laura MacMorran (310) 325-7110 x120 l.macmorran@lomitacity.com	3 Townhomes at 1749 257th Street Applicant: Hamid Pournamdari	A project to construct three, 2,100 square-foot, two-story townhomes at 1749 257th Street.	X						Approved by PC on 11/12/19. Building permits issued. Under Construction		10/1/2021

Application Number	Project Planner	Project Name, Location, Contact	Description	CEQA Status						STATUS	Construction	
				Exempt	Negative Declaration	Notice of EIR Prep	Draft EIR	Final EIR	Certified EIR		Expected Start	Expected End
SPR-1182 & VTMP-74637	Laura MacMorran (310) 325-7110 x120 l.macmorran@lomitacity.com	2 Attached Condo Units at 24710-24712 Pennsylvania Ave	A project to subdivide a 11,313 square-foot lot into two separate parcels. The existing single family home would remain on Parcel 1, however, the newly created Parcel 2 would construct two attached condo units.	X						Approved by PC on 08/14/17. An extension was approved on 06/10/19. Building permits approved. Construction nearly complete. Staff scheduled for final inspection in July 2021		
CUP-310	Alicia Velasco (310) 325-7110 x122 a.velasco@lomitacity.com	7-11 Convenience Store and Fueling Station at 2301 PCH	A project to develop a 2,520 square-foot franchise 7-11 (convenience store) with eight fueling stations.	X						Approved by PC on 1/14/18. Building Permits approved. Construction nearly complete. Final inspections scheduled in July 2021.		7/15/2021