

**MINUTES  
REGULAR MEETING  
LOMITA PLANNING COMMISSION  
MONDAY, MAY 9, 2022**

**1. OPENING CEREMONIES**

a. 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.

b. Roll Call

Responding to the roll call by Deputy City Clerk Abbott were Commissioners Dever, Santos, Stephens, Thompson, Vice-Chair Graf, and Chair Cammarata. Also present were Assistant City Attorney Donegan, Planner Repp Loadsmann, Assistant Planner Quintero, Associate Planner MacMorran, and Public Works Director Dillon (all participated via Zoom).

**PRESENT:** Dever, Santos, Steinbach (arrived at 6:03 p.m.), Stephens, Thompson, Vice-Chair Graf, and Chair Cammarata

**ABSENT:** None

**2. ORAL COMMUNICATIONS**

None.

**3. CONSENT AGENDA**

a) **APPROVAL OF MINUTES:** April 11, 2022, minutes

**RECOMMENDED ACTION:** Approve minutes.

Commissioner Thompson made a motion, seconded by Commissioner Stephens, to approve the minutes of the April 11, 2022, Planning Commission meeting.

**MOTION CARRIED** by the following vote:

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

**PUBLIC HEARINGS**

**4. ALLEY VACATION**, a request to vacate approximately 2,850 square feet of the public alley located adjacent (south) to the property at 24516 Narbonne Avenue. The request would formally convert this portion of the alley into a publicly accessible paseo. This summary vacation

is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Minor Alterations in Land Use Limitations. Applicant: Luigi Schiappa of Luigi Schiappa Development, 2040 Lomita Blvd., Ste. 100, Lomita, CA 90717. ***(continued from the April 11, 2022, Planning Commission meeting)***

Assistant Planner Quintero stated that City staff continues to work with the applicant on the project plans and is meeting with neighboring property owners to discuss the project.

Chair Cammarata recused himself as Mr. Schiappa is a client of his business.

Vice-Chair Graf made a motion, seconded by Commissioner Santos, to continue this item to the Monday, June 13, 2022, meeting.

**MOTION CARRIED** by the following vote:

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

- 5. AMENDMENT TO CONDITIONAL USE PERMIT NO. 311**, a request to allow the sale of distilled spirits, beer, and wine for on-site consumption at a 4,391-square-foot restaurant located at 1841 Pacific Coast Highway in the C-R (Commercial Retail) Zone. Applicant: Emil Lewis, 1841 Pacific Coast Highway, Lomita, CA 90717.

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

Chair Cammarata invited Emil Lewis, the applicant, to speak.

Mr. Lewis stated that he understands the responsibilities that come with serving alcohol and appreciates the opportunity to do business in Lomita.

Chair Cammarata opened the public hearing at 6:22 p.m. As there were no requests from the public to speak on this item, Chair Cammarata closed the public hearing at 6:22 p.m. and brought the item back to the Commission for further discussion or a motion.

Commissioner Thompson made a motion, seconded by Commissioner Santos, to adopt a 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: Dever, Santos, Steinbach, Stephens, Thompson, Vice-Chair Graf, and Chair Cammarata  
NOES: None  
ABSENT: None

## **SCHEDULED MATTERS**

- 6. REVIEW** Proposed Fiscal Year 2022-2023 Capital Improvement Program and 2022-2027 Capital Improvement Program for Consistency with the General Plan. Applicant: City of Lomita.

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

Commissioner Santos made a motion, seconded by Commissioner Stephens, to adopt a resolution recommending to the City Council that the projects being considered for the Fiscal Year 2022-2023 Capital Improvement Program and the 2022-2027 Five-Year Capital Improvement Plan are consistent with the Lomita General Plan and should be accepted by the City Council for inclusion in the Five-Year Capital Improvement Plan.

**MOTION CARRIED** by the following vote:

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

NOES: None

ABSENT: None

- 7. WORKSHOP** to consider an update to Accessory Dwelling Units (ADU) regulations, establishment of permanent regulations for Urban Lot Splits and Two-Unit Development (SB 9) and revised development standards to increase density for Multiple Single-Family Units in the A-1 and R-1 Zones. Applicant: City of Lomita.

Assistant Planner Quintero and Planner Repp Loadsman presented the staff report as per the agenda material. Ms. Repp Loadsman emphasized that if the City does not adopt its own ordinance, then it must comply with the State's which will be more restrictive.

Chair Cammarata opened the public hearing at 8:24 p.m.

Ricky De La Rosa stated that the ADU guidelines created by City staff will allow for the architectural aspects to enhance or even keep such new developments as close to single family home quality as originally intended.

As there were no further requests from the public to speak on this item, Chair Cammarata closed the public hearing at 8:29 p.m. and brought the item back to the Commission for further discussion or a motion.

The Commission expressed concerns with SB 9's requirements.

Commissioner Thompson made a motion, seconded by Commissioner Santos, to encourage the City Council to join in associated SB 9-related litigation with other cities; and to direct staff to prepare an ordinance amendment to be presented at the June 13, 2022, meeting addressing the housing issues discussed during this workshop and as identified by staff, with the exception of not requiring an attached accessory dwelling unit for proposed dwellings over 2,500 square feet, and identifying the size of an efficiency unit as 220 square feet.

**MOTION CARRIED** by the following vote:

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

## **8. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS**

Planner Repp Loadsman had nothing to report.

## **9. PROJECT STATUS UPDATES**

Chair Cammarata requested a written update for the next meeting.

Associate Planner MacMorran provided a brief update on the development next to Lomita Sheriff's Station.

## **OTHER MATTERS**

### **10. STAFF ITEMS – ANNOUNCEMENTS**

Planner Repp Loadsman stated that the City is seeking candidates for Director of Community and Economic Development. She also stated that the June 13, 2022, Planning Commission meeting will likely be a longer one.

### **11. PLANNING COMMISSIONER ITEMS**

Vice-Chair Graf requested that hard copies of the meeting packets be delivered on the Wednesdays prior to the meetings to allow Commissioners adequate time for review.

Commissioner Dever inquired regarding a new market in Lomita. Planner Repp Loadsman stated that there will be an announcement soon.

Commissioner Dever asked the status of the sports bar near Good Life Café. Associate Planner MacMorran stated that their entitlement expires tomorrow, and the applicant is looking into other options, as the costs to operate a restaurant there are prohibitive.

Commissioner Steinbach apologized for missing the April 11, 2022, Planning Commission meeting.

In response to a question from Commissioner Thompson, Planner Repp Loadsman stated that the former supermarket location (including the parking lot) on Pacific Coast Highway is now owned by just one entity.

## 12. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Stephens will attend the City Council meeting on Tuesday, June 7, 2022.  
Commissioner Santos will attend the City Council meeting on Tuesday, June 21, 2022.

## 13. DISCUSSION OF HYBRID MEETINGS *(continued from the April 11, 2022, Planning Commission meeting)*

It was the consensus of the Planning Commission to meet via hybrid (both in-person and virtually) meetings at least for the foreseeable future.

## 14. ADJOURNMENT

There being no further business to discuss, Chair Cammarata adjourned the meeting at 8:51 p.m.



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Linda E. Abbott, CMC  
Deputy City Clerk