

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



Lomita City Hall
Council Chambers
24300 Narbonne Avenue
Lomita, CA 90717
Phone: (310) 325-7110
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Next Resolution No. PC 2022-10

AGENDA
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, OCTOBER 10, 2022
6:00 P.M.

UPSTAIRS ASSEMBLY ROOM/HYBRID MEETING

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

To participate in the meeting via a computer or smart device log in to ZOOM at the following link: <https://us06web.zoom.us/j/81441197165> or by phone by calling 1 (669) 900 6833. Meeting ID: 814 4119 7165.

In order to effectively accommodate public participation, participants are asked to provide their comments via e-mail before **5:00 p.m. on Monday, October 10, 2022**, to l.abbott@lomitacity.com. Please include the agenda item in the subject line. All comments submitted will be read into the record until the time limit of five minutes has been reached.

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

1. OPENING CEREMONIES

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

2. ORAL COMMUNICATIONS

Persons wishing to address the Planning Commission on subjects other than those scheduled are requested to do so at this time. Please provide your name and address for the record. In order to conduct a timely meeting, a 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

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

RECOMMENDED ACTION: Approve minutes.

PUBLIC HEARINGS

4. CONDITIONAL USE PERMIT NO. 320, a request to allow an existing 2,000 square-foot restaurant located at 24218 Crenshaw Boulevard in the Light Manufacturing and Commercial (MC) Zone to sell beer and wine for on-site consumption on the premises. The project is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities).

APPLICANT: Steve Kim, 800 West First Street, Suite 1907, Los Angeles, CA 90012

PRESENTED BY: Associate Planner MacMorran

RECOMMENDED ACTION: Adopt resolution of approval subject to findings and conditions, and confirm that the project is exempt from CEQA requirements.

5. CONDITIONAL USE PERMIT NO. 321, a request to allow an existing 6,214 square-foot restaurant located at 2065 Palos Verdes Drive North in the Commercial Planned Development (C-P-D) Zone to sell beer and wine for on-site consumption on the premises. The project is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities).

APPLICANT: Looma Space, Inc./Gloria Lee, 3414 West 228th Street, Torrance, CA 90505

PRESENTED BY: Associate Planner MacMorran

RECOMMENDED ACTION: Adopt resolution of approval subject to findings and conditions, and confirm that the project is exempt from CEQA requirements.

SCHEDULED MATTERS

6. REVIEW OF 2022 LEGISLATIVE CYCLE - SUMMARY PROVIDED BY LEAGUE OF CALIFORNIA CITIES (OCTOBER 5, 2022)

[Cities fare well in final days of the 2022 legislative cycle | Cal Cities](#)

[Cities fare well in final days of the 2022 legislative cycle](#)

AB 2440 (Irwin) Responsible Battery Recycling Act of 2022. Cal Cities Position: Requested Signature; Signed . SB 54 (Allen) Solid waste: reporting, packaging, and plastic food service ware. Cal Cities Position: Requested Signature; Signed . Public Safety . Cities notched several wins in the final days before the Governor’s constitutionally mandated deadline to sign or veto hundreds of bills.

www.calcities.org

7. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

8. PROJECT STATUS UPDATES

OTHER MATTERS

9. STAFF ITEMS – ANNOUNCEMENTS

10. PLANNING COMMISSIONER ITEMS

11. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Tuesday, November 1, 2022, and Tuesday, November 15, 2022

12. ADJOURNMENT

The next regular meeting of the Planning Commission is scheduled for Monday, November 14, 2022, at 6:00 p.m.

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

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

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

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

Dated Posted: October 6, 2022



Linda E. Abbott, CMC
Deputy City Clerk

**MINUTES
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, JULY 11, 2022**

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

1. OPENING CEREMONIES

- a. Chair Cammarata called the meeting to order at 6:01 p.m. pursuant to Governor Newsom's Executive Order N-29-20 issued on March 17, 2020.
- b. Responding to the roll call by City Clerk Abbott were Commissioners Dever and Stephens, Vice-Chair Graf, and Chair Cammarata (present in Council Chambers); and Commissioner Steinbach (present via Zoom). Also present were Assistant City Attorney Donegan, Planner Repp Loadsman, Assistant Planner Quintero (present in Council Chambers); and Associate Planner MacMorran (present via Zoom).

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

ABSENT: Santos and Thompson

2. ORAL COMMUNICATIONS

Chair Cammarata announced the time for public comments on consent agenda items or subjects not on this agenda. There being no requests to speak, Chair Cammarata closed oral communications.

3. CONSENT AGENDA

- a) **APPROVAL OF MINUTES:** June 13, 2022, minutes

RECOMMENDED ACTION: Approve minutes.

Vice-Chair Graf made a motion, seconded by Commissioner Stephens, to approve the minutes.

MOTION CARRIED by the following vote:

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

It was the consensus of the Commission to hear item 5 prior to item 4.

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 Boulevard, Ste. 100, Lomita, CA 90717 (***Continued from the April 11, 2022, May 9, 2022, and June 13, 2022, Planning Commission meetings***)

Chair Cammarata recused himself from discussion of this item due to a business relationship with the applicant, and was placed in the Zoom meeting waiting room.

Assistant Planner Quintero presented the staff report as per the agenda material. She stated that the map and design had been revised since the item was last discussed. The existing driveway and pergola along Narbonne Avenue have been removed, and the area of the paseo improvements is now more contained between the credit union and the Burnin Daylight building.

Vice-Chair Graf opened the floor to Commission comments or questions. Discussion was held relative to placing “no parking” signs at the site should problems arise.

Vice-Chair Graf opened the public hearing at 7:47 p.m.

George Kivett, Lomita resident, spoke in support of the alley vacation plans.

Vice-Chair Graf closed the public hearing at 7:49 p.m. and brought the item back to the Commission for further discussion or a motion.

Commissioner Steinbach made a motion, seconded by Commissioner Stephens, to approve the request to vacate approximately 2,850 square feet of the public alley located adjacent (south) to the property at 24516 Narbonne Avenue and to confirm the categorical exemption.

MOTION CARRIED by the following vote:

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

NOES: None

ABSENT: Santos and Thompson

RECUSED: Chair Cammarata

Chair Cammarata rejoined the Zoom meeting.

5. **CONDITIONAL USE PERMIT NO. 319 & SITE PLAN REVIEW NO. 1213**, a request for a Conditional Use Permit to allow for uses listed in sec.11-1.58.04(A), a site plan review for a three-story, mixed-use building consisting of 1,198 square feet of commercial space and 11 apartments located at 24830-24838 Narbonne Avenue in the Commercial General/Mixed Use Overlay (C-G/MUO) Zone and confirm the categorical exemption. Applicant: Tim Racisz, 22939 Hawthorne Boulevard, Suite 208, Torrance, CA 90505 (***Continued from the June 13, 2022, Planning Commission meeting***)

Chair Cammarata recused himself from discussion of this item due to a potential business relationship with the applicant, and was placed in the Zoom meeting waiting room.

Associate Planner MacMorran presented the staff report as per the agenda material. She noted a letter received today from Californians for Home Ownership which supported housing in general and referenced State housing requirements.

Vice-Chair Graf opened the floor to Commission comments and questions. Discussion was held relative to specifics of State bonus density laws, the difference between concessions and waivers, parking requirements, and setting precedents for future development.

Vice-Chair Graf opened the public hearing at 6:46 p.m.

Allan Rigg, applicant's representative, stated that numerous changes to the plans had been made as suggested by staff. He added that parking will be sufficient for the project, and the applicant is working with the neighboring Lomita-Harbor City Kiwanis Club to assuage concerns relative to the potential for graffiti and parking problems.

George Kivett, Lomita resident, requested the letter referenced by Associate Planner MacMorran be read aloud. He had questions relative to the total square footage of the residential units, the percentage of commercial space, and total number of parking spaces onsite. Associate Planner MacMorran stated that the residential units total 12,600 square feet, 9.5% of the property is commercial, and there will be 17 total parking spaces, including two that are ADA compliant (one for residential and one for commercial).

Mr. Kivett expressed concerns that onsite parking will be insufficient and will result in street parking in the nearby neighborhoods. He added that less than 10% on the commercial allocation is inadequate for mixed-use, and that the applicant should go back to the drawing board. Deputy City Clerk Abbott stated that she had emailed him a copy of the letter.

Susie Dever, Lomita-Harbor City Kiwanis Club, expressed support for the project, but shared concerns relative to parking and sound reflection (originating from the Kiwanis Club) off the project's three-story walls. She requested that all windows and sliding doors facing the Kiwanis Club be triple paned or otherwise soundproofed. She also requested that the applicant plant vegetation along the walls to reduce the probability of graffiti.

Commissioner Stephens expressed concerns about the 9.5% commercial allocation in a mixed-use development and all corresponding concessions.

Vice-Chair Graf asked Mr. Rigg if he would agree to additional conditions relative to installation of plants along the wall to reduce the probability of graffiti, parking (specifying in lease agreements that there is no tenant or visitor parking in the Kiwanis Club parking lot), and installation of noise efficient windows and doors on the property side facing the Kiwanis Club. Mr. Rigg agreed to the conditions.

Vice-Chair Graf closed the public hearing at 7:23 p.m. and brought the item back for further Commission discussion or a motion.

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

*The following conditions were added:

1. Applicant shall provide planted vegetation on both sides of the northern wall adjacent to the parking lot
2. Applicant shall provide insulation and soundproofing greater than required by the Building Code on windows, doors, and walls
3. Lease/rental agreements/renewals will state that events at the Kiwanis Club generate noise at various hours, and that there is no tenant/customer parking at the Kiwanis Club

MOTION CARRIED by the following vote:

AYES: Dever, Steinbach, and Stephens

NOES: Vice-Chair Graf

ABSENT: Santos and Thompson

RECUSED: Chair Cammarata

- 6. DISCUSSION AND CONSIDERATION OF AN AMENDED RECOMMENDATION FOR ZONE TEXT AMENDMENT NO. 2022-01 TO REVISE ATTACHMENT C, AN ORDINANCE ESTABLISHING DEVELOPMENT STANDARDS FOR PLANNED RESIDENTIAL DEVELOPMENTS AND MULTIPLE SINGLE FAMILY DWELLINGS, ESTABLISHING PROVISIONS FOR SHARED AND REDUCED PARKING IN COMMERCIAL ZONES AND VARIOUS TEXT AMENDMENTS FOR CODE CLEAN UP AND CLARIFICATION TO ARTICLE 15 – DEFINITIONS, ARTICLE 30 – RESIDENTIAL ZONES, ARTICLE 49 D-C (DOWNTOWN COMMERCIAL), ARTICLE 58 – MIXED OVERLAY DISTRICT, ARTICLE 66 OFF-STREET PARKING, STORAGE AND LOADING, ARTICLE 70 – ZONING ORDINANCE ADMINISTRATION.** Applicant: The City of Lomita.

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

Chair Cammarata opened the floor to Commission comments and questions. Discussion was held relative to the approval process for planned residential developments.

Chair Cammarata opened the public hearing at 8:18 p.m.

Mr. Kivett spoke in favor of maintaining the current residential density in the A-1 and R-1 neighborhoods and in opposition to subdividing such properties.

Chair Cammarata closed the public hearing at 8:21 p.m. and brought the item back to the Commission for further discussion or a motion.

Vice-Chair Graf made a motion, seconded by Commissioner Stephens, to recommend that the Planning Commission adopt a resolution recommending approval to the City Council of revised Attachment C to Zone Text Amendment No. 2022-01 and confirm the categorical exemption.

MOTION CARRIED by the following vote:

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

NOES: None

ABSENT: Santos and Thompson

SCHEDULED MATTERS

7. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

None

8. PROJECT STATUS UPDATES

Planner Repp Loadsman commented on the Target store slated to open in October 2023 at the former Albertson's site.

OTHER MATTERS

9. STAFF ITEMS – ANNOUNCEMENTS

Deputy City Clerk Abbott stated that 2022 Planning Commission meetings are now available on the City's YouTube channel.

10. PLANNING COMMISSIONER ITEMS

Commissioners thanked Planning staff for all their hard work and commended the City on a very enjoyable Founders Day weekend.

11. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

(The Tuesday, August 2, 2022, City Council meeting has been cancelled.) Commissioner Stephens will attend the City Council meeting on Tuesday, August 16, 2022.

12. ADJOURNMENT

There being no further business to discuss, Chair Cammarata adjourned the meeting at 8:32 p.m.

Linda E. Abbott, CMC
Deputy City Clerk



CITY OF LOMITA PLANNING COMMISSION REPORT

TO: Planning Commission October 10, 2022

FROM: Laura MacMorran, Associate Planner

SUBJECT: Conditional Use Permit No. 320
24218 Crenshaw Blvd., in the M-C (Light Manufacturing and Commercial)) Zone

APPLICANT'S REQUEST

A request for Conditional Use Permit No. 320 to allow for beer and wine sales and on-site consumption between the hours of 11:00 a.m. – 2:00 a.m. at a restaurant located at 24218 Crenshaw Boulevard. in the M-C (Light Manufacturing and Commercial)) Zone. Filed by Yoon Hu Ju, 24218 Crenshaw Boulevard, Lomita, CA 90717 (“Applicant”).

RECOMMENDATION

Staff recommends that the Planning Commission adopts a resolution approving Conditional Use Permit No. 320, subject to the findings and conditions allowing on-site consumption between the hours of 11:00 a.m. – 9:00 p.m. Sundays thru Thursdays and 11:00 a.m. – 10:00 p.m. Fridays and Saturdays and find the request is exempt from the California Environment Quality Act (CEQA).

ANALYSIS

Project Description

The applicant requests approval of Conditional Use Permit No. 320 to serve beer and wine for on-site consumption at a Katsu Bar, formerly Burger IM, and prior to that The Regina. The 1,926-square-foot restaurant proposes to serve beer and wine from 11:00 a.m. to 2:00 a.m. daily.

Existing Conditions

Located on the southeast corner of Crenshaw and Lomita Boulevards, the restaurant occupies one of 13 tenant spaces. The fully occupied shopping center faces Crenshaw Boulevard. The 14,100 square foot building, which was built in 1959, spans two legal parcels. Combined the parcels have approximately 400 feet of frontage and an area of 34,617 square feet. The site contains 47 parking spaces in front of the building and the parking area connects to the street via three driveways.

Alcoholic Beverage Sales

Both prior restaurant tenants, Burger IM and The Regina offered alcoholic beverages for on-site consumption. These businesses did not operate under a conditional use permit and were considered legal, nonconforming. Section 11-1.56.02 of the Lomita Municipal Code (LMC) requires a conditional use permit for the sale of alcoholic beverages for on-site consumption. When the Burger IM ceased operations and the ABC license lapsed, the legal, nonconforming status was terminated.

Environmental Determination

Pursuant to Section 15301 (Existing Facilities) of the CEQA guidelines, a project that consists of permitting or licensing involving negligible, or no expansion of use may be found to be exempt from the requirements of CEQA. The soon-to-reopen restaurant’s addition of beer and wine is expected to be a negligible expansion of the use. The building’s footprint will not be altered or expanded to accommodate the conditional use.

General Plan Designation

The General Plan land use designation for the subject property is industrial manufacturing. The industrial manufacturing designation permits light manufacturing and commercial uses, as well as public service facilities.

Zoning Designation & Code

The site is zoned Light Manufacturing and Commercial. Per Sec. 11-1.51.05(13), restaurants serving alcoholic beverages are allowed pursuant to Article 56 (Sale of Alcoholic Beverages). Section 11-1.56.02 requires a conditional use permit for the sale of alcoholic beverages for on-site consumption.

Adjacent Zoning and Land Uses

Direction	Zone and Land Use
North	C.P.D (Light Manufacturing and Commercial)) Zone Land use: Commercial (Gas Station)
South	M-C Light Manufacturing and Commercial)) Zone Land use: Commercial (Office)
West	P.D (Planned Development) Zone Torrance Land use: Commercial (Crossroads Shopping Center)
East	C-G (Commercial General) Zone with a Mixed-Use Overlay Land use: Institutional (Nishiyamato Academy)

ANALYSIS

Development Standards Review

The project and site have been reviewed with the applicable City code requirements as follows:

<u>Zoning Code Requirement</u>	<u>Project</u>	<u>Allowed/Required</u>	<u>Compliance</u>
Use	Restaurant serving beer and wine (Type 41 license)	Permitted in the M-C with a CUP for the on-site consumption of beer and wine	Yes
Off-Street Parking Sec. 11-1.66.03(B)	47	71(1 space/200 sq. ft.) or the cumulative requirement of parking for each individual use.	No*
Trash	Existing trash area on the southerly side of the parking lot	Need to update and enclose the trash area	Conditional of Approval No. 23

*legal nonconforming

The commercial shopping center was built prior to the incorporation of the City of Lomita. As such, the zoning requirements for the County of Los Angeles applied. The parking ratio of 1 parking space for each 300 square feet of commercial area was utilized. This 1/300 parking standard typically applies to retail commercial and office uses. The City of Lomita utilizes a more restrictive parking standard of 1 parking space for each 200 square feet for commercial centers (between 10,000 through 50,000 square feet) with a mix of commercial retail, office, restaurant, banks and other commercial uses. This approach allows for a change of tenancy without the need to calculate the cumulative parking requirements for each independent use. The subject commercial center is considered legal, nonconforming due to the minimum parking standards and the existence of restaurant and other more intensive uses requiring more parking than provided.

The Katsu Bar is considered to be legal, nonconforming since a multi-tenant commercial center is to provide one parking space for every 200 square feet of gross floor area. This parking ratio differs from a stand-alone restaurant use, which requires one parking space for each 150 square feet of gross floor area, but not less than ten parking spaces. Multi-tenant shopping centers are presumed to have tenants with varying hours and parking demands so that there is a blended parking ratio to reflect the circumstances. There are three additional restaurant-related uses located in this commercial shopping center. No further intensification of uses will be allowed. Each business that requires greater than a 1/300 parking standard will be monitored, and the legal, nonconforming status will be terminated upon change of use or discontinuation of use of 180 days or greater.

Restaurant Comparisons

It is generally understood that a restaurant is a public place with suitable kitchen facilities and substantial sale of meals for consumption on the premises. The sale of beer and wine (Type 41)

or beer, wine and distilled spirits (Type 47) may be authorized as an ancillary component of the bona fide restaurant business. From that broad definition, restaurants can be categorized as sit-down, take-out, fast-food, family, fine-dining, and entertainment. In contrast, a “bar” would utilize a Type 48 license for the sale of alcoholic beverages only. Food sales are not required or are ancillary to the business for a Type 48 license. There are no Type 48 licenses in Lomita. However, some restaurants have minimized the sale of food, especially in later hours, that their business operations are perceived to be a bar setting.

As applied for, Katsu Bar would operate approximately 10 hours a day around traditional mealtime hours (11:00 a.m. – 9:00 p.m.) and proposes another five hours a day after typical mealtime hours (9:00 p.m. – 2:00 a.m.). In Lomita, Kotash and Sushi Delight are similarly sized sit-down restaurants and they close between 8:00 p.m. and 10:00 p.m. and their operating times a listed in the following table.

<u>Restaurant</u>	<u>Address</u>	<u>Operating Hours</u>
<i>Katsu Bar</i>	<i>24218 Crenshaw Blvd.</i>	<i>Proposed 11 a.m. -2 a.m.</i>
Kotash	2408 Lomita Blvd, Suite C, Lomita	Sundays – Thursdays 11 a.m. – 8 p.m. Fridays and Saturdays 11 a.m. – 9 p.m.
Sushi Delight	2117 PCH, Lomita	Sundays – Thursdays 11 a.m. – 9:30 p.m. Fridays and Saturdays 11 a.m. – 10 p.m.

The applicant has requested a Department of Alcoholic Beverage Control’s (ABC) Type 41 license, which permits beer and wine service at a bona fide eating establishment. The late-night hours for beer and wine service are substantially different than the operating hours other similar Lomita restaurants.

The City has consistently required that any restaurant serving alcoholic beverages must have the kitchen open during the hours that allow alcoholic beverage sales (COA No. 13). This is to ensure that the restaurant’s operations remain a restaurant first and foremost and customers can order food in conjunction with an alcoholic beverage. Staff recommends authorizing the sale of beer and wine for on-site consumption from 11:00 a.m. to 9:00 p.m. Sundays thru Thursdays, and from 11:00 a.m. to 10:00 p.m. Fridays and Saturdays. These hours are consistent with the other like restaurants in the City and consistent with typical meal service. In addition, staff consulted with the Los Angeles County Sherriff’s Department, and they support limiting beer and wine service to times that align with traditional meal service. Generally, authorizing late night alcohol consumption may lead to an appearance of a bar setting and may increase risk for public disturbance.

A conditional use permit runs with the land and should not be viewed as a short-term entitlement. This means that the entitlement is not only for this business but future businesses seeking to sell beer and wine subject to the conditions of approval authorized by the Planning Commission. Once a conditional use permit has been authorized, a person may request

amendments to the parameters of a permit and new tenants could take the place of existing tenants subject to certain requirements. The Planning Commission would review any application to modify the permit, including type of license, size of the business, location and change to operating hours.

Several conditions have been included to regulate the sale of beer and wine service at the bona fide eating establishment. Condition of Approval No. 18 requires all employees to obtain the Responsible Alcoholic Beverage Training mandated by the Department of Alcoholic Beverage Control. In addition, Condition of Approval No. 19 prohibiting the display of alcoholic images, or the brand names of alcoholic products in the windows, has been added to convey that the establishment is truly a bona fide eating establishment, and not a drinking establishment with ancillary food service.

Public Safety

The City has five reporting districts and subject property is located in Reporting District (RD) 1711. This reporting district includes the area north of Pacific Coast Highway to Lomita Boulevard, and from Oak Street to Crenshaw Boulevard.

In 2021, RD 1711 experienced 74 Part I incidents and 80 Part II incidents. With regard to incidents related to or possibly related to alcohol, in 2021, Reporting District 1711 experienced one drunk incidents, one disorderly conduct incidents, and zero drunk driving incidents. For comparison, in 2019 Reporting District 1711 experienced two drunk incidents, zero disorderly conduct incidents, and two drunk driving incidents. Any escalation in crimes typically associated with alcohol will be analyzed. Over the past year, the entire commercial center had one call for service.

Conditional Use Permit

Staff has reviewed the project in accordance with Section 11-1.70.09 (Conditional Use Permit) of the Lomita Municipal Code (LMC) and advises that the project is consistent with required findings. The findings are summarized below and elaborated in the resolution.

- 1) *A restaurant serving alcoholic beverages is allowed in the Light Manufacturing and Commercial) Zone with approval of a conditional use permit.*
- 2) *A restaurant serving alcoholic beverages is a consistent use with the General Plan's Land Use Element designation, and the Economic Development Element's mission to support the development and expansion of existing businesses and promote the improvement and revitalization of existing commercial areas and neighborhood shopping centers.*
- 3) *The site and building's design, location and size are compatible with existing and future land uses. The building faces Crenshaw Boulevard and has direct access to Crenshaw and Lomita Boulevards. When appropriate operating hours are coupled with the proposed operating conditions, the restaurant with beer and wine service is compatible with existing and future land uses and will not constitute a public nuisance or be materially detrimental to properties in the vicinity.*
- 4) *The site accommodates the essential development features to integrate the restaurant into the neighborhood. The amount of parking is considered legal nonconforming,*

and this unit has contained a restaurant for many years. The proposed conditional use permit will not change the site plan. The additional of a Type 41 license for beer and wine sales is not expected to increase demand for parking. A wall separates the parking lot from the neighboring property. Trash area improvements have been added as a condition of approval. Although the site lacks landscaping, the site does not have surplus space.

- 5) The site is served by Crenshaw Boulevard, a six-lane roadway and Lomita Boulevard a four-lane road. These streets can adequately carry the kind and quantity of traffic the proposed use will generate.*

Sale of Alcoholic Beverages

Staff has reviewed the project in accordance with LMC's Title XI Chapter 1 Article 56 (Sale of Alcoholic Beverages) and advises that the project is consistent with required findings. The findings are summarized below and elaborated in the resolution.

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 City. In past practice, staff has classified residential uses as a sensitive use because noise impacts and other potential nuisances could adversely affect quality of life.

Technically, if measuring from property line to property line, dwellings on the following nearby residential streets are within 300 feet of the subject property. All are orientated way from or across the street from the subject property.

Sensitive Land Use	Address
School	2458 Lomita Blvd
Residential Dwellings	24410 Crenshaw Blvd.

Per Section 11-1-56.03 (D) of the LMC, the Planning Commission may modify the distance requirements when granting a conditional use permit if the following additional findings can be made. This section enables the City to scrutinize the impacts of a new or modified alcohol use on existing sensitive uses. Staff has reviewed the project advises that the project is consistent with required findings. The findings are summarized below and elaborated in the resolution.

- 1) On-site consumption of beer and wine at a bona fide eating establishment should not adversely impact public safety because the essence of the business is an eating establishment. The hours for all alcoholic beverage service will end at 9:00 p.m.*
- 2) The restaurant draws people to the commercial center and provides beneficial commercial vitality to the area. Offering beer and wine helps attract customers and will contribute to the viability of the restaurant establishment.*
- 3) The use would not be objectionable or detrimental to the surrounding properties and the neighborhood. Today, restaurants serving beer and wine for onsite consumption are commonly accepted. It is not foreseeable that there will be any interaction or adverse*

impacts based on the restaurant's orientation away from the school, and because other uses separate the restaurant from nearby residential uses.

PUBLIC NOTICE

Notices of this hearing dated September 29, 2022 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:



Sheri Repp Loadsman
Planner

Prepared by:



Laura MacMorran
Associate Planner

Attachments:

- a. Resolution
- b. Vicinity Map
- c. Zoning Map
- d. General Plan Map
- e. Aerial Photograph
- f. Notice of Exemption
- g. Letter from the Applicant
- h. Site, and Floor Plans
- i. Menu

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING CONDITIONAL USE PERMIT NO. 320 TO ALLOW THE SALE OF BEER AND WINE FOR ON-SITE CONSUMPTION AT A RESTAURANT LOCATED AT 24218 CRENSHAW BOULEVARD IN THE LIGHT MANUFACTURING AND COMMERCIAL (M-C) ZONE AND FINDING THE SAME EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. FILED BY YOON HU JU, 24218 CRENSHAW BOULEVARD, LOMITA, CA 90717

Section 1. Recitals

The Planning Commission of the City of Lomita has considered an application to allow the sale of beer and wine for on-site consumption at a restaurant located at 24218 Crenshaw Boulevard. in the M-C (Light Manufacturing and Commercial)) Zone. Filed by Yoon Hu Ju, 24218 Crenshaw Boulevard, Lomita, CA 90717 (“Applicant”).

- A. The subject site is zoned Light Manufacturing and Commercial (M-C) and designated “industrial manufacturing” by the City’s General Plan.
- B. On October 10, 2022, the Planning Commission held a duly noticed public hearing and accepted public testimony for and against the item.
- C. In accordance Pursuant to Section 15301 (Existing Facilities) of the CEQA guidelines, a project that consists of permitting or licensing involving negligible, or no expansion of use may be found to be exempt from the requirements of CEQA. The project is requesting a license to sell beer and wine for on-site consumption, which is expected to be a negligible expansion of the use. The building will not be altered or expanded.
- D. 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.

Section 2. Findings.

Pursuant to Section 11-1.70.09 (Conditional Use Permit) and Article 56 (Sale of Alcoholic Beverages) of the Lomita Municipal Code, the 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 CUP and complies with all other applicable requirements of this Article;*

Subject to the requirements of Article 56 (Sale of Alcoholic Beverages), restaurants serving alcoholic beverages are permitted in the M-C zone with the approval of a conditional use permit. (Section 11-1.51.05(13))

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

The General Plan land use designation for the subject property is industrial manufacturing. The industrial manufacturing designation provides light manufacturing and commercial uses, as well as public service facilities. Commercial uses are the dominant type of uses within the areas designated for industrial manufacturing. A restaurant provides goods and services directly to the consumer and is considered a retail commercial use, which is consistent with the designation.

In addition, this project aligns with the Economic Development Element's mission to support the development and expansion of existing businesses and the Element's policies to promote the improvement and revitalization of existing commercial areas and neighborhood shopping centers. Diverse uses with varying hours of peak demand contribute to a successful shopping center.

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 site and building's design, location and size are compatible with existing and future land uses. Adding beer and wine to a restaurant for onsite consumption will not adversely affect the public welfare or be detrimental to businesses and properties in the vicinity. The adjacent neighbors are all commercial and the restaurant hours and beer and wine service are in keeping with the surrounding uses.

When appropriate operating hours are coupled with the proposed operating conditions, beer and wine service at the restaurant is compatible with existing and future land uses and will not constitute a public nuisance or be materially detrimental to properties in the vicinity. Staff consulted with a Los Angeles County Sheriff's Department who did not have concerns for public safety so long as the beer and wine service coincided with mealtimes and did not extend late into the night.

Several conditions have been added to ensure that operations are consistent with a restaurant use, protects the general welfare of employees and customers and maintains the look and feel of a restaurant.

The commercial center's trash area is located away from the nearby residences and while unlikely to cause significant disturbance, Condition of Approval No. 22 requires bottles and cans to be disposed of not later than 30 minutes after closing to provide added protection.

For the past year, the shopping center was reported to have received one call for service to assist a person who exhibited mental health problems. As a best practice, staff recommends any business authorized to sell alcoholic beverages be required to install exterior security cameras on the front and rear of the property to record activity that may rise to a criminal conduct.

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;*

The site was developed in 1959 and there will be no physical changes to the site layout related to buildings and parking. The subject commercial center and tenant location are determined to be legal, nonconforming since the number of parking spaces are less than required by the Lomita Municipal Code. The continuation of the restaurant use with the addition of beer and wines sales is not anticipated to increase the demand for parking. This conditional use permit focuses only on the addition of beer and wine to an existing restaurant use, which will have a minimal effect on the site, neighbors, and other tenants.

The site accommodates the essential development features. The existing masonry wall separates the shopping center from the neighboring properties and the City has not received any complaints from the neighbors. Restaurant patrons will enter and exit from one of three driveways exclusively serving this property.

The parking stall markings need to be refreshed with new paint, which staff and the applicant will notify the property owner. In addition, the trash area needs to be enclosed (COA No. 24). The property is also legal, nonconforming for the provision of on-site landscape areas since the property was developed prior to the establishment of this requirement. The site does not have any substantial unutilized space to provide landscaping.

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

Adding beer and wine service to an existing restaurant is not expected to appreciably increase trips to the site. The site is served by Crenshaw Boulevard, a six-lane roadway and Lomita Boulevard, a four-lane roadway. These streets can adequately carry the kind and quantity of traffic the proposed use will generate.

Section 3. Pursuant to Section 11-1-56.03 (D) of the Lomita Municipal Code, the Planning Commission finds that a private school and residential uses are located within 300 feet of the subject commercial center and that findings to support a modification of the 300-foot distance requirement for granting a conditional use permit involving the sale of alcoholic beverages can be made as follows:

- 1) *The proposed use will not have an adverse impact on public safety. Factors that could be considered to determine impact include but are not limited to Los Angeles County Sheriff Department's crime statistics for the underlying and surrounding reporting districts, Los Angeles County Sheriff Department's crime statistics for the underlying and surrounding properties and the types of crime within those same areas.*

On-site consumption of beer and wine at a bona fide eating establishment should not adversely impact public safety because the essence of the business is an eating establishment. In 2021, Reporting District 1711 experienced one drunk incidents, one disorderly conduct incidents, and zero drunk driving incidents. For comparison, in 2019 Reporting District 1711 experienced two drunk incidents, zero disorderly conduct incidents, and two drunk driving incidents. Any escalation in crimes typically associated with alcohol use will be scrutinized. A condition of approval has been added to require business operations to close by 9:00 p.m. on Sundays thru Thursdays, and 10:00 p.m. on Fridays and Saturdays. As these operating hours correspond to traditional mealtimes, the Los

Angeles County Sheriff's Department did not object to the on-site consumption of beer and wine.

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

The restaurant draws people to the commercial center and provides beneficial commercial vitality to the area. Offering beer and wine helps attract customers and will contribute to the viability of the restaurant establishment.

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

This application pertains only to beer and wine use for on-site consumption. A restaurant serving beer and wine operated at this location in the past without evidence of any violations or disturbances to the surrounding area. Restaurants serving beer and wine are commonly accepted.

The nearby private school (Nishiyamoto Academy) and residential uses are effectively shielded from the shopping center's activity and therefore unaffected by the addition of beer and wine sales to the restaurant use. The private school side property line shares the shopping center's rear property line. The shopping center's activity is all orientated towards Crenshaw Boulevard, so the school would be minimally impacted. The condominium residences on Crenshaw Boulevard are located several hundred feet away from the restaurant use. Access to the condominiums is separated by two other properties. There is no history of any complaints against the shopping center or 24218 Crenshaw Boulevard's prior restaurant uses. Given these conditions and absence of complaints, it can foreseeably be seen that the school or residence will not be impacted by the restaurant's beer and wine service. For these reasons, offering beer and wine for on-site consumption should not be objectionable or detrimental to the surrounding properties and neighborhood.

Section 4. The Planning Commission of the City of Lomita hereby approves Conditional Use Permit No. 320 subject to the following conditions.

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another
2. This permit is granted for a 1,926-square-foot commercial unit located at 24218 Crenshaw Boulevard.
3. Approval of this permit shall expire 12 months from the date of approval by the Planning Commission, unless significant construction or improvements or the use authorized hereby have commenced. One or more extensions of time for use inauguration may be requested.
4. The Planning Commission shall conduct a public hearing, pursuant to the public hearing and notice requirements, to modify or revoke any Land Use Entitlement granted under this Chapter. The Planning Commission and/or City Council retain the right to review and modify any permit granted or approved hereunder for any violations of the conditions imposed on such permit.
5. 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.

6. 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.
7. Before placing or constructing any signs on the project property, Applicant shall obtain a sign permit from the City. Except as provided in the sign permit, Applicant may not change any signs on the project property.
8. 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.
9. 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.

PLANNING STANDARD CONDITIONS

10. Any application for a minor modification to the project shall be accompanied by three copies of plans reflecting the requested modification, together with applicable processing fees.
11. 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.
12. That, in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission.

PLANNING SPECIAL CONDITIONS

13. The hours of operation (*i.e.*, the sale of both food and alcoholic beverages) shall be limited from hours of 11:00 a.m. – 9:00 p.m. Sundays thru Thursdays and 11:00 a.m. – 10:00 p.m. Fridays and Saturdays unless the Planning Commission authorizes a change to this condition. The kitchen shall serve food during all hours of operation.
14. 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 conditional use permit for the on-site consumption sale of beer and wine must either be modified or will be subject to revocation pursuant to the Lomita Municipal Code.

15. No sale, service, or consumption of alcoholic beverages may occur outside the establishment unless a special event permit is approved.
16. 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.
17. Security cameras and system shall record activity on the exterior of 2065 Palos Verdes Boulevard. Plans and specifications for the equipment shall be to the satisfaction of the Director of Community and Economic Development and shall be installed prior to utilization of the California Department of Alcohol Beverage Control's Type 41 license.
18. The Permittee shall be responsible for ensuring that all employees receive "Responsible Alcoholic Beverage Service" training as offered through programs established by ABC, as well as any other training required by the State of California in conjunction with alcohol sales and service. Evidence of such training and the training records of all employees shall be maintained on-site during business hours, and made available for inspection upon request.
19. The windows shall not advertise alcoholic products or the brand names of alcoholic products. The words "beer", "wine", and words that convey similar meaning may be used as part of the allowable wall sign area.
20. On a daily basis, applicant shall remove cigarette butts at a distance of at least 25 feet in both directions from the main customer door and rear service door.
21. The rear door(s) shall be kept closed at all times during the operation of the business except in cases of emergency and to permit deliveries. Said door(s) shall not consist solely of a screen or ventilated security door.
22. Bottles and beverage cans must be disposed of no more than 30 minutes after closing.
23. The applicant shall notify the property owner within 30 days of the need to restripe the parking stalls due to their weathered condition and shall provide evidence of the notification to the Director of Community and Economic Development.
24. The trash area shall be enclosed and upgraded to current building code requirements and as necessary to accommodate refuse, recycling and organic waste disposal. The design shall be submitted for approval by the Director of Community and Economic Development.
25. 75% of the existing windows and entry door shall consist of clear glass. Signage, architectural designs, films, or opaque glass that prevent visibility into the restaurant shall be limited to 25% of the combined window and entry door area; operable window coverings are not included in this calculation. After 7 p.m. any window covering shall be opened and/or retracted. With Director of Community and Economic Development approval, up to 50% of the window and entry door area may be opaque.
26. The construction, use, and all related activity authorized under this Permit shall comply with all applicable local, state, and federal laws, rules, regulations, guidelines, requirements, and policies.

Permittee shall procure and maintain any and all licenses, permits, and/or other authorizations, including licensure through the State of California Department of Alcoholic Beverage Control (“ABC”), that may be required by law to operate the use contemplated herein.

27. This Resolution shall supersede prior resolutions, these conditions shall control.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 10th day of October, 2022 by the following vote:

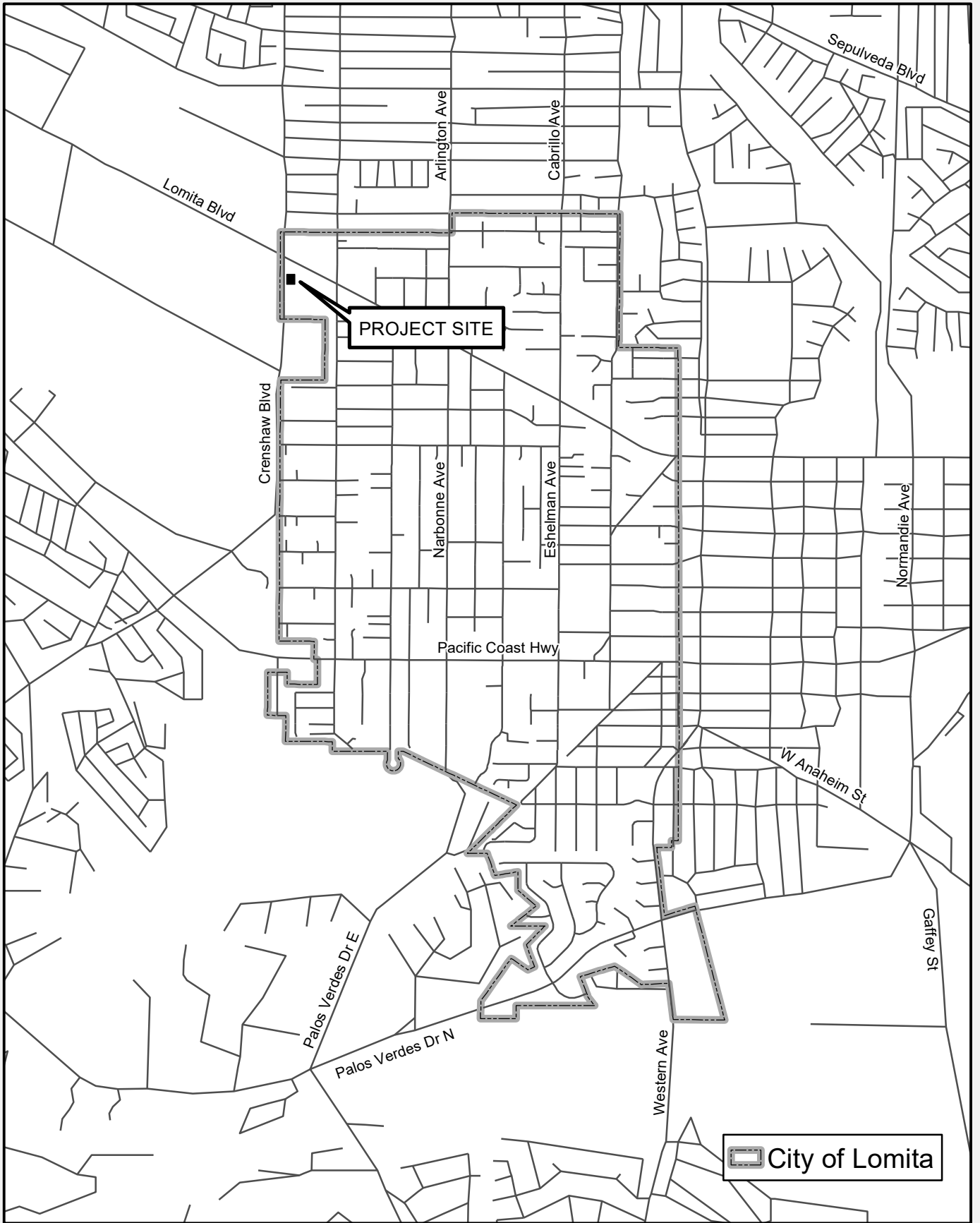
AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:


Steve Cammarata, Chair

ATTEST: _____
Sheri Repp Loadsman
Planner

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.



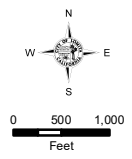
 City of Lomita

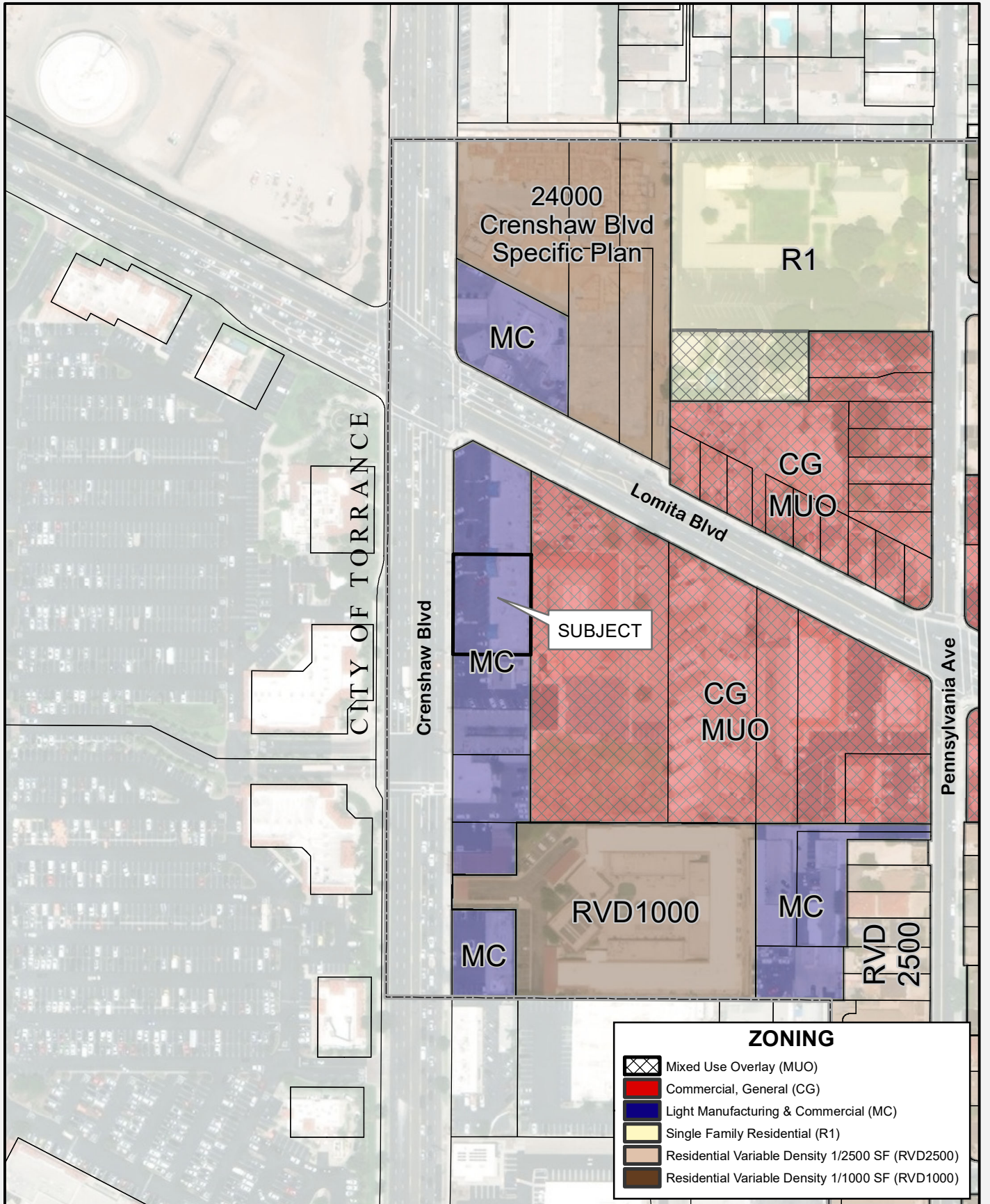


Conditional Use Permit No. 320
24218 Crenshaw Boulevard
Exhibit B







Community Development
 September 2022

Source: Lomita GIS Data Layers, TIGER Files
 GIS/Apps/24218Crenshaw_vty.mxd





ZONING

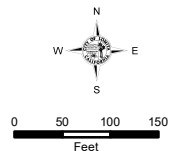
-  Mixed Use Overlay (MUO)
-  Commercial, General (CG)
-  Light Manufacturing & Commercial (MC)
-  Single Family Residential (R1)
-  Residential Variable Density 1/2500 SF (RVD2500)
-  Residential Variable Density 1/1000 SF (RVD1000)

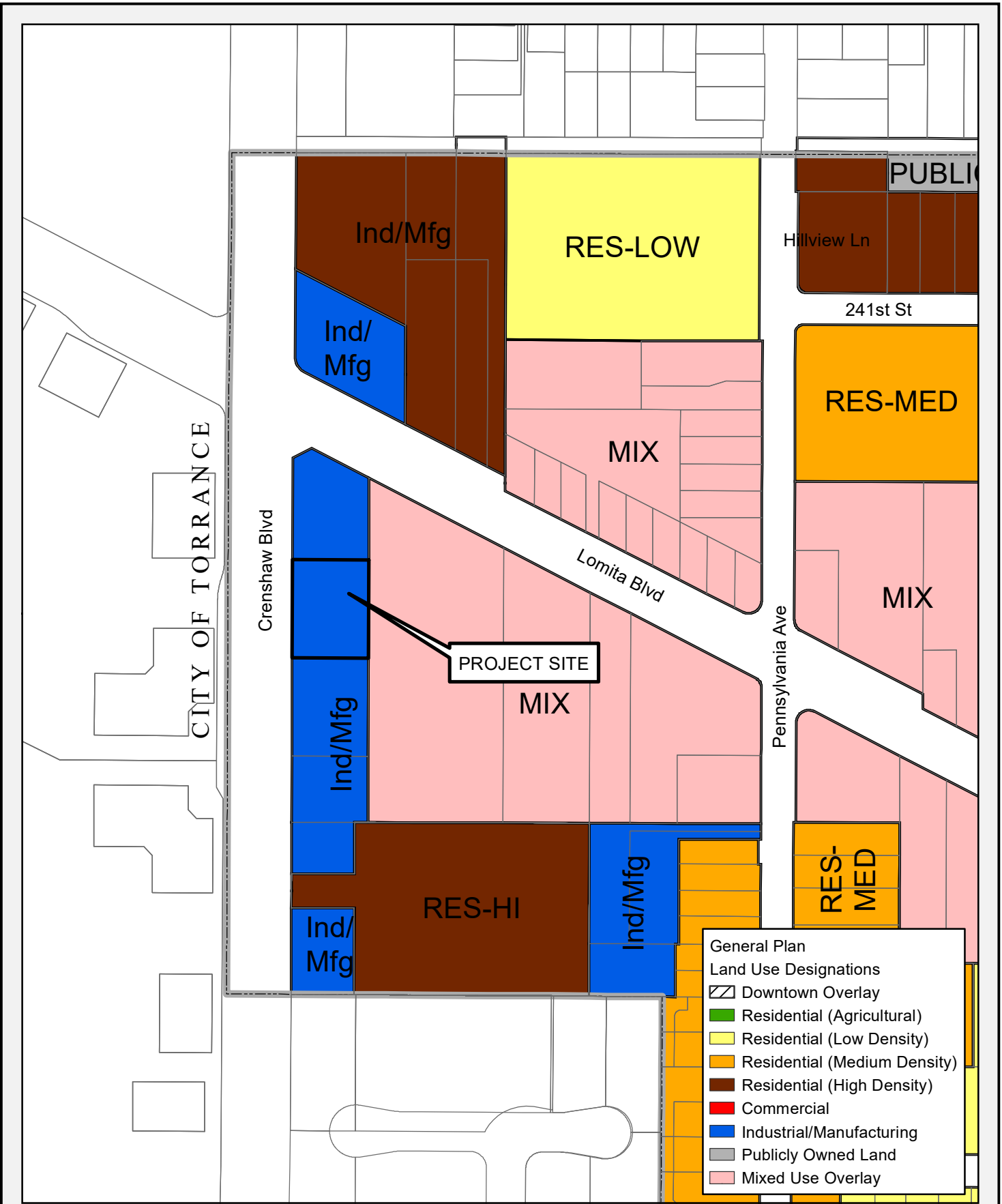


Conditional Use Permit No. 320
24218 Crenshaw Boulevard
Exhibit C


Community Development
 September 2022

Source: Lomita GIS Data Layers
 /Apps/24218Crenshaw_zon.mxd





General Plan
Land Use Designations

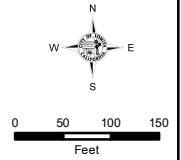
-  Downtown Overlay
-  Residential (Agricultural)
-  Residential (Low Density)
-  Residential (Medium Density)
-  Residential (High Density)
-  Commercial
-  Industrial/Manufacturing
-  Publicly Owned Land
-  Mixed Use Overlay

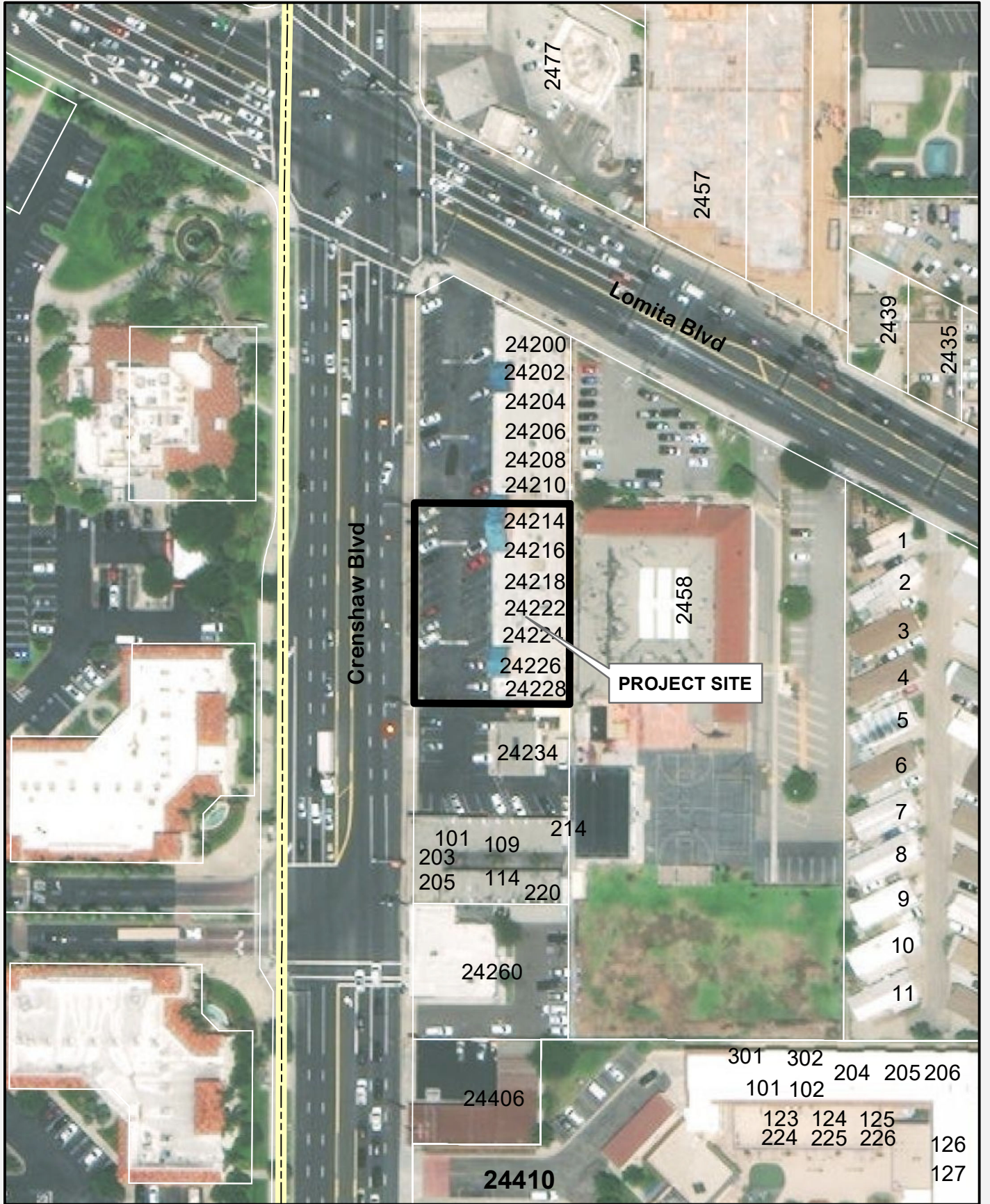


Conditional Use Permit No. 320
24218 Crenshaw Boulevard
Exhibit D

Community Development
 September 2022

Source: Lomita GIS Data Layers
 GIS/Apps/24218Crenshaw_gp.mxd

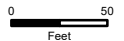




**Conditional Use Permit No. 320
24218 Crenshaw Boulevard
Exhibit E**

Community Development
September 2022

Source: Lomita GIS Data Layers
/Apps/24218Crenshaw_aer.mxd





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

NOTICE OF EXEMPTION

***Project Title:* Amendment to Conditional Use Permit No. 320**

Project Description: A request for a conditional use permit to allow for beer and wine sales and on-site consumption at a restaurant located at 24218 Crenshaw Boulevard. in the M-C (Light Manufacturing and Commercial)) Zone. Filed by Yoon Hu Ju, 24218 Crenshaw Boulevard, Lomita, CA 90717 (“Applicant”).

Finding:

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

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

Supporting Reasons: In accordance Pursuant to Section 15301 (Existing Facilities) of the CEQA guidelines, a project that consists of permitting or licensing involving negligible, or no expansion of use may be found to be exempt from the requirements of CEQA. The project is adding a license to sell beer and wine, which is expected to be a negligible expansion of the use. The building will not be altered or expanded. Therefore, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment.

 (Date)

 Laura MacMorran
 Associate Planner

TO KATSU BAR LLC
DBA: KATSU BAR RESTAURANT
24218 Crenshaw Blvd.

Attachment G

Street Address: 24218 Crenshaw Blvd.

Project Description / Request

A Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in an existing 2,000 sq. ft. restaurant/cafe with 45 seats. Proposed hours of operations will be from 11 am to 2 am, daily.

Background

The existing establishment, Katsu Bar Restaurant has recently opened at the subject location. It currently offers a wide array of Japanese fare. The addition of beer and wine sales will make the restaurant a more viable dining option in a neighborhood that has a high concentration of similar food-dispensing establishments. The subject request is for a Conditional Use Permit to allow the sale of beer and wine for on-site consumption in the existing restaurant with 45 seats. The applicant requests to maintain hours of operation from 11 a.m. to 2 a.m., daily. While the late hours are characteristic of a bar or club, the subject establishment will be maintained as a bona fide restaurant at all hours. Currently, an ABC application is pending with Lakewood Office. (Pending ABC license# 639976)

Questions Regarding the Physical Development of the Site

- a. **What is the total square footage of the building or center the establishment is located in?** 17,449 s.f.
- b. **What is the total square footage of the space the establishment will occupy?** 2,000 sq. ft.
- c. **What is the total occupancy load of the space?** 45
- d. **What is the total number of seats that will be provided indoors? Outdoors?** 45 indoor; no outdoor seating
- e. **If there is an outdoor area, will there be an option to consume alcohol outdoors?** N/A
- f. **If there is an outdoor area, is it on private property or the public right-of-way, or both?** N/A
 - i. **If an outdoor area is on the public right-of-way, has a revocable permit been obtained?** N/A
- g. **Are you adding floor area? If yes, how much is enclosed? Outdoors?** N/A
- h. **Parking**
 - i. **How many parking spaces are available on the site?** 50
 - ii. **Are they shared or designated for the subject use?** Shared

TO KATSU BAR LLC
DBA: KATSU BAR RESTAURANT
24218 Crenshaw Blvd.

iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? N/A

iv. Have any arrangements been made to provide parking off-site? No

1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? N/A

2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.

3. Will valet service be available? Will the service be for a charge? No

i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? No

Questions Regarding the Operation of the Establishment

a. What are the proposed hours of operation and which days of the week will the establishment be open?

	M	Tu	W	Th	F	Sa	Su
Hours of Operation	11 am- 2 am	11 am- 2 am	11 am- 2 am	11 am- 2 am	11 am- 2 am	11 am- 2 am	11 am- 2 am
Hours of Alcohol Sales	11 am- 2 am	11 am- 2 am	11 am- 2 am	11 am- 2 am	11 am- 2 am	11 am- 2 am	11 am- 2 am

b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: N/A

c. Will there be minimum age requirements for entry? If yes, what is the minimum age requirement and how will it be enforced? No

d. Will there be any accessory retail uses on the site? What will be sold? No

e. Security

i. How many employees will you have on the site at any given time? 5

ii. Will security guards be provided on-site? No

TO KATSU BAR LLC
DBA: KATSU BAR RESTAURANT
24218 Crenshaw Blvd.

1. If yes, how many and when? N/A

f. Alcohol

i. Will there be beer & wine only, or a full-line of alcoholic beverages available? Beer and wine only

ii. Will "fortified" wine (greater than 16% alcohol) be sold? No

iii. Will alcohol be consumed on any adjacent property under the control of the applicant? No

iv. Will there be signs visible from the exterior that advertise the availability of alcohol? No

v. Food

1. Will there be a kitchen on the site? Yes

2. Will alcohol be sold without a food order? No

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis?
No

4. Provide a copy of the menu if food is to be served. Provided

vi. On-Site

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? No

If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.

2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? No

If yes, a request for off-site sales of alcohol is required as well.

3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time?
No

vii. Off-Site

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? N/A

TO KATSU BAR LLC
DBA: KATSU BAR RESTAURANT
24218 Crenshaw Blvd.

2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? N/A

Caldera Bill (CA Business and Professions Code Section 23958 and 23958.4)

a. Is this application a request for on-site or off-site sales of alcoholic beverages? On-site

i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel?
Bona-fide restaurant

1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby: issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or if issuance would result in, or add to an undue concentration of licenses.

KATSU BAR

24218 CRENSHAW BLVD.
TORRANCE, CA 90505

PROJECT AREA: 24218 CRENSHAW BLVD.
TORRANCE, CA 90505

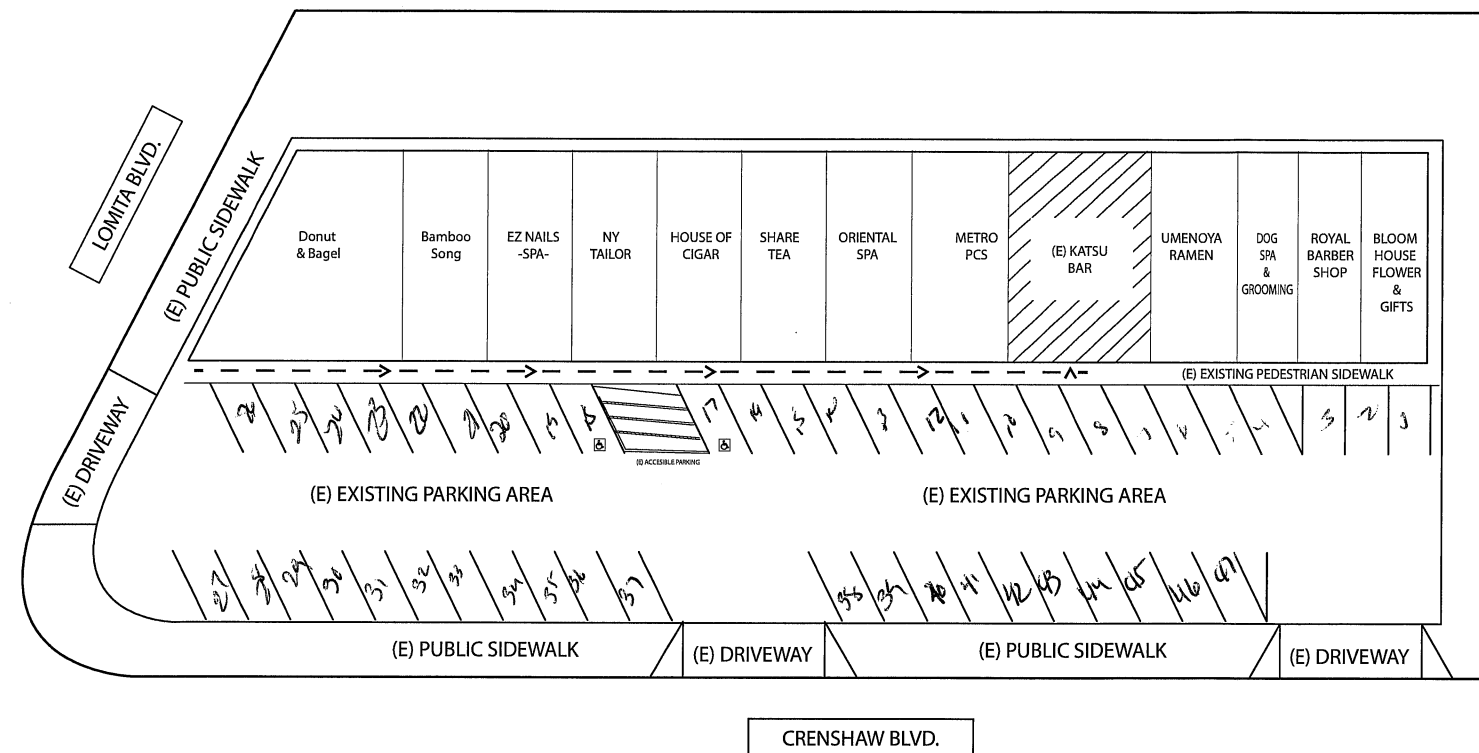
SCOPE OF WORK: A CONDITIONAL USE PERMIT TO ALLOW THE SALE AND DISPENSING OF BEER & WINE FOR ON-SITE KATSU RESTAURANT

LOT AREA (SQ.FT.): 17,438 S.F.

BUILDING AREA: 14,163 S.F.

PROPOSED AREA: 1,926 S.F.

PARKING: NO PARKING CHANGE



AREA SUMMARY TABLE	
ROOM	SQ. FT.
ENTRY	91
SERVICE AREA	124
DINING AREAS	609
HALLWAY	68
COOK LINE	197
WASH/PREP AREA	177
WALK-IN-COMBO	84
OFFICE	72
ALL GENDER RESTROOM	90
ALL GENDER RESTROOM	57
ACCESSORY SPACES	105
NET AREA TOTAL	1,570
GROSS AREA TOTAL (INCLUDING WALLS)	1,926

SEATS OVERALL: 45 INDOOR SEATS

LEGAL DESCRIPTION

NUMBER OF STORY: SINGLE STORY

APN.: 7376-001-122

LOT NO.: 71

TRACT: TR 15

BLOCK: NONE

ZONING: C2-1

OCCUPANCY GROUP: B

PROJECT CO. NAME
KATSU BAR
24218 CRENSHAW BLVD. TORRANCE, CA 90505

THE DRAWINGS AND SPECIFICATIONS, I DEAS, DESIGN AND ARRANGEMENTS ARE SHOWN AS THE PROPERTY OF THE DESIGNER AND SHALL BE KEPT IN CONFIDENCE AND NOT BE COPIED OR USED IN CONNECTION WITH ANY WORK OF PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS OF THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

COPYRIGHT:

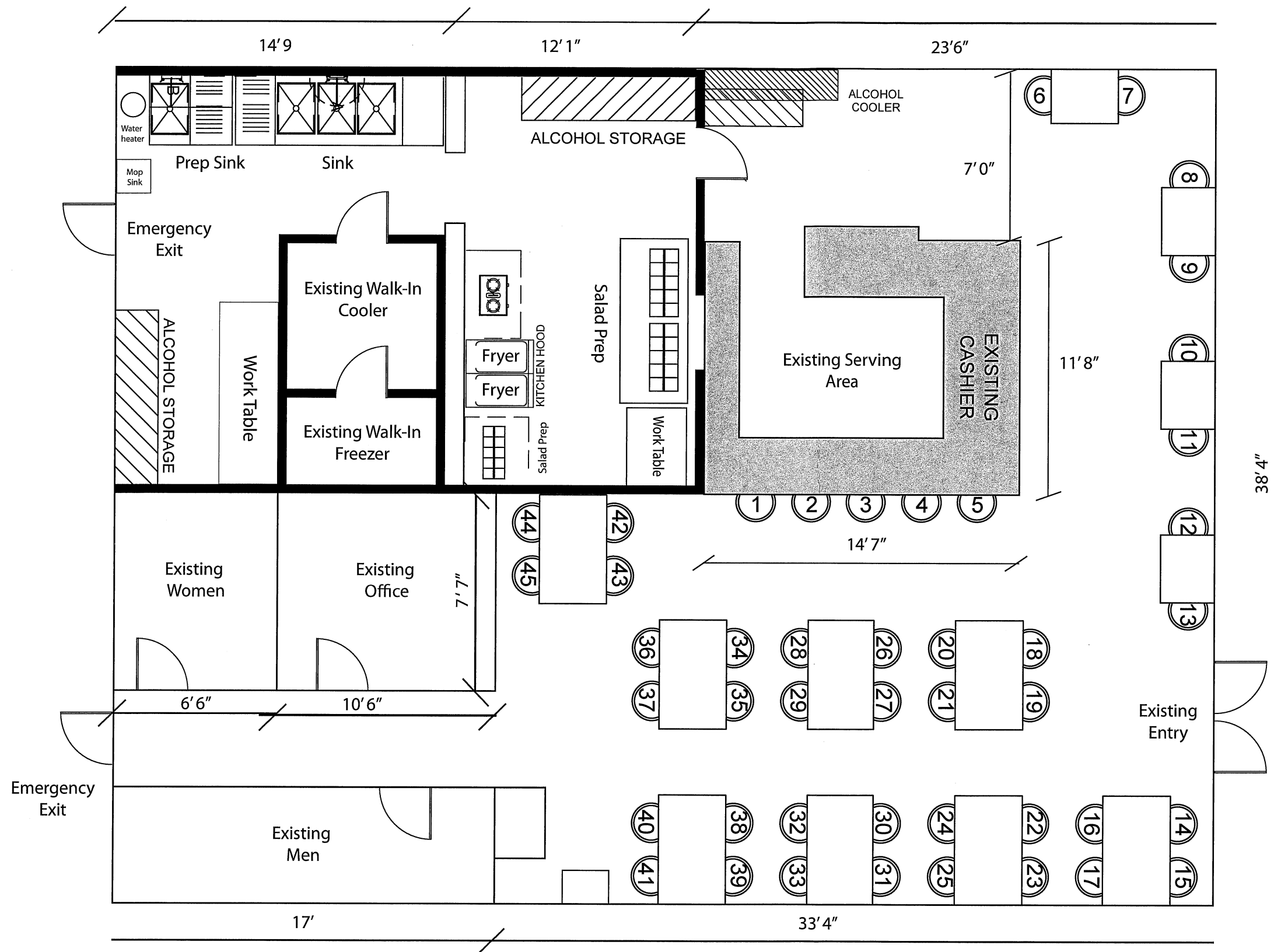
REVISIONS

SHEET TITLE
EXISTING SITE PLAN

DATE: _____

SCALE: _____

DRAWN BY: _____



Katsu Bar
 24218 Crenshaw Bl.
 Torrance, CA 90505

Total SQ : 2000 SF
 Number of Seats: 45



KATSU BAR

APPETIZER 애피타이저

- | | | | |
|---------------------------------|-------|---|-------|
| 1. 리치
LYCHEE | 10.99 | 12. 벵겔소시
RICE CAKE WRAPPED W/
BACON & SAUSAGE | 15.99 |
| 2. 복숭아
PEACH | 10.99 | | |
| 3. 콘치즈
CORN CHEESE | 10.99 | | |
| 4. 칠리나초치즈
CHILI CHEESE NACHO | 10.99 | | |
| 5. 계란찜
STEAMED EGG | 3.99 | | |
| 6. 계란말이
KOREAN EGG ROLL | 11.99 | | |
| 7. 과일 믹스
MIXED FRUIT | 15.99 | | |
| 8. 수박화채
WATERMELON PUNCH | 18.99 | | |
| 9. 김치전
KIMCHI PANCAKE | 10.99 | | |
| 10. 해물파전
SEAFOOD PANCAKE | 22.99 | | |
| 11. 떡볶이
SPICY RICE CAKE | 16.99 | | |

DEEP FRIED 튀김

- | | |
|-------------------------------------|-------|
| 1. 허니버터 포테이토
HONEY BUTTER POTATO | 12.99 |
| 2. 감자튀김
FRENCH FRIES | 9.99 |
| 3. 튀리플 감자튀김
TRUFFLE FRIES | 14.99 |
| 4. 새우튀김
FRIED SHRIMP | 10.99 |
| 5. 오징어튀김
FRIED SQUID | 19.99 |
| 6. 닭강정
SWEET & SPICY CHICKEN | 22.99 |
| 7. 치즈온파스
CHEESE PORK CUTLET | 18.99 |



KATSU BAR

STIR-FRIED 볶음 및 구이

- | | | | |
|--|-------|---|-------|
| 1. 소시지야채볶음
SAUSAGE AND VEGGIES | 14.99 | 11. 배운달걀
SPICY UNWIKEN EGG | 24.99 |
| 2. 호삼불고기
SPICY BULGOGGI W/ PORK | 21.99 | 12. 두부김치
TOFU TOPPED W/ KIMCHI | 24.99 |
| 3. 참된볶음
HOT SPICY CHICKEN | 19.99 | 13. 새우버터구이
GRILLED SHRIMP W/ BUTTER | 24.99 |
| 4. 날갈비볶음
SPICY GRILLED CHICKEN | 19.99 | 14. 파삼김치구이
PORK W/ GREEN ONION SALAD | 27.99 |
| 5. 차돌침과볶음
GREEN ONION BEEF BRISKET | 29.99 | 15. 된장파삼
BBQ W/ GREEN ONION SALAD | 32.99 |
| 6. 차돌숙주볶음
BEAN SPROUTS BEEF BRISKET | 27.99 | | |
| 7. 대창볶음
GARLIC BEEF INTESTINES | 29.99 | | |
| 8. 순대볶음
GARLIC BLOOD SAUSAGE | 24.99 | | |
| 9. 닭볶음 요리
SPICY CHICKEN W/ VEGGIES | 27.99 | | |
| 10. 양갱이부집 요리
SPICY BAI TON CHICKEN W/ VEGGIES | 26.99 | | |



KATSU BAR

RICE & NOODLE 식사

- | | |
|--|-------|
| 1. 김치볶음밥
KIMCHI COOKED RICE | 14.99 |
| 2. 주먹밥
KOREAN RICE BALL | 3.99 |
| 3. 공기밥
STEAM RICE | 1.99 |
| 4. 라면
KOREAN RAMEN | 7.99 |
| 5. 해물우동볶음
SPICY STIR-FRIED SEAFOOD UDON | 27.99 |
| 6. 해물단짬
SPICY SEAFOOD NOODLES | 25.99 |
| 7. 차돌해물짬
SPICY SEAFOOD & BEEF NOODLES | 29.99 |
| 8. 나가사키짬짬
NAGASAKI SEAFOOD NOODLES | 27.99 |

KOREAN STEW 찌개 및 전

- | | |
|-------------------------------|-------|
| 1. 고추장찌개
RED PEPPER PASTE | 18.99 |
| 2. 부대찌개
ARMY STEW | 27.99 |
| 3. 참치김치찌개
KIMCHI TUNA STEW | 18.99 |
| 4. 홍합전
MUSSEL STEW | 14.99 |
| 5. 조개탕
CLAM STEW | 14.99 |
| 6. 양념
FISH ROE STEW | 24.99 |
| 7. 포차우동탕
FISH CAKE SOUP | 21.99 |



KATSU BAR

Draft Beer

Stella
Kirin
Blue Moon

Bottled Beer

Coors
Corona
Heineken
Modelo

Soju

Chamisul Soju
Chueumchurum Soju

Soda

Coke, Diet Coke, Sprite
Perrier
Bottled Water



CITY OF LOMITA PLANNING COMMISSION REPORT

TO: Planning Commission October 10, 2022

FROM: Laura MacMorran, Associate Planner

SUBJECT: Conditional Use Permit No. 321
2065 Palos Verdes Drive North, in the C-P-D (Commercial Planned Development) Zone

APPLICANT'S REQUEST

A request for Conditional Use Permit No. 321 to allow for beer and wine sales and on-site consumption at a restaurant located at 2065 Palos Verdes Drive North in the C-P-D (Commercial Planned Development) Zone. Filed by Looma Space/Gloria Lee, 3414 W. 228th Street, Torrance, CA 90505 ("Applicant").

RECOMMENDATION

Staff recommends that the Planning Commission adopts a resolution approving Conditional Use Permit No. 321, subject to the findings and conditions and find the request is exempt from the California Environment Quality Act (CEQA).

ANALYSIS

Project Description

The applicant requests approval of Conditional Use Permit No. 321 to serve beer and wine for on-site consumption at Looma Space Kids Café, formerly Twinkle Twinkle. The 6,214-square-foot restaurant is planned as a kids café and the owner seeks authorization to serve beer and wine from 11:00 a.m. to 7:00 p.m. daily. Looma Space will offer classes and areas to celebrate birthdays and special occasions.

Existing Conditions

Located on the northerly side of Palos Verdes Drive, the property consists of 4.23 acres. In 1971, the site was improved with two commercial buildings providing 44,476 square feet and 211 parking spaces. Looma Space occupies the west end unit in the one-story, street-facing building addressed 2037-2065 Palos Verdes Boulevard. Current building tenants include a nail salon, a hair salon, a dry cleaner, an equine vet's office, Olivia's Dollhouse Tea Room, Andersen's Decorating, a travel agent, and four vacant units. The two-story building in the rear contains office uses. The parking spaces north of the office building located closest to the residential properties are not permitted for use between the hours of 8:00 p.m. through 6:00 a.m. Monday through Friday and all day on Saturday and Sunday. The parking is restricted to those stipulated times because the wall height ranges from three to four feet so that the office building may optimize the views granted at this location.

Two driveways provide access from Palos Verdes Boulevard and one driveway intersects with Rolling Vista Drive. In addition, there is interior circulation to the Jack-In-the-Box fast food restaurant and the Arco gas station.

Environmental Determination

Pursuant to Section 15301 (Existing Facilities) of the CEQA guidelines, a project that consists of permitting or licensing involving negligible, or no expansion of use may be found to be exempt from the requirements of CEQA. The addition of beer and wine is expected to be a negligible expansion of the use. The building's footprint will not be altered or expanded to accommodate the conditional use.

General Plan Designation

The General Plan land use designation for the subject property is commercial. The allowable floor area ratio for the area is 1.0. The commercial designation provides for retail sale activities and limited-service establishments.

In addition, the Economic Development Element's mission is to support the development and expansion of existing businesses and policies to promote the improvement and revitalization of existing commercial areas and neighborhood shopping centers.

Zoning Designation & Code

The site is zoned Commercial Planned Development. Per Sec. 11-1.46.02, the C-P-D Zone allows the same commercial uses as the Commercial General Zone.

Sec. 11-45.05(19) requires a conditional use permit for the sale of alcoholic beverages at a restaurant. Article 56 sets requirements and development standards for businesses selling alcoholic beverages to mitigate potential negative effects. When evaluating prior applications, the City has regularly consider residential uses to be sensitive uses.

Adjacent Zoning and Land Uses

Direction	Zone and Land Use
North	C.P.D (Commercial Planned Development) Zone Land use: Commercial (Office)
South	RVD-1452 (Residential Variable Density) Zone Land use: Multi-family residential (townhomes)
West	C.P.D (Commercial Planned Development) Zone Land use: Commercial (Fast Food)
East	C.P.D (Commercial Planned Development) Zone Land use: Commercial (Mixed commercial uses)

ANALYSIS

Development Standards Review

The project and site have been reviewed with the applicable City code requirements as follows:

<u>Zoning Code Requirement</u>	<u>Project</u>	<u>Allowed/Required</u>	<u>Compliance</u>
Use	Restaurant serving beer and wine	Permitted in the C-P-D with a CUP for the on-site consumption of beer and wine	Yes
Off-Street Parking Sec. 11-1.66.03(B)	211	198 (1 space/225 sq. ft.)	Yes
Trash	Existing trash area on the northerly side of the building	Will be reviewed by Building and Safety	COA

Restaurant Operating Hours Comparison

The Looma Space Kids Cafe’s proposed operating hours correspond to other nearby restaurants:

<u>Restaurant</u>	<u>Address</u>	<u>Operating Hours</u>
<i>Looma Space Kids Cafe</i>	<i>2065 Palos Verdes Drive North</i>	<i>Proposed 9 a.m. -8 p.m. (Beer and wine service: 11 a.m. - 7 p.m.)</i>
Chuck E. Cheese	2821 E Pacific Coast Hwy, Torrance	11 a.m. -9/10 p.m.
Szechwan Chinese Food	2107 PCH, Lomita	10:30 a.m.-8:30 p.m.

The proposed hours allow for beer and wine service only until 7 p.m. thereby minimizing potential impacts. A condition has been added requiring the kitchen to remain open and food served during the hours that allow alcoholic beverage sales. (COA No. 13).

In addition, Condition of Approval No. 19, which prohibits the display of alcoholic images, or the brand names of alcoholic products in the windows, has been added to convey that the establishment is truly a bona fide eating establishment, and not a drinking establishment with ancillary food service. This condition is protective should there be a change of ownership or a shift away from providing a children’s themed café.

Public Safety

The City has five reporting districts and subject property is located in Reporting District (RD) 1713. This reporting district includes all the area south of Pacific Coast Highway from Hillworth Avenue on the west to Alta Vista on the east. The one exception is a southwest portion of Palos Verdes Drive North and Western Avenue which is mostly occupied by Harbor Hills.

In 2021, RD 1713 experienced 102 Part I incidents and 113 Part II incidents. Regarding incidents related to or possibly related to alcohol, in 2021, Reporting District 1713 experienced zero drunk incidents, two disorderly conduct incidents, and three drunk driving incidents. For comparison, in 2019 Reporting District 1713 experienced five drunk incidents, two disorderly conduct incidents, and four drunk driving incidents. Any escalation in crimes typically associated with alcohol will be analyzed. Over the past year, the entire commercial center had one call for service.

Conditional Use Permit

Staff has reviewed the project in accordance with Section 11-1.70.09 (Conditional Use Permit) of the Lomita Municipal Code (LMC) and advises that the project is consistent with required findings. The findings are summarized below and elaborated in the resolution.

- 1) *A restaurant use is allowed in the Commercial Planned Development Zone and alcoholic beverages may be served with approval of a conditional use permit.*
- 2) *The restaurant use serving alcoholic beverages is consistent with the General Plan's Land Use Element designation, and the Economic Development Element's mission to support the development and expansion of businesses and promote the improvement and revitalization of existing commercial areas and neighborhood shopping centers.*
- 3) *The site and building's design, location and size are compatible with existing and future land uses. The building faces Palos Verdes Drive North and has direct access to Palos Verdes Drive North. When appropriate operating hours are coupled with the proposed operating conditions, the restaurant with beer and wine service is compatible with existing and future land uses and will not constitute a menace or be materially detrimental to properties in the vicinity.*
- 4) *The site is adequate to accommodate the necessary development features to integrate the restaurant into the neighborhood. The site provides adequate parking for the restaurant use.*
- 5) *The site is served by Palos Verdes Drive North, a six-lane roadway, and it can adequately carry the kind and quantity of traffic the proposed use will generate.*

Sale of Alcoholic Beverages

Staff has reviewed the project in accordance with LMC's Title XI Chapter 1 Article 56 (Sale of Alcoholic Beverages) and advises that the project is consistent with required findings. The findings are summarized below and elaborated in the resolution.

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 City. In past practice, staff has classified religious uses and residential uses as sensitive uses because noise impacts and other potential nuisances could adversely affect quality of life.

Technically, if measuring from property line to property line, one church and several dwellings on nearby residential streets are within 300 feet of the subject property. All uses are orientated away from or across the street from the subject property.

Sensitive Land Use	Address
Residential Dwellings	Rolling Vista Drive, Lomita (west side of PV Drive)
Residential Dwellings	Encanto Drive Rolling Hills Estates
Rolling Hills Covenant Church	2222 Palos Verdes Drive North, Rolling Hills Estates

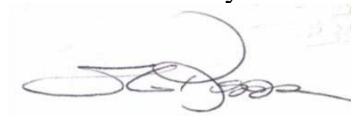
Per Section 11-1-56.03 (D) of the LMC, the Planning Commission may modify the distance requirements when granting a conditional use permit if the following additional findings can be made. This section enables the City to scrutinize the impacts of a new or modified alcohol use on existing sensitive uses. Staff has reviewed the project and advises that the project is consistent with required findings. The findings are summarized below and elaborated in the resolution.

- 1) On-site consumption of beer and wine at a bona fide eating establishment should not adversely impact public safety because the essence of the business is an eating establishment. The hours for all alcoholic beverage service will end at 7:00 p.m. and the business intends to close at 8:00 p.m. Any change of restaurant use would be subject to the conditions applied to this permit.*
- 2) The restaurant draws people to the commercial center and provides beneficial commercial vitality to the area. Offering beer and wine helps attract customers.*
- 3) The use be not objectionable or detrimental to the surrounding properties and the neighborhood. Today, restaurants serving beer and wine for onsite consumption are commonly accepted. Existing buffers and distances between the restaurant and the sensitive properties will mitigate any detrimental impacts.*

PUBLIC NOTICE

Notices of this hearing dated September 29, 2022 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:



Sheri Repp Loadsman
Planner

Prepared by:



Laura MacMorran
Associate Planner

Attachments:

- a. Resolution
- b. Vicinity Map
- c. Zoning Map
- d. General Plan Map
- e. Aerial Photograph
- f. Notice of Exemption
- g. Letter from the Applicant
- h. Site, and Floor Plans
- i. Menu

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA APPROVING CONDITIONAL USE PERMIT NO. 321 TO ALLOW THE SALE OF BEER AND WINE FOR ON-SITE CONSUMPTION AT A RESTAURANT LOCATED AT 2065 PALOS VERDES DRIVE NORTH IN THE COMMERCIAL PLANNED DEVELOPMENT (C-P-D) ZONE AND FINDING THE SAME EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. FILED BY GLORIA LEE, 3414 W. 228TH STREET, TORRANCE, CA 90505

Section 1. Recitals

- A. The Planning Commission of the City of Lomita has considered an application to allow the sale of beer and wine for on-site consumption at a restaurant located at 2065 Palos Verdes Drive North. Filed by Gloria Lee, 3414 W. 228th Street, Torrance CA 90505. (Applicant).
- B. The subject site is zoned Commercial Planned Development (C-P-D) and designated “commercial” by the City’s General Plan.
- C. On October 10, 2022, the Planning Commission held a duly noticed public hearing and accepted public testimony for and against the item.
- D. In accordance Pursuant to Section 15301 (Existing Facilities) of the CEQA guidelines, a project that consists of permitting or licensing involving negligible, or no expansion of use may be found to be exempt from the requirements of CEQA. The project is requesting a license to sell beer and wine for on-site consumption, which is expected to be a negligible expansion of the use. The building will not be altered or expanded.
- E. 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.

Section 2. Findings.

Pursuant to Section 11-1.70.09 (Conditional Use Permit) and Article 56 (Sale of Alcoholic Beverages) of the Lomita Municipal Code, the 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 CUP and complies with all other applicable requirements of this Article;*

Pursuant to Section 11-1.46.02(K) of Article 46 (C-P-D, Commercial Retail), any use that is permitted in the Commercial General (C-G) Zone is allowed in the C-P-D Zone. Pursuant to Section 11-1.45.05(19) of Article 45, restaurants are permitted in the C-G Zone and may serve alcoholic beverages with the approval of a conditional use permit, subject to the requirements of Article 56 (Sale of Alcoholic Beverages).

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

The General Plan land use designation for the subject property is commercial. The commercial designation provides for retail sale activities and limited-service establishments. Offering beer and wine at a restaurant for on-site consumption is considered a retail sales activity and is consistent with the Land Use Element.

In addition, this project aligns with Economic Development Element's mission to support the development and expansion of existing businesses and the Element's policies to promote the improvement and revitalization of existing commercial areas and neighborhood shopping centers. The applicant has submitted tenant improvement plans to Los Angeles County Building and Safety to upgrade the space. The prior tenant, Twinkle Twinkle's business license expired in July of 2020 and there are four vacant tenant spaces in the commercial center. The restaurant concept is similar to the former use and the Applicant expects that limited beer and wine service will help the business succeed.

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 site and building's design, location and size are compatible with existing and future land uses. Adding beer and wine to a restaurant for onsite consumption will not adversely affect the public welfare or be detrimental to businesses and properties in the vicinity. The adjacent neighbors are all commercial and the restaurant hours/beer and wine service are in keeping with the surrounding uses.

When appropriate operating hours are coupled with the proposed operating conditions, beer and wine service at the restaurant is compatible with existing and future land uses and will not constitute a menace or be materially detrimental to properties in the vicinity. Staff consulted with the Los Angeles County Sheriff's Department who did not have concerns for public safety so long as the beer and wine service coincided with mealtimes and did not extend late into the night.

Several conditions have been added to ensure that operations are consistent with a restaurant use and protects the general welfare of employees and customers, including but not limited to limitation on hours of operations, required food service and employee training, The advertisement of alcoholic products or brand names of alcoholic products in any window is prohibited. (COA No. 19)

The commercial center's trash area is located away from the nearby residences and while unlikely to cause significant disturbance COA No. 22 requires bottles and cans to be disposed of 30 minutes after closing to provide added protection.

For the past year, the shopping center as a whole had one call for service. As a best practice, COA No. 17 requires the installation of exterior security cameras on the front and rear of the property to record activity that may rise to a criminal conduct.

- 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;*

The site accommodates the necessary development features to integrate the restaurant into the neighborhood. There have been minimal site plan changes since the property was developed in the 1970s. The existing masonry wall was approved with the original site plan and staff has no record of complaints. The building is furnished with a common trash area.

Restaurant patrons coming by car will enter and exit from one of two two-way driveways to Palos Verdes Drive North or a driveway on Rolling Vista Drive. The commercial center has parking areas dispersed throughout the site and collectively provides 221 spaces. Directly in front of the restaurant are approximately 40 shared customer parking stalls.

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

The streets can adequately carry the kind and quantity of traffic the proposed use will generate. The project is located on Palos Verdes Drive North, which is a six-lane, east-west street with a center left-turn lane. In addition, there is a signalized intersection with a left turn lane at the corner of Palos Verdes Drive North and Rolling Vista Drive and the commercial center has a driveway leading to Rolling Vista Drive.

Section 3. 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 and Economic Development Director. In the past, the Director has classified residential uses and religious uses as sensitive uses. 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 the following additional findings can be made:

The following sensitive uses are located within 300 feet from the subject property:

Sensitive Land Use	Address
Residential Dwellings	Rolling Vista Drive, Lomita (west side of PV Drive)
Residential Dwellings	Encanto Drive Rolling Hills Estates
Rolling Hills Covenant Church	2222 Palos Verdes Drive North, Rolling Hills Estates

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 the following additional findings can be made. This section enables the City to scrutinize the impacts of a new alcohol use or modification on existing sensitive uses.

- 1) *The proposed use will not have an adverse impact on public safety. Factors that could be considered to determine impact include but are not limited to Los Angeles County Sheriff Department's crime statistics for the underlying and surrounding reporting districts, Los Angeles County Sheriff Department's crime statistics for the underlying and surrounding properties and the types of crime within those same areas.*

On-site consumption of beer and wine at a bona fide eating establishment should not adversely impact public safety because the essence of the business is an eating establishment with an early close time. In 2021, Reporting District 1713 experienced zero drunk incidents, two disorderly conduct incidents, and three drunk driving incidents. For comparison, in 2019 Reporting District 1713 experienced five drunk incidents, two disorderly conduct incidents, and four drunk driving incidents. Any escalation in crimes typically associated with alcohol will be scrutinized. As the operating hours aligned with traditional mealtimes and beer and wine service ends in the early evening, from the Lomita Station Sheriff's Department did not object to the on-site consumption of beer and wine.

- 2) *The business will provide beneficial commercial vitality to the area.*

Prior to the opening of the existing restaurant, the restaurant space at 2065 Palos Verdes Boulevard was vacant for approximately two years and there are four current vacant units in the multi-tenant building. While in the area, some of the restaurant patrons may make purchases of convenience, such as buying gas or obtain services from service uses in the commercial center. This spillover activity is certainly beneficial to the commercial vitality of the area.

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

This application pertains only to beer and wine use for on-site consumption. In 2011, a restaurant with a similar concept opened at this location but it did not serve beer and wine. Today, restaurants serving beer and wine are commonly accepted.

The residences on Rolling Vista Drive west of Palos Verdes Drive North are several hundred feet away from the restaurant and the Encanto Drive residences are orientated away from the property and separated by a parking area, a two-story building and landscape buffer. Similarly, only the corner of Rolling Hills Covenant Church's property is inside the 300-foot radius. The building is setback from the street. Given these conditions, it cannot foreseeably be seen that the residences will be impacted by the business's beer and wine service. For these reasons, offering beer and wine for on-site consumption should not be objectionable or detrimental to the surrounding properties and neighborhood.

Section 4. The Planning Commission of the City of Lomita hereby approves Conditional Use Permit No. 321 subject to the following conditions.

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another
2. This permit is granted for a 6,241-square-foot commercial unit located at 2065 Palos Verdes Drive

North.

3. Approval of this permit shall expire 12 months from the date of approval by the Planning Commission, unless significant construction or improvements or the use authorized hereby have commenced. One or more extensions of time for use inauguration may be requested.
4. The Planning Commission shall conduct a public hearing, pursuant to the public hearing and notice requirements, to modify or revoke any Land Use Entitlement granted under this Chapter. The Planning Commission and/or City Council retain the right to review and modify any permit granted or approved hereunder for any violations of the conditions imposed on such permit.
5. 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.
6. 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.
7. Before placing or constructing any signs on the project property, Applicant shall obtain a sign permit from the City. Except as provided in the sign permit, Applicant may not change any signs on the project property.
8. 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.
9. 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.

PLANNING STANDARD CONDITIONS

10. Any application for a minor modification to the project shall be accompanied by three copies of plans reflecting the requested modification, together with applicable processing fees.
11. 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.
12. That, in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission.

PLANNING SPECIAL CONDITIONS

13. The sale of beer and wine shall be limited from 11:00 a.m. to 7:00 p.m. Sundays - Saturdays. The kitchen shall remain open during all hours of operation.
14. 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 conditional use permit for the on-site consumption sale of beer and wine must either be modified or will be subject to revocation pursuant to the Lomita Municipal Code.
15. No sale, service, or consumption of alcoholic beverages may occur outside the establishment unless a special event permit is approved.
16. 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.
17. Security cameras and system shall record activity on the exterior of 2065 Palos Verdes Boulevard. Plans and specifications for the equipment shall be to the satisfaction of the Director of Community and Economic Development and shall be installed prior to utilization of the California Department of Alcohol Beverage Control’s Type 41 license.
18. The Permittee shall be responsible for ensuring that all employees receive “Responsible Alcoholic Beverage Service” training as offered through programs established by ABC, as well as any other training required by the State of California in conjunction with alcohol sales and service. Evidence of such training and the training records of all employees shall be maintained on-site during business hours, and made available for inspection upon request.
19. The windows shall not advertise alcoholic products or the brand names of alcoholic products. The words “beer”, “wine”, “cocktails” and words that convey similar meaning may be used as part of the allowable wall sign area.
20. On a daily basis, applicant shall remove cigarette butts at a distance of at least 25 feet in both directions from the main customer door and rear service door.
21. The rear door(s) shall be kept closed at all times during the operation of the business except in cases of emergency and to permit deliveries. Said door(s) shall not consist solely of a screen or ventilated security door.
22. Bottles and beverage cans must be disposed of no more than 30 minutes after closing.
23. The construction, use, and all related activity authorized under this Permit shall comply with all applicable local, state, and federal laws, rules, regulations, guidelines, requirements, and policies. Permittee shall procure and maintain any and all licenses, permits, and/or other authorizations, including licensure through the State of California Department of Alcoholic Beverage Control (“ABC”), that may be required by law to operate the use contemplated herein.
24. This Resolution shall supersede prior resolutions, these conditions shall control.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 10th day of October, 2022 by the following vote:

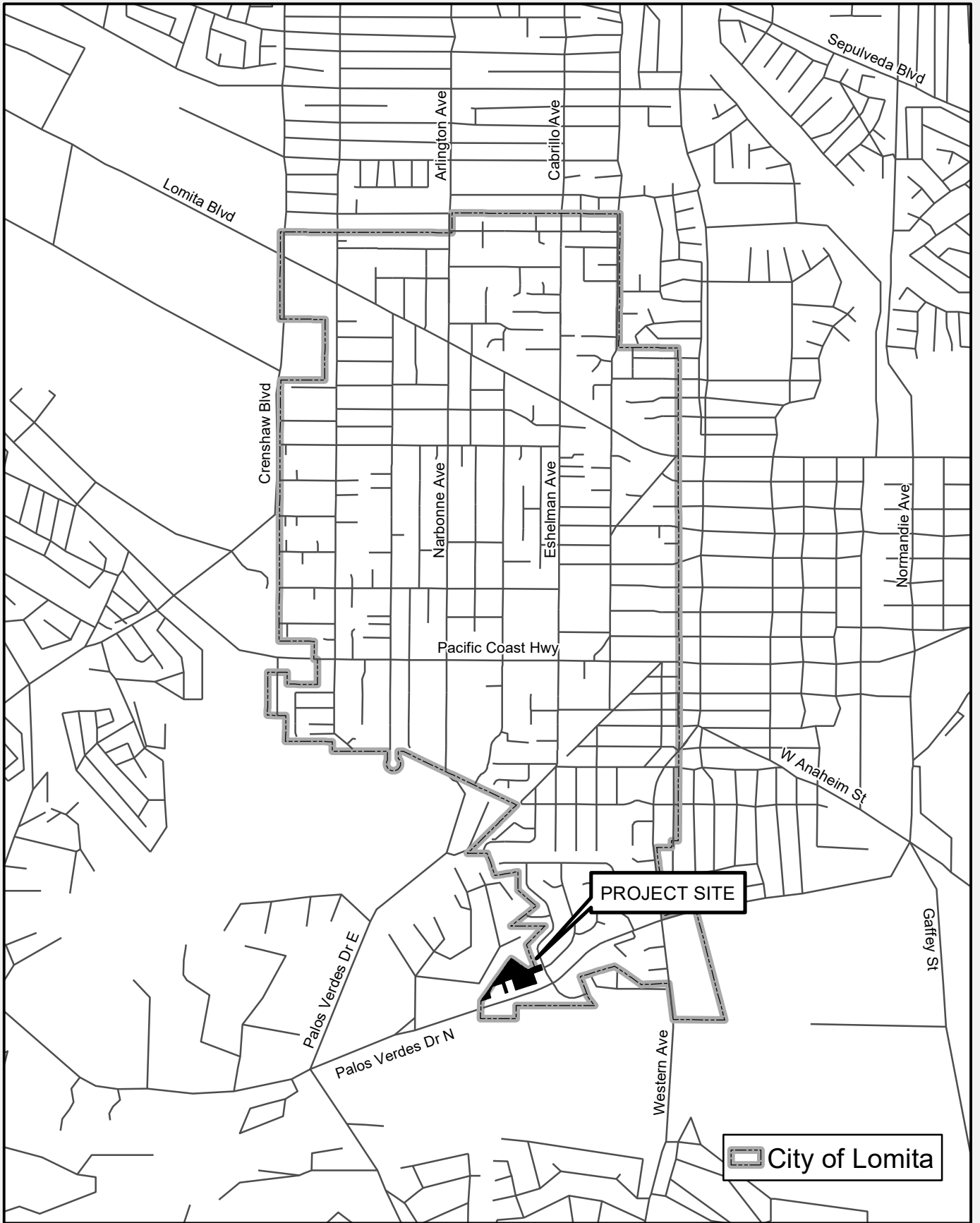
AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:

Steve Cammarata, Chair

ATTEST: _____
Sheri Repp Loadsman
Planner

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.

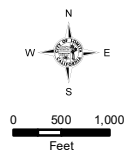
Any action to challenge the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section 1094.6.

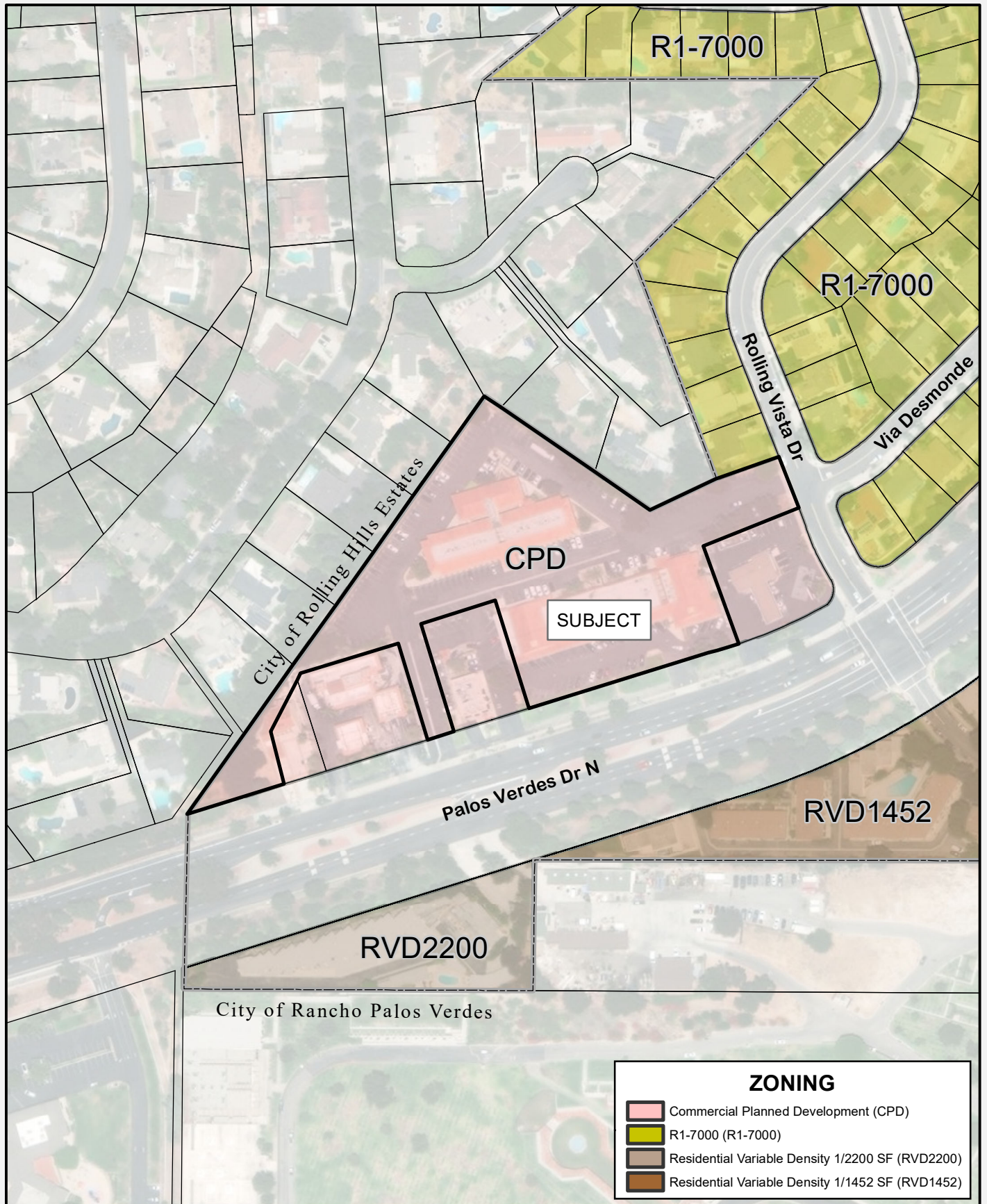


Conditional Use Permit No. 321
2065 Palos Verdes Drive North
Exhibit B

Community Development
 September 2022

Source: Lomita GIS Data Layers, TIGER Files
 GIS/Apps/2065PVD_3vty.mxd





ZONING

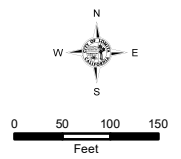
- Commercial Planned Development (CPD)
- R1-7000 (R1-7000)
- Residential Variable Density 1/2200 SF (RVD2200)
- Residential Variable Density 1/1452 SF (RVD1452)

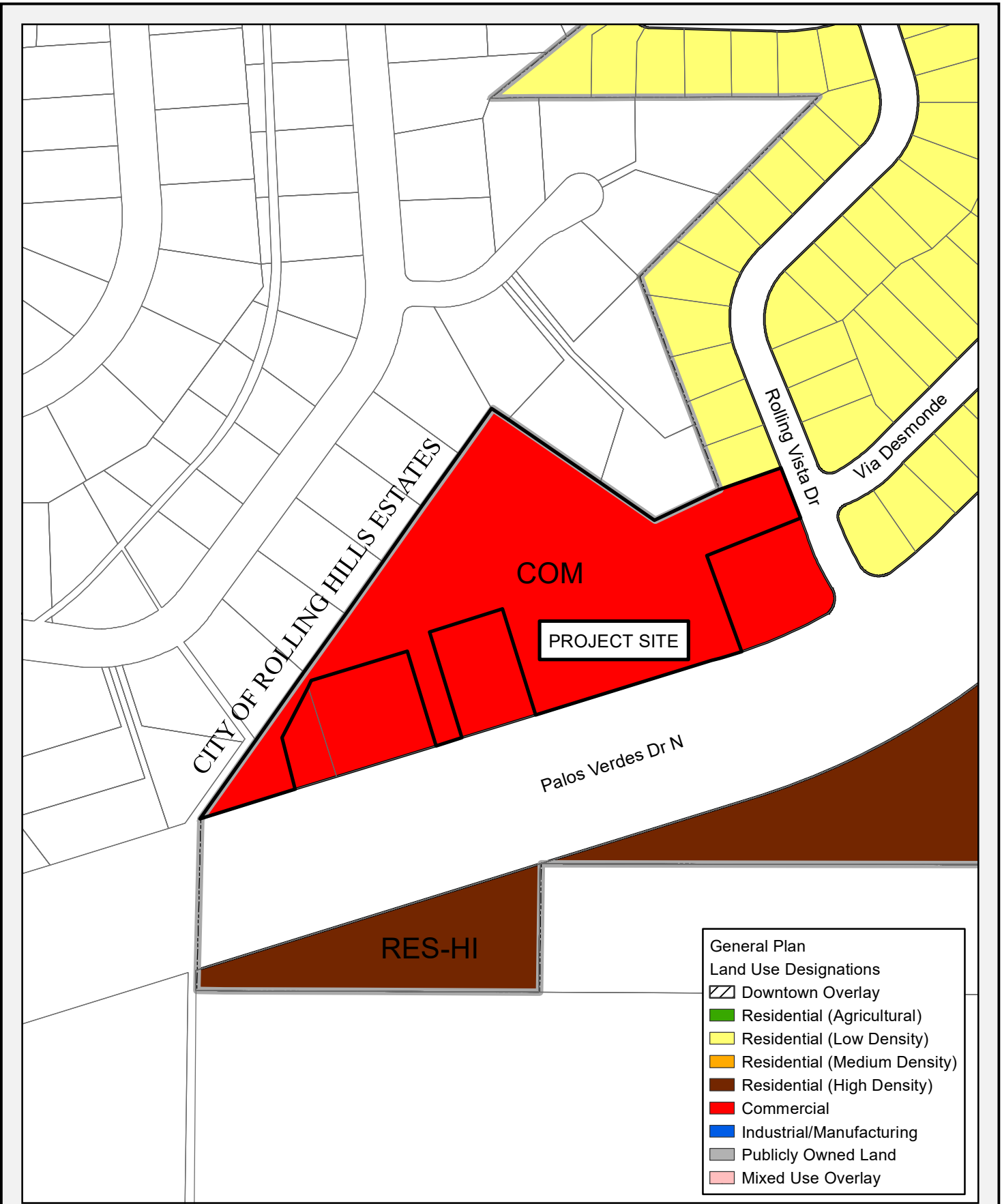


**Conditional Use Permit No. 321
Palos Verdes Drive North
Exhibit C**

Community Development
September 2022

Source: Lomita GIS Data Layers
/Apps/24218Crenshaw_zon.mxd

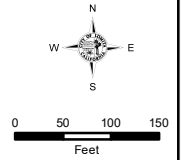




**Conditional Use Permit No. 321
2065 Palos Verdes Drive North
Exhibit D**

Community Development
September 2022

Source: Lomita GIS Data Layers
GIS/Apps/2065PVD_3gp.mxd

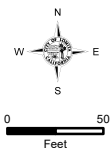




**Conditional Use Permit No. 321
2065 Palos Verdes Drive North
Exhibit E**

Community Development
September 2022

Source: Lomita GIS Data Layers
/Apps/2065PVD_3aer.mxd





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

NOTICE OF EXEMPTION

***Project Title:* Amendment to Conditional Use Permit No. 321**

Project Description: A request for a conditional use permit to allow for beer and wine sales and on-site consumption at a restaurant located at 2065 Palos Verdes Drive North in the C-P-D (Commercial Planned Development) Zone. Filed by Looma Space/Gloria Lee, 3414 W. 228th Street, Torrance, CA 90505 (“Applicant”).

Finding:

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

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

Supporting Reasons: In accordance Pursuant to Section 15301 (Existing Facilities) of the CEQA guidelines, a project that consists of permitting or licensing involving negligible, or no expansion of use may be found to be exempt from the requirements of CEQA. The project is adding a license to sell beer and wine, which is expected to be a negligible expansion of the use. The building will not be altered or expanded. Therefore, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment.

 (Date)

 Laura MacMorran
 Associate Planner

September 14, 2022

To Whom It May Concern,

LOOMA Space is an indoor kids café where kids can have fun on our in door playground equipment and families can enjoy our food and space.

We are requesting to obtain an alcohol license 41 to sell beer and wine at an eating establishment.

The hours we will serve food are from 9 A.M. – 8 P.M. We would like to serve beer and wine from 11 A.M. – 8 P.M.

Please see the attached menu for food and the floor plan. We are planning to sell beer and wine by bottles and cans. We will be utilizing our walk-in cooler and refrigerators in the kitchen to store our beverages.

Please see the attached site plan with the trash area location.

Thank you,

A handwritten signature in black ink, appearing to read "G. Lee", with a period at the end.

Gloria Lee

Owner

LOOMA Space

2065 Palos Verdes Drive North

Lomita, CA 90717



4545 GLENWOOD AVE.
LA CRESCENTA, CALIFORNIA, 91214
T: 310.904.5773

Project:

LOOMA SPACE

2065 Palos Verdes Dr. North
Lomita, CA, 90717

Project Owner:

MRS. GLORIA LEE

2065 Palos Verdes Dr. North Lomita, CA, 90717

Engineer:

Architect / Engineer Seal



THE PROFESSIONAL SEAL OF THE ARCHITECT OR ENGINEER SHALL BE OBTAINED BY THE ARCHITECT OR ENGINEER AND SHALL BE SUBMITTED TO THE COUNTY CLERK OF LOS ANGELES COUNTY WITH THE SUBMITTAL. THE ARCHITECT OR ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING THE SEAL IN COMPLIANCE WITH THE PROFESSIONAL ACT.

NO	ISSUED	DATE
01	PLANNING SUBMITTAL	06/29/2022

Project No: 220601

Drawn By: JD YANG

Checked By: Checker

Sheet Name:

SITE PLAN / PROJECT SUMMARY

Sheet No:

A0.1

06/29/2022

TENANT IMPROVEMENT FOR
LOOMA SPACE

KID'S CAFE

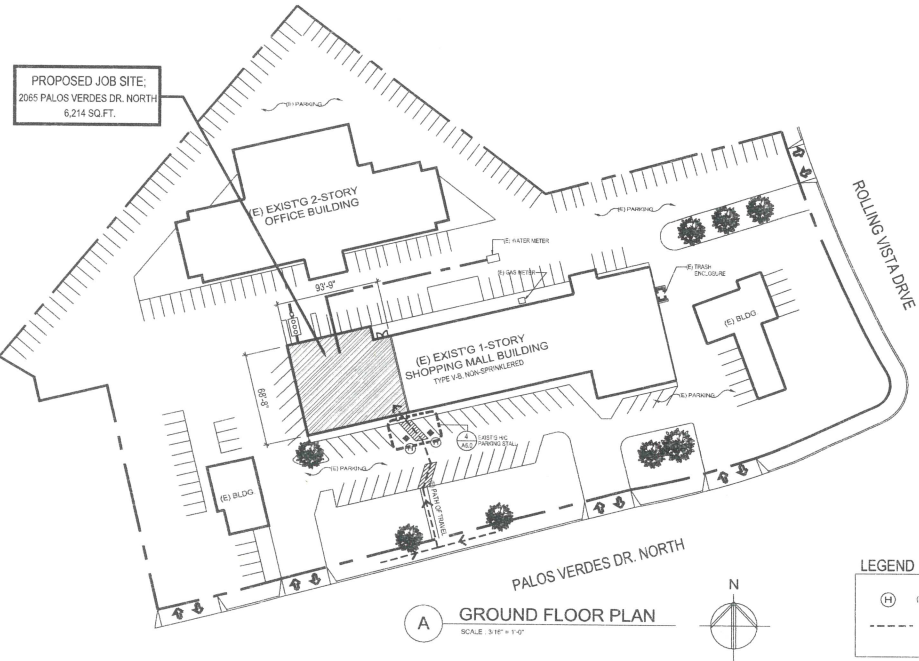
2065 PALOS VERDES DRIVE NORTH LOMITA, CA 90717

ABBREVIATION

Ø	DIAMETER	CEM	CEMENT	FT.	FOOT/FEET	P.L.	PROPERTY LINE
□	SQUARE FOOT/FEET	CA	CERAMIC/HIGH-T	GA.	GAUGE	PLYMD.	PLYWOOD
@	AT	CL	CEILING	GLV.	GALVANIZED	R.	RACKS
(N)	NEW	CONC	CONCRETE	GL	GLASS	FRE	REFREEZER
(E)	EXISTING	DB.	DOUBLE	QPR.	GYPSUM	REF.	REFRIGERATORS
A.B.	ANCHOR BOLT	ESFT	ESPANMENT	H-T	HESIT	SPEC	SPECIFICATION
ABV	ABOVE	DIA.	DIAMETER	H-AVC	HEATING VENTILATION	S.Q.	SQUARE
AC	AIR CONDITIONING	DM	DIMENSION	H-AVC	H AIR CONDITIONING	SS	S S'ANLESS STEE.
ACNS	ACOUSTICAL	DN	DOWN	INT.	INTERIOR	ST.	STEEL
AFS.	ABOVE FINISH FLOOR	DWG	DRAWING	JOINT	JOINT	TEL.	TELEPHONE
ALUM	ALUMINUM	EA.	EACH	SAX.	SASHIM	THK.	THICK
APPROX.	APPROXIMATE	ELEC	ELECTRICAL	MECH.	MECHANICAL	TYP.	TYPICAL
ASDN	ARCHITECTURAL	EQ	EQUIP	MN.	MINKUM	U.B.C.	UNIFORM BUILDING CODE
BD.	BOARD	EQUP.	EQUIPMENT	MISC.	MISCELLANEOUS	U.O.N.	UNLESS OTHERWISE NOTED
BUDG.	BUILDING	F.S.	FLOOR SINK	N.	NORTH	W.	WEST
B.U.	BLOCK	F.D.	FLOOR DRAIN	N.T.S.	NOT TO SCALE	W.	WEST
BLDG.	BUILDING	FIN.	FINISH	O.C.	OUT CENTER	W.C.	WATER CLOSET
BM.	BEAM	FLR.	FLOOR	O.D.	OUTSIDE DIAMETER	WOOD	WOOD
BOT	BOTTOM	FLUOR.	FLUORESCENT	PARTN	PARTITION	W.H.	WATER HEATER

SITE PLAN

SCALE: N. T. S.



SHEET INDEX

ARCHITECTURAL	A0.1	TITLE SHEET - SITE PLAN / SHEET INDEX / PROJECT DATA / VICINITY MAP
	A1.0	PROPOSED GROUND FLOOR PLAN (LOWER LEVEL)
	A1.1	PROPOSED GROUND FLOOR PLAN (UPPER LEVEL)
	A2.0	PROPOSED GROUND FLOOR REFLECTED CEILING PLAN (LOWER LEVEL)
	A2.1	PROPOSED GROUND FLOOR REFLECTED CEILING PLAN (UPPER LEVEL)
	A3.0	INTERIOR ELEVATIONS
ELECTRICAL	E-1	SINGLE LINE DIAGRAM / ELECTRICAL SPECIFICATIONS
	E-2	GROUND FLOOR POWER PLAN
	E-3	GROUND FLOOR LIGHTING PLAN
	E-4	UPPER LEVEL LIGHTING PLAN
	E-5	CONTROL PANEL DIAGRAM / LIGHTING FIXTURE SCHEDULE
	E-6	CA BUILDING ENERGY TITLE-24 REPORTS

PROJECT DATA

SCOPE OF WORKS:	TENANT IMPROVEMENT FOR DNE-N KIDS CAFE: a NEW INSTALL AND REPLACE FIXTURES IN PLAY ZONE & DINING ZONE b NEW INSTALL LIGHTING IN PLAY ZONE & DINING ZONE c NO CHANGES TO EXISTING BUILDING EXTERIOR WALL AND BUILDING FOOT
TOTAL AREA OF LEASE PREMISES:	6,214 SQ.FT. (NET)

EXISTING USE:	DNE-N KIDS CAFE	PROPOSED USE:	DNE-N KIDS CAFE
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TENANT / OWNER:	MRS. GLORIA LEE 2065 PALOS VERDES DR. NORTH LOMITA, CA 90717 EMAIL: Gleelee@burns.com
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PROJECT TEAM:	ARCHITECT DRAWING FACTORY 4545 GLENWOOD AVE. LA CRESCENTA, CA 91214 TEL: 310.904.5773 EMAIL: jyang@drawingfactory.com	ELECTRICAL ENGINEER PC ENGINEERING INC. 2911 WILSHIRE BLVD. #214 LOS ANGELES, CA 90010 TEL: 310.452.7866 EMAIL: pc.park@pcenr.com
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CODE COMPLIANCE INFORMATION:	2019 COUNTY OF LOS ANGELES MUNICIPAL CODE & AMENDMENTS 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN CODE) 2019 CALIFORNIA BUILDING CODE (CBC) 2019 CALIFORNIA ELECTRICAL CODE (CEC) 2019 CALIFORNIA MECHANICAL CODE (CMC) 2019 CALIFORNIA PLUMBING CODE (CPC) 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA FIRE CODE (CFC)
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BUILDING DATA:	a TOTAL FLOOR AREA OF TENANT IMPROVEMENT = 6,214 SQ.FT. b CLASSIFICATION OF OCCUPANCY GROUP: A - 3 KID'S CAFE c TYPE OF CONSTRUCTION: TYPE V-B d NUMBER OF EXIST'G BLDG. STORES: 1-STORY e FIRE SPRINKLER: = NO f TOTAL OCCUPANCY LOAD = 226 (195 @ DINING AREA) + 319 g SEE OCC. LOAD CALCULATION ON A1.0
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VICINITY MAP



EQUIPMENT SCHEDULE				HEALTH DEPARTMENT NOTES			
SYM.	DESCRIPTION	SIZE	REMARK	B.T.U.	VOLT	H. P.	AMP.
		WIDTH DEPTH HEIGHT					
1	REFRIGERATED BAKERY CASE W SELF CONTAINED SYSTEM	51.8" 38.5" 47.8"	NSF, UL APPROVED MANUF. BY TRUE MODEL# TCS-30		115V, 1 PH 60 HZ		15.2
2	FOOD PREP. SINK W/ 18" DRAIN BOARD WASTE TO FL. SINK W/ 1" AIR GAP	36" 24" 34"	NSF APPROVED HOT & COLD WATER MANUF. BY GREEN WORLD, TSA-1-L1				
3	SALAD COLD TABLE W SELF CONTAINED SYSTEM	47.5" 30" 38.3"	NSF, UL APPROVED MANUF. BY TURBO AIR MODEL# TS1-850			14	5.5
4	ESPRESSO MACHINE - 2 GROUP WASTE TO FL. SINK W/ 1" AIR GAP	28.3" 21.5" 21.5"	NSF, UL APPROVED MANUF. BY CECCALWARE MODEL# EP2-220V		220V, 4.7KW		20
5	COFFEE GRINDER	7.4" 15.6" 27.2"	NSF, UL APPROVED MANUF. BY VITALAAR MODEL# VAD-403		120V, 60 HZ		9
6	COMMERCIAL BLENDER	7.2" 8.7" 20"	NSF, UL APPROVED MANUF. BY VITALAAR MODEL# VAD-403		120V, 60 HZ		11.5
7	COMMERCIAL ICE SHAVER	13" 17" 30"	NSF, UL APPROVED MANUF. BY HANLON BEACH MODEL# HB5-1403		120V, 60 HZ		15
8	S. STL. HAND SINK COUNTER DROP-IN	17" 15"	NSF APPROVED MANUF. BY GREEN WORLD, TSA-1-H HOT & COLD WATER W/ SOAP & TOWEL DISP.				
9	S. STL. HAND SINK WALL MOUNTED	17" 15"	NSF APPROVED MANUF. BY GREEN WORLD, TSA-1-H HOT & COLD WATER W/ SOAP & TOWEL DISP.				
10	SALAD COLD TABLE W SELF CONTAINED SYSTEM	48.2" 30" 38.3"	NSF, UL APPROVED MANUF. BY TURBO AIR MODEL# TS1-850		115	13	7.5
11	GLASS DOOR MERCHANTS DISHWASHER W SELF CONTAINED SYSTEM	41.5" 29.3" 78.4"	NSF, UL APPROVED MANUF. BY TURBO AIR MODEL# TS3-850		115	12	10.9
12	SODA FOUNTAIN MACHINE, DROP-IN W BACK-FLOW CHECK, WASTE TO F.S.	23" 23" 14"	NSF, UL APPROVED MANUF. BY COCA COLA CO. MODEL# FTS-251	NOTE: PROVIDE A REDUCED PRESSURE PRINCIPLE BACKFLOW DEVICE AT THE WATER SOURCE OF THE SODA MACHINE			
13	ICE MAKER W ICE BIN (AIR COOLED) WASTE TO F.S.	30" 27" 22"	NSF, UL APPROVED MANUF. BY HOSHIZAKI MODEL# IM-250RHM		104 - 127		8.2
14	COMMERCIAL CHEST FREEZER	42.3" 27.5" 36.8"	NSF, UL APPROVED MANUF. BY ARCTIC AIR MODEL# CF-13		115	13	15
15	SOLID 2-DOOR REFRIGERATOR W SELF CONTAINED SYSTEM	54.4" 30.7" 29.7"	NSF, UL APPROVED MANUF. BY TURBO AIR MODEL# TUR-4850		115	13	9.2
16	GAS CONVECTION OVEN W/ S. STL. STAND COMBI TOUCHLINE OVEN #1	36" 36" 32"	NSF APPROVED MANUF. BY ELECTROLUX MODEL# KSO5061S022873		68,180 120V, 1 PH 60 HZ		4
17	6-OPEN BUNNER RANGE W/ OVEN BAKE	30" 29" 56.5"	NSF, UL APPROVED MANUF. BY IMPERIAL MODEL# IS-0-35		95,000 120V, 1 PH 60 HZ		5
18	RADIANT CHARBROILER W/ S. STL. STAND	24" 32" 10"	NSF, UL APPROVED MANUF. BY IMPERIAL MODEL# IS-0-35		60,000		
19	GRIDDLE W/ S. STL. STAND	24" 33" 10"	NSF, UL APPROVED MANUF. BY IMPERIAL MODEL# IS-0-35		60,000		
20	DEEP Fryer	18" 31" 38"	NSF, UL APPROVED MANUF. BY IMPERIAL MODEL# IS-0-35		130,000		
21	STOCK POT RANGE	18" 40" 30"	NSF, UL APPROVED MANUF. BY IMPERIAL MODEL# IS-0-35		180,000		
22	RICE COOKER W/ S. STL. STAND	24" 17.5"	NSF, UL APPROVED MANUF. BY IRBANK MODEL# RCR-SASR		35,000		
23	MAKE UP AIR		UL APPROVED 100% MAKE-UP AIR				
24	MOP SINK W/ MOP HANGER	24" 24" 30"	NSF APPROVED HOT & COLD WATER MANUF. BY CHIA, MODEL# CR-24"				
25	SALAD COLD TABLE W SELF CONTAINED SYSTEM	72.3" 30" 38.3"	NSF, UL APPROVED MANUF. BY TURBO AIR MODEL# TS1-72SD		115	23	10.8
26	WORKTOP 3-DOOR REFRIGERATOR W SELF CONTAINED SYSTEM	72.3" 30" 29.7"	NSF, UL APPROVED MANUF. BY TURBO AIR MODEL# TUR-72SD		115	19	7.0
27	MTL. EMPLOYEE LOCKER 56 TIER S W 6" MTL. LEGS	17" 20" 77"	NSF APPROVED MANUF. BY GSI INC. MODEL# EKLSR				
28	GAS WATER HEATER - 91 GAL CLEARANCE UNDERNEATH W/ 6" HT. MTL. LEG	27R	NSF, UL APPROVED MANUF. BY FROEHL - RUUD UNIVERSAL MODEL# SW-200		199,900		
29	S. STL. SCALED DISH TABLE (RIGHT) WASTE TO FL. SINK W/ 1" AIR GAP	24" 29" 34"	NSF APPROVED HOT & COLD WATER MANUF. BY CHIA, MODEL# CR-24"				
30	DISH WASH MACHINE WASTE TO FL. SINK W/ 1" AIR GAP	25.34" 25.34" 56"	NSF, UL APPROVED MANUF. BY CHIA, MODEL# DW		115	1	16.0
31	S. STL. CLEAN TABLE (LEFT)	24" 29" 34"	NSF APPROVED HOT & COLD WATER MANUF. BY CHIA, MODEL# CR-24"				
32	3-COMPARTMENT SINK (18" X 18" EA. TUB) W/ 18" DRAIN BOARD BOTH SIDES WASTE TO FL. SINK W/ 1" AIR GAP	90.5" 24" 34"	NSF APPROVED HOT & COLD WATER MANUF. BY CHIA, MODEL# CR-24"				
33	FOOD PREP. SINK W/ 18" DRAIN BOARD WASTE TO FL. SINK W/ 1" AIR GAP	36" 24" 34"	NSF APPROVED HOT & COLD WATER MANUF. BY GREEN WORLD, TSA-1-L1				
34	AIR CURTAIN	36" 12.5" 14.75"	NSF, UL APPROVED MANUF. BY WASSER AIR DOOR MODEL# SA-NCH		115		5.1
35	S. STL. WIRE SHELVES - 4 TIERS	18"					
36	SODA FOUNTAIN SYRUP CONTAINERS W/ S. STL. SHELVES		MANUF. BY COCA-COLA CO.				

1. FLOOR SINK NOT BE LOCATED NEXT TO THE WALL UNDER THE DISPLAY CASES. FLOOR SINKS ALL BE LOCATED SO THEY ARE ACCESSIBLE FOR CLEANING AND INSPECTION. THEY SHOULD BE AT LEAST HALF EXPOSED UNDER THE DISPLAY CASES AND FIT FLUSH WITH THE FLOOR. CONDENSATE LINES SHALL SLOPE A MINIMUM OF 1/8" PER FOOT AND TERMINATE A MINIMUM OF 1" ABOVE THE RIM OF THE SINK.

2. WALK-IN REFRIG. SHALL BE SEALED TO ADJACENT WALLS.

3. THE DOMESTIC WATER SUPPLY TO THE PRODUCE SINK SHALL BE PROTECTED AGAINST BACKFLOW BY APPROVED BACKFLOW DEVICE OR AN APPROVED AIR GAP AT THE WATER OUTLET.

4. RECESSED HOT WATER FLOOR OUTLET: DOMESTIC WATER SUPPLY BE AGAINST BACKFLOW BY APPROVED PRESSURE TYPE VACUUM BREAKER INSTALLED A MINIMUM OF 2" ABOVE ALL DOWNSTREAM PUMPING AND MUST BE ACCESSIBLE FOR TEST AND MAINTENANCE.

5. SLOP SINKS, UTILITY SINKS, AND ANY HOSE BIBBS WHERE DOMESTIC WATER OUTLETS MAY BE SUBMERGED IN CONTAINERS OR SINKS MUST HAVE APPROVED BACKFLOW PREVENTION DEVICES INSTALLED.

6. ALL KITCHEN EQUIPMENT SHALL COMPLY WITH THE NATIONAL SANITATION FOUNDATION STANDARDS FOR MATERIAL, FABRICATION AND DESIGN SEAL EQUIPMENT AND FITURES TO THE WALL WITH CLEAN SILICONE SEALANT TYPE.

7. ALL CONSTRUCTION AND EQUIPMENT INSTALLATIONS ARE SUBJECT TO CHECK INSPECTIONS. FINAL INSPECTION AND APPROVAL IS REQUIRED PRIOR TO BEGINNING OPERATION.

8. FLOOR SINKS SHALL SLOPE A MINIMUM OF 2 1/4" PER FOOT. 10' FLOOR DRAINS TYPICAL.

9. ALL PUMPING, ELECTRICAL, AND GAS LINES TO BE CONCEALED WITHIN THE BUILDING STRUCTURE WHEREVER POSSIBLE. ALL LINES NOT CONCEALED TO BE SECURED 6 INCHES OF FLOOR AND 34" INCHES FROM WALLS AND CEILINGS USING OFFSET BRACKETS.

10. ALL LAWNMOWERS OR HAND SINKS TO HAVE A CORROSION PROTECTANT OR PREEMBED FAULT CAPABLE OF SUPPLYING WATER TO A MINIMUM OF 15 SECONDS.

11. JANITORIAL SINK FAUCETS TO BE PROVIDED WITH AN APPROVED BACK FLOW PREVENTION DEVICE.

12. AN APPROVED BACKFLOW PREVENTION SHALL BE PROPERLY INSTALLED UPSTREAM OF ANY POTENTIAL HAZARD BETWEEN THE TABLE WATER SUPPLY AND A SOURCE OF CONTAMINATION.

13. SHELVING OVER REET AREAS (SINK, MOP, SINKS, ETC) TO BE METAL.

14. A MINIMUM OF 30 FT. CANELES (1/2") OF LIGHT MEASURED 36 INCHES OFF FLOOR TO BE PROVIDED IN ALL FOOD PREPARATION, MANUFACTURING, PACKAGING AND PROCESSING AREAS AND WHERE UTENSILS ARE CLEANED. A MINIMUM OF 18" CANELES (1/2") OF LIGHT MEASURED 36 INCHES OFF FLOOR TO BE PROVIDED IN ALL FOOD AND UTENSIL STORAGE ROOMS, REFRIGERATED STORAGE, TOILET AND LOCKER ROOMS. ALL AREAS OF FOOD FACILITY TO BE PROVIDED WITH A MINIMUM OF 30 FT. CANELES OF LIGHT MEASURED 36 INCHES OFF FLOOR DURING GENERAL CLEAN UP ACTIVITIES.

15. DIMENSIONS OF UTENSIL SINKS: THE MINIMUM SIZE SINK COMPARTMENT SHALL BE 18" X 18" X 12" DEEP (OR 18" X 24" X 12" DEEP) WITH MINIMUM 3" DRAIN BOARD AT EACH END. IF ADJACENT WALL, IT MUST HAVE AN 8" BACK SPLASH. HOWEVER IT MUST BE CAPABLE OF ACCOMMODATING THE LARGEST UTENSIL TO BE WASHED.

16. GARBAGE DISPOSAL UNIT TO BE PLACED INTO AND COMPARTMENT OF A FOOD OR UTENSIL WASHING SINK OR MAY BE PLACED INTO THE DRAIN BOARD OF SUBJECT SINKS A MINIMUM OF 18" SPACE IS REQUIRED IN ADDITION TO THIS SPACE THAT THE DISPOSAL OCCUPIES IN THE DRAIN BOARD. GARBAGE DISPOSAL UNITS ARE CONNECTED DIRECTLY TO THE SEWER.

17. LIGHT FIXTURE IN THE FOOD PREPARATION, OPEN FOOD STORAGE & UTENSIL WASHING AREA ARE TO BE PROTECTED AGAINST BREAKAGE THROUGH THE USE OF PLASTIC SHELDS, PLASTIC SHELVES, SHATTER PROOF BULBS AND OR OTHER APPROVED DEVICES.

18. EXTERIOR DOORS SHALL BE SELF-CLOSING AIR TO A MINIMUM 1" AT THE BASE AND SIDES.

19. PROVIDE PERMANENTLY MOUNTED SQUEEZE SOAP & TOWEL DISPENSERS AT ALL HANDWASH BASINS.

20. RESTROOM DOORS MUST BE TIGHT FITTING AND EQUIPPED WITH SELF-CLOSING DEVICES.

21. SEAL ALL CRACKS & CREVICES IN COUNTERTOPS, CABINETS, AROUND METAL FLASHING, SINK BASIN FLASHES AND AROUND PIPES AND CONDUIT WITH A NON-WADKINGING SILICONE SEALANT.

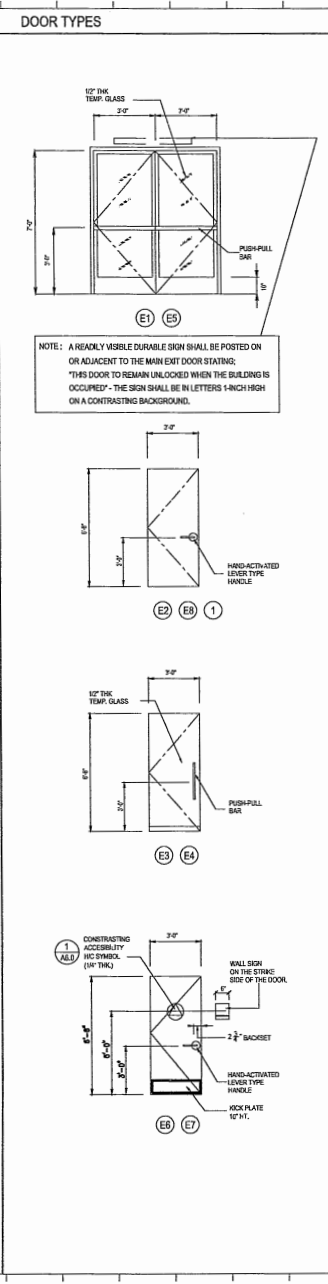
22. FINISHES IN ALL AREA OTHER THAN THE CUSTOMER WAITING AREA MUST BE SMOOTH NON ABSORBENT, EASILY CLEANABLE AND LIGHT IN COLOR.

23. FLOORING UNDER EQUIPMENT AND AT THE COVES SHALL BE COMPLETELY SMOOTH.

24. ALL EQUIPMENT, INCLUDING SHELVING, MUST BE SUPPORTED BY SIX INCHES HIGH NON-SLIP METAL CASTON OR CONCRETE LEGS. LEGS TO BE POSITIONED ON A FOUR INCH HIGH CONTINUOUSLY COVERED SOLE OR CONCRETE CURB TO FACILITATE EASE OF CLEANING.

25. WHERE PIPE LINES ENTER A WALL OR FLOOR, THE OPENING AROUND THE LINE SHALL BE TIGHTLY SEALED.

26. ALL EQUIPMENT WHICH GENERATED CONDENSATE OR SIMILAR EQUIPMENT WASTE SHALL BE DRAINED BY MEANS OF INDIRECT WASTE PIPE INTO A FLOOR SINK FLOOR DRAINS ARE NOT TO BE USED IN LINE OF FLOOR SINKS.




INTERIOR FINISH SCHEDULE											
ROOM NUMBER	ROOM NAME	WALLS						CABINET			REMARK
		BASE	FLOOR	NORTH	EAST	SOUTH	WEST	TOP	BASE	PARTITION	
101	(E) CHECK-IN AREA	1	2	3	4	5	6				
102	(E) RECEPTION	1	2	3	4	5	6				
103	(E) CLASS ROOM	1	2	3	4	5	6				
104	(E) CLASS ROOM	1	2	3	4	5	6				
105	(E) PLAY ZONE	1	2	3	4	5	6				
106	(E) DINING AREA	1	2	3	4	5	6				
107	(E) MEN'S RESTRM.	1	2	3	4	5	6				
108	(E) WOMEN'S RESTRM.	1	2	3	4	5	6				
109	(E) WAITRESS STATION	1	2	3	4	5	6				
110	(E) COFFEE & JUICE BAR	1	2	3	4	5	6				
111	(E) KITCHEN	1	2	3	4	5	6				
112	(E) EMPLOYEE LOCKER ROOM	1	2	3	4	5	6				
113	(E) SCULLERY AREA	1	2	3	4	5	6				
114	(E) WALKIN FREEZER	1	2	3	4	5	6				
115	(E) WALKIN COOLER	1	2	3	4	5	6				
116	(E) DRY STORAGE	1	2	3	4	5	6				

LEGEND											
SYM.	DESCRIPTION	SYM.	DESCRIPTION								
1	PORCELAIN TILE, 12" X 12" COLOR BY OWNER OR ARCHITECT	2	WALL PAPER (UP BOARD CEILING PANEL) - 2" X 4"								
1	ENGINEER WOOD COLOR BY OWNER OR ARCHITECT	1	PREFINISHED SHEET METAL WASHABLE, SMOOTH FIN.								
1	LAMINUM FLOOR COVERING COLOR BY OWNER OR ARCHITECT	1	CERAMIC FLOOR TILE, 12" X 12" NON-SLIPPED, WASHABLE, COLOR BY OWNER								
1	WOOD BASE, 4" HT. COLOR BY OWNER OR ARCHITECT	1	CERAMIC TILE BASE - COLOR BY OWNER 6" X 6" W/ 3/8" FINISH COVERAGE								
1	CEILING FLOOR TRUL, 12" X 12" NON-SLIPPED, WASHABLE, COLOR BY OWNER	1	GLASSY TILE, 4" X 4" WASHABLE & NON-SLIPPED								
1	6" HT. 3/8" FINISH COVERAGE QUARRY TILE	1	NOTE: PROVIDE WATER RESISTANT MATERIAL (EP, CERAMIC TILE, ETC) BEHIND ALL SINKS, RIM OF FEET HIGH AND FEET ADJACENT								
1	PANT, LOW SHEEN FIN. - COLOR BY OWNER										
1	ENAMEL FIN. - SMOO-KOSS WITH SMOOTH FINES										

DOOR SCHEDULE											
SYM.	WIDTH	HEIGHT	TIK	TYPE	HARDWARE	MATERIAL	FRAME	FINISH	REMARKS		
E1	3'-0"	7'-0"	-	ALUM. FINISHED GLASS DOOR	PUSH/PULL	ALUM. W/ 1/2" THK. TEMP. GLASS	ALUM. FRAME	PAINT	EXIST'G TO REMAIN		
E2	3'-0"	3'-0"	-	LOW-H. SECURITY GATE	PUSH/PULL	STL.	STL.	PAINT			
E3	3'-0"	6'-0"	1/2"	FRAMELESS GLASS DOOR	PUSH/PULL	1/2" THK. TEMP. GLASS	NONE				
E4	3'-0"	6'-0"	1/2"	FRAMELESS GLASS DOOR	PUSH/PULL	1/2" THK. TEMP. GLASS	NONE				
E5	3'-0"	7'-0"	-	ALUM. FINISHED GLASS DOOR	PUSH/PULL	ALUM. W/ 1/2" THK. TEMP. GLASS	ALUM. FRAME	PAINT	EXIST'G TO REMAIN		
E6	3'-0"	6'-0"	13/16"	FLUSH	LEVER TYPE	WOOD SOLID CORE	METAL FRAME	PAINT	SELF-CLOSING TIGHT-FITTING		
E7	3'-0"	6'-0"	13/16"	FLUSH	LEVER TYPE	WOOD SOLID CORE	METAL FRAME	PAINT	SELF-CLOSING TIGHT-FITTING		
E8	3'-0"	6'-0"	13/16"	FLUSH	LEVER TYPE	WOOD SOLID CORE	METAL FRAME	PAINT			
1	3'-0"	6'-0"	13/16"	FLUSH	LEVER TYPE	WOOD SOLID CORE	METAL FRAME	PAINT			

NOTE: EGRESS DOOR SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. (CBC 1108.1.3, 1008.1.3.5)



4545 GLENWOOD AVE.
LA CRESCENTA, CALIFORNIA 91314
T: 310 904-5779

Project:

LOOMA SPACL


2065 Palms Verdes Dr. North
Lomita, CA 90717

Project Owner:

MRS. GLORIA LEE

2065 Palms Verdes Dr. North Lomita, CA 90717

Engineer:



Architect / Engineer Seal

NO	ISSUED	DATE
01	PLANNING SUBMITTAL	06/29/2022

Project No: 220601

Drawn By: JD YANG

Checked By: Checker

KITCHEN EQUIPMENT SCHEDULE INTERIOR FINISH & DOOR SCHEDULE

Sheet No: **A5.0**

LOOMA SPACE

SINCE 2022

**ME
NU****FRIED****CHICKEN NUGGETS (5)** 7**FRIES** 4**MINI FRIED PUFFS (3)** 12

Mozzarella Cheese, cheese with oregano and tomato, chicken, pizza (cheese, pepperoni), bulgogi in wonton skin

GYOZA 9**ONION RINGS** 7**MAIN****PIZZA** 15

Pepperoni, Cheese and Sausage

RICE CUP 12Rice, gyoza, glass noodles
Add on- bulgogi or chicken**SLIDERS (3)** 15

Choice of mini Pastrami or mini cheeseburger sliders

MAC AND CHEESE 9**HEALTHY OPTIONS****SALAD** 12

Caesar salad

AVOCADO TOAST 5**HEALTHY BOX** 9

Fruits, nuts, carrots and cheese

COFFEE AND TEA

Hot or Iced

ESPRESSO 3

4

AMERICANO 5

5

LATTE 5

5

CAPPUCCINO 5

5

5

CHAI TEA LATTE**MATCHA LATTE****LOTUS ENERGY DRINKS**

White Lotus Energy drink with Monin flavored syrup and club soda 6

MILKS

7

Strawberry milk topped with strawberries

Chocolate milk topped with chocolate

Banana milk topped with banana

DESSERTS**CROFFLE** 7

7

BRIGADEIRO

Brazilian chocolate truffle 2

2



Cities fare well in final days of the 2022 legislative cycle

Oct 5, 2022

Two themes dominated the Capitol as Gov. Gavin Newsom signed or vetoed over 1,000 measures: an emphasis on high-profile, national issues and fiscal prudence. Although the Governor vetoed 169 bills — slightly more than in the last two years — the League of California Cities and its members advanced many city priorities in the final days of the session.

Cal Cities, along with a broad coalition of member cities and local government associations, helped secure the signing of multiple behavioral health, solid waste and recycling, public safety, and governance bills, all with positive impacts for cities.

Cal Cities also successfully urged the Governor to veto several Cal-Cities opposed measures, including one that would have cost local governments \$2 billion in revenue loss.

Additionally, Cal Cities carved out flexibility for cities in several bills that threaten local control — including **SB 931 (Leyva)**

<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=SB%20931&t=bill>), **AB 2011 (Wicks)**

<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=AB%202011&t=bill>), and **SB 6 (Caballero)**

<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=SB%206&t=bill>) — which were eventually signed by

the Governor. The amended versions are better than their original drafts and are the result of months of negotiations and sustained member advocacy.

Below is the outcome of the most notable bills highlighted during Cal Cities' recent sign/veto webinar.

Transportation, Communications, and Public Works

With regards to transportation, Cal Cities' **hot streak** (<https://www.calcities.org/news/post/2022/06/29/city-voices-ring-loud-and-clear-in-the-capitol-helping-to-protect-critical-local-transportation-projects>) continued into the final days, as the Governor's pen mirrored many city priorities.

The Governor signed **AB 2752 (Wood)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=AB%202752&t=bill>), which gives the California Public Utilities Commission explicit directions to collect more granular, address-level broadband data. After successfully securing \$6 billion in broadband funding **last year** (<https://www.calcities.org/detail-pages/news/2021/07/15/state-passes-historic-6-billion-broadband-investment-agreement>), Cal Cities shifted its focus to deficiencies in broadband mapping, one of the causes of the **digital divide** (<https://www.westerncity.com/article/billions-dollars-have-been-invested-broadband-infrastructure-more-advocacy-and-funding-are>). Current maps that define broadband availability in California generally overstate access or minimize poor connections. Under this new law, updated maps will ensure that last-mile connections are accurate and broadband funding goes to those who need it most.

The Governor also acted on **SB 932 (Portantino)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=SB%20932&t=bill>). As originally introduced, the bill would have created costly mandates and exposed cities to legal risks when developing their general plans. Following significant pressure from cities, these

harmful and costly provisions were removed. The bill now requires evidence-based strategies to reduce fatalities when updating a circular element. After Cal Cities moved to a neutral position, SB 932 advanced to the Governor's desk, where it was signed into law.

He also vetoed **AB 1685 (Bryan)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=AB%201685&t=bill>) after receiving Cal Cities' **request to veto letter**

(<https://ct3.blob.core.windows.net/21blobs/a9f415b2-3613-4b73-9aad-1b485c03cbc0>) .

The measure would have required cities to forgive at least \$1,500 in parking fines and fees annually for an unhoused resident. Like Cal Cities, the **Governor noted** (<https://www.gov.ca.gov/wp-content/uploads/2022/09/AB-1685-VETO.pdf?emrc=153c49>)

that cities already provide designated safe parking areas and have payment mechanisms that allow people with outstanding parking citations to repay their fines and penalties while registering and driving their vehicles.

Community Services

Lawmakers placed an increased emphasis on expanding access to behavioral health services this year, particularly for unhoused Californians. The most notable of these bills was **SB 1338 (Umberg)**

(<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=SB%201338&t=bill>) , the legislative vehicle for the

Community Assistance, Recovery, and Empowerment (CARE) Court

Program (<https://www.calcities.org/news/post/2022/09/14/milestone-behavioral-health-care-bill-signed-into-law>) . After securing several key **amendments**

(<https://www.calcities.org/news/post/2022/08/31/cal-cities-secures-key-amendments-to-care-court-legislation-as-it-advances-to-the-governor-s-desk>) , Cal Cities submitted a

coalition request for **signature letter**

(<https://ct3.blob.core.windows.net/21blobs/b918f422-b5b7-47db-98c7-b09eb4545e00>) to

the Governor with over 70 cities. SB 1338 was quickly signed into law and the first cohort of counties will begin implementation in October 2023.

Cal Cities also requested the Governor's signature on a complementary package of bills from Sen. Susan Eggman. Originally an eight-measure package, four bills made it to the Governor's desk. Collectively, the measures focus on better coordinating existing behavioral health care systems and increasing access to statewide data.

The Governor signed three of the four measures — **SB 929** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=SB%20929&t=bill>) , **SB 1035** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=SB%201035&t=bill>) , and **SB 1227** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=SB%201227&t=bill>) — but vetoed **SB 1238** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=SB%201238&t=bill>) . The measure would have inventoried current and projected behavioral health care infrastructure and service needs in each region of the state. In his **veto message** (<https://www.gov.ca.gov/wp-content/uploads/2022/09/SB-1238-VETO.pdf?emrc=687354>) , the Governor cited significant fiscal impacts as the main reason for not signing the measure.

He also vetoed **AB 2281 (Lackey)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=AB%202281&t=bill>) , again citing significant **fiscal impacts** (<https://www.gov.ca.gov/wp-content/uploads/2022/09/AB-2281-VETO.pdf?emrc=af2689>) . The bill would have established a grant program to improve access to mental health services for children under the age of five. Cal Cities supported AB 2281, as local governments would have been eligible to receive funding to expand access to services during a critical developmental stage.

Other notable bills for cities include:

- **AB 1742 (Rivas)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=AB%201742&t=bill>) California Cigarette Fire Safety and Firefighter Protection Act: Tobacco Master Settlement Agreement.
Cal Cities Position: Requested Signature; Signed
- **AB 2164 (Lee)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=AB%202164&t=bill>) Disability Access: Certified Access Specialist Program: Funding.
Cal Cities Position: Requested Signature; Signed
- **AB 2645 (Rodriguez)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=AB%202645&t=bill>) Local Emergency Plans: Integration of Access and Functional Needs: Community Resilience Centers.
Cal Cities Position: Requested Signature; Signed

Housing, Community, and Economic Development

The Legislature continued to be hyper-focused on housing and land use policies at the local level by introducing dozens of bills to limit cities' land use authority, require local zoning changes, limit parking requirements, and restrict development impact fees.

Cal Cities actively fought against **AB 2097 (Friedman)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202097&t=bill>), which fails to consider local conditions or needs with respect to parking requirements. After significant opposition from cities, AB 2097's scope was narrowed, allowing cities to require parking minimums on a project that is within one-half mile of public transit if the public agency makes written findings that not imposing or enforcing minimum parking requirements would have a substantially negative impact. The Governor signed AB 2097.

Two other Cal Cities-opposed measures, **AB 2011 (Wicks)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202011&t=bill>) and **SB 6 (Caballero)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb%206&t=bill>) , were also signed into law. Both measures seek to expedite housing developments in areas zoned for office, retail, or parking. AB 2011 would require cities to ministerially approve, without condition or discretion, certain affordable and mixed-use housing developments regardless of any inconsistency with their general plans, specific plans, zoning ordinances, or regulations.

SB 6, on the other hand, is not a by-right proposal, as it makes housing developments in office, retail, or parking zones subject to the California Environmental Quality Act. While Cal Cities opposed these measures throughout the legislative cycle, each bill was amended to include some flexibility for cities. Most importantly, AB 2011 and SB 6 contain language that allows cities to exempt some parcels from housing development as long as other parcels are identified that result in no net loss of residential density.

The Governor also signed **SB 897 (Wieckowski)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb%20897&t=bill>) , which Cal Cities strongly opposed. This measure makes numerous changes to accessory dwelling unit (ADU) law, even though the law has been amended each of the last five years. Notably, this measure forces cities to allow ADUs with a height of 25 feet to be constructed if they are attached to the primary dwelling. SB 897 also prohibits a local agency from requiring a zoning clearance or separate zoning review for either attached or detached ADUs that meet the objective criteria specified in state law.

Environmental Quality

Most of Cal Cities' priority environmental quality bills made it past the Governor's desk unscathed, most notably **AB 1985 (R. Rivas)**

(<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab1985&t=bill>) . **Sponsored by Cal Cities**

(<https://www.calcities.org/news/post/2022/09/21/AB-1985-signed-into-law-giving-cities-more-time-to-comply-with-organic-waste-procurement-requirements>) , the bill gives

cities an additional two years to comply with the California Department of Resources Recycling and Recovery's (CalRecycle) **SB 1383 (Lara, 2016)**

organic waste diversion procurement (<https://www.westerncity.com/article/heres-how-cities-are-responding-organic-waste-recycling-regulations-and-resources-available>)

requirements.

SB 1383 calls for a dramatic reduction in the amount of food, yard, and other organic waste in order to reduce methane, a climate super polluter. This includes procuring recycled organic products, such as mulch and compost.

The Governor also signed **AB 2142 (Gabriel)**

(<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=AB%202142&t=bill>) into law, which Cal Cities

supported. The bill will reinstate an important tax exemption for turf replacement rebates from gross income in California. The exemption will remove barriers for low-income families and help conserve water at a minimal cost to the state.

Additionally, the Governor vetoed **AB 2247 (Bloom)**

(<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab2247&t=bill>) , a measure that would have required

manufacturers of PFAS or a product containing intentionally added PFAS to register the PFAS or the product on the publicly accessible platform. Cal Cities supported the measure, due to its cost-effective approach to public health and potential to increase public awareness about these dangerous, highly common "forever chemicals." The Governor cited fiscal concerns in his **veto message**

<https://www.gov.ca.gov/wp-content/uploads/2022/09/AB-2247-VETO.pdf?emrc=cc359d>

Other notable bills for cities include:

- **AB 2440 (Irwin)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202440&t=bill>) Responsible Battery Recycling Act of 2022.
Cal Cities Position: Requested Signature; Signed
- **SB 54 (Allen)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb%2054&t=bill>) Solid waste: reporting, packaging, and plastic food service ware.
Cal Cities Position: Requested Signature; Signed

Public Safety

Cities notched several wins in the final days before the Governor's constitutionally mandated deadline to sign or veto hundreds of bills. The Governor expressed his commitment to addressing the [rise in stolen catalytic converters](https://www.calcities.org/news/post/2022/09/28/new-laws-clamp-down-on-catalytic-converter-theft) (<https://www.calcities.org/news/post/2022/09/28/new-laws-clamp-down-on-catalytic-converter-theft>) by signing **AB 1740 (Muratsuchi)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%201740&t=bill>) and **SB 1087 (Gonzalez)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb%201087&t=bill>). The new laws will require documentation of legitimate sales by designated personnel and prescribe fines and fees for those out of compliance. Cal Cities actively advocated for both measures since the beginning of the session.

The Governor also signed **AB 662 (Rodriguez)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%20662&t=bill>) into law, a Cal Cities-sponsored measure that will create a peer-to-peer suicide prevention curriculum for

firefighters and other first responders. Suicide amongst first responders has become a crisis, with more personnel dying by suicide than in the line of duty.

The bill is complemented by **AB 988 (Bauer-Kahan)**

(<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%20988&t=bill>) , which was also signed into law. AB 988 will create a five-year implementation plan for the 988 Suicide Prevention System. Both measures will provide life-saving programs and services that will help save lives.

In response to an oversaturation of cannabis throughout the state, the Governor also signed (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab1985&t=bill>) **SB 1326 (Caballero)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab1985&t=bill>) . Supported by Cal Cities, this measure will allow for the cross-jurisdictional import and export of cannabis and cannabis products to other states.

However, despite strong opposition from Cal Cities and other local government partners, the Governor signed **SB 1186 (Wiener)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb%201186&t=bill>) , which will require all jurisdictions to change their ordinances to allow for the delivery of medicinal cannabis. Additional information about SB 1186, including a flexible draft ordinance, will be available in an upcoming issue of Cal Cities Advocate.

Governance, Transparency, and Labor Relations

Cal Cities continued to deliver **governance**

(<https://www.calcities.org/news/post/2022/04/13/cal-cities-helps-block-bill-that-would-end-ranked-choice-voting>) and **labor**

(<https://www.calcities.org/news/post/2022/07/06/costly-pension-divestment-bills-held-in->

committee) wins this year, scoring several major wins for cities in the last few days. Cal Cities supported, and Gov. Gavin Newsom signed, **SB 1131 (Newman)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb%201131&t=bill>). The measure will establish an address confidentiality program for public entity employees and contractors, Safe at Home. The program will provide a substitute mailing address for workers facing threats of violence or harassment from the public because of their work serving a public entity and their communities.

The Governor also signed **AB 2647 (Levine)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%202647&t=bill>). The Cal Cities-sponsored measure will ensure that local governments have the flexibility needed to immediately share documents online and without delay, expanding the ability of the public and local governments to be informed and engaged.

In another beneficial move for cities, the Governor vetoed **AB 1711 (Seyarto)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=ab%201711&t=bill>), a bill that would have required cities to post a notice on their website after a data breach. In his **veto message** (<https://www.gov.ca.gov/wp-content/uploads/2022/09/AB-1711-VETO.pdf?emrc=e936f1>), the Governor echoed Cal Cities' opposition, stating that these notices could "substantially increase the risk of additional attacks." In its veto request letter, Cal Cities also noted that the notices could create additional confusion at the expense of city resources.

The Governor also took action on two workers' compensation bills, signing **SB 1127 (Atkins)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=SB%201127&t=bill>) and vetoing **SB 284 (Stern)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=SB%20284&t=bill>). SB 1127 will fundamentally alter longstanding rules and timeframes for determining the eligibility for workers'

compensation claims. Cal Cities remained opposed to SB 1127 despite securing amendments, in part because the law does not harmonize with existing state rules.

SB 284 — which Cal Cities also opposed — would have substantially expanded California’s current workers’ compensation presumption for post-traumatic stress disorders. The Governor’s [veto message \(https://www.gov.ca.gov/wp-content/uploads/2022/09/SB-284-VETO.pdf?emrc=765aa9\)](https://www.gov.ca.gov/wp-content/uploads/2022/09/SB-284-VETO.pdf?emrc=765aa9) was similar to Cal Cities’ letter, stating, “Expanding coverage of the PTSD injury presumption to significant classes of employees before any studies have been conducted ... could set a dangerous precedent that has the potential to destabilize the workers’ compensation system going forward, as stakeholders push for similarly unsubstantiated presumptions.

Additionally, [SB 931 \(Leyva\) \(https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb%20931&t=bill\)](https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=sb%20931&t=bill) was signed into law over Cal Cities’ intense opposition. The bill will authorize a public employee organization or applicant to file a claim with the Public Employment Relations Board (PERB) alleging a violation of the Government Code related to employer actions that may “deter or discourage” union membership. While the amended bill is significantly better than the original, PERB must still award attorneys’ fees and costs only when the employee organization is the prevailing party. This will likely expose public entities, even those determined to be faithfully adhering to state law, to significant new liability.

Other notable bills include:

- [SB 1089 \(Wilk\) \(https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=SB%201089&t=bill\)](https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=SB%201089&t=bill) Public employee retirement systems: prohibited investments: Turkey
Cal Cities Position: Requested Veto; Signed

Revenue and Taxation

Legislators sent several bills to the Governor's desk with significant fiscal impacts to local budgets. The largest of these, **AB 1951 (Grayson)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=AB%201951&t=bill>) , was vetoed by the Governor. The Cal Cities-opposed sales and use tax exemption measure would have **greatly reduced local government revenues** (<https://www.calcities.org/news/post/2022/09/21/governor-vetoes-sales-tax-bill-that-would-have-cost-cities-and-counties-more-than-2-billion>) for housing, transit, public safety, and other critical services. According to the California Department of Tax and Fee Administration, AB 1951 would have resulted in an estimated over \$2 billion revenue loss for local governments over a five-year window.

However, he extended a sales and use tax exemption provided to local governments for zero-emission transit buses by signing **AB 2622 (Mullin)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=AB%202622&t=bill>) . The Cal Cities-supported exemption will help cities transition their fleets to zero-emission vehicles as required by an **upcoming California Air Resource Board regulation** (<https://www.calcities.org/news/post/2022/09/28/proposed-zero-emission-fleet-regulations-place-heavy-burden-on-cities-ignore-market-realities>) .

The Governor also vetoed **SB 1449 (Caballero)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=SB%201449&t=bill>) , once again citing **spending concerns** (<https://www.gov.ca.gov/wp-content/uploads/2022/09/SB-1449-VETO.pdf?emrc=aa8b3d>) . Supported by Cal Cities, the measure would have authorized grants to cities for infrastructure projects in proposed or completed annexations of unincorporated areas, particularly disadvantaged communities.

Other notable bills include:

- **AB 2887 (Garcia, E.)** (<https://ctweb.capitoltrack.com/public/search.aspx?id=ad485199-37cd-42cd-8217-d19b4d257119&session=21&s=AB%202887&t=bill>)

Public resources: Sales and Use Tax Law: exclusions
Cal Cities Position: Requested Veto; Signed

Looking ahead

The groundwork for the 2023 legislative session is already being laid. In his veto messages, the Governor repeatedly noted that the state needs to remain, “disciplined when it comes to spending, particularly spending that is ongoing,” citing, education, health care, public safety, and safety-net programs as top priorities. Cal Cities' advocacy team and lawmakers are actively discussing how to advance city priorities and how best to respond to potentially lower revenues.

However, Cal Cities cannot do its work alone. Cal Cities is currently collecting responses for its **annual member survey** (<https://www.calcities.org/news/post/2022/10/05/help-drive-cal-cities-2023-legislative-agenda>) . The survey results, along with the annual League Leaders Workshop, will directly impact Cal Cities' **Action Agenda (/action-agenda)** for 2023, which will be adopted during the December board meeting.

More information about the impacts of these bills will be available in an upcoming webinar, newsletter articles, and Cal Cities' annual reports.

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