

**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  
Fax: (310) 325-4024

---

Next Resolution No. PC 2022-11

**AGENDA**  
**REGULAR MEETING**  
**LOMITA PLANNING COMMISSION**  
**MONDAY, NOVEMBER 14, 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/85436488006> or by phone by calling 1 (669) 900 6833. Meeting ID: 854 3648 8006.

In order to effectively accommodate public participation, participants are asked to provide their comments via e-mail before **5:00 p.m. on Monday, November 14, 2022**, to [l.abbott@lomitacity.com](mailto: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

None scheduled.

### PUBLIC HEARINGS

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

**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. **DISCUSSION AND CONSIDERATION OF ZONE TEXT AMENDMENT NO. 2022-02, AN AMENDMENT TO LOMITA MUNICIPAL CODE SECTION 11-1.27.12 TO MODIFY SIGN REGULATIONS OF THE “24000 CRENSHAW BOULEVARD SPECIFIC PLAN” LOCATED AT 2453 LOMITA BOULEVARD.**

**APPLICANT:** Picerne Group, 5000 Birch Street, Suite 600, Newport Beach, CA 92660

**PRESENTED BY:** Associate Planner MacMorran

**RECOMMENDED ACTION:** Adopt resolution recommending approval of Zone Text Amendment 2022-02 to the City Council, subject to the findings and conditions and finds the request is exempt from the California Environment Quality Act (CEQA).

### SCHEDULED MATTERS

6. **COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS**

7. **PROJECT STATUS UPDATES**

### OTHER MATTERS

8. **STAFF ITEMS – ANNOUNCEMENTS**

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

**9. PLANNING COMMISSIONER ITEMS**

**10. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS**

Tuesday, December 6, 2022, and Tuesday, December 20, 2022

**11. ADJOURNMENT**

The next regular meeting of the Planning Commission is scheduled for Monday, December 12, 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: November 10, 2022



Kathleen Horn Gregory, MMC, City Clerk



**PAGE INTENTIONALLY LEFT BLANK**



## CITY OF LOMITA PLANNING COMMISSION REPORT

**TO:** Planning Commission November 14, 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”). The applicant requested that this item be rescheduled from October 10<sup>th</sup>, 2022 to November 14<sup>th</sup>, 2022. On October 10<sup>th</sup>, the Planning Commission opened the public hearing and voted to continue this item.

### 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

<b>Direction</b>	<b>Zone and Land Use</b>
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 (Nishiyamoto 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.

<b>Sensitive Land Use</b>	<b>Address</b>
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 webpage 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 November 14, 2022, the Planning Commission held a duly noticed public hearing and accepted public testimony for and against the item.
- C. On October 10, 2022, the Planning Commission held a duly noticed public hearing, opening the hearing and voted in favor of continuing the item to November 14, 2022.
- 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;*

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 14<sup>th</sup> day of November, 2022 by the following vote:

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

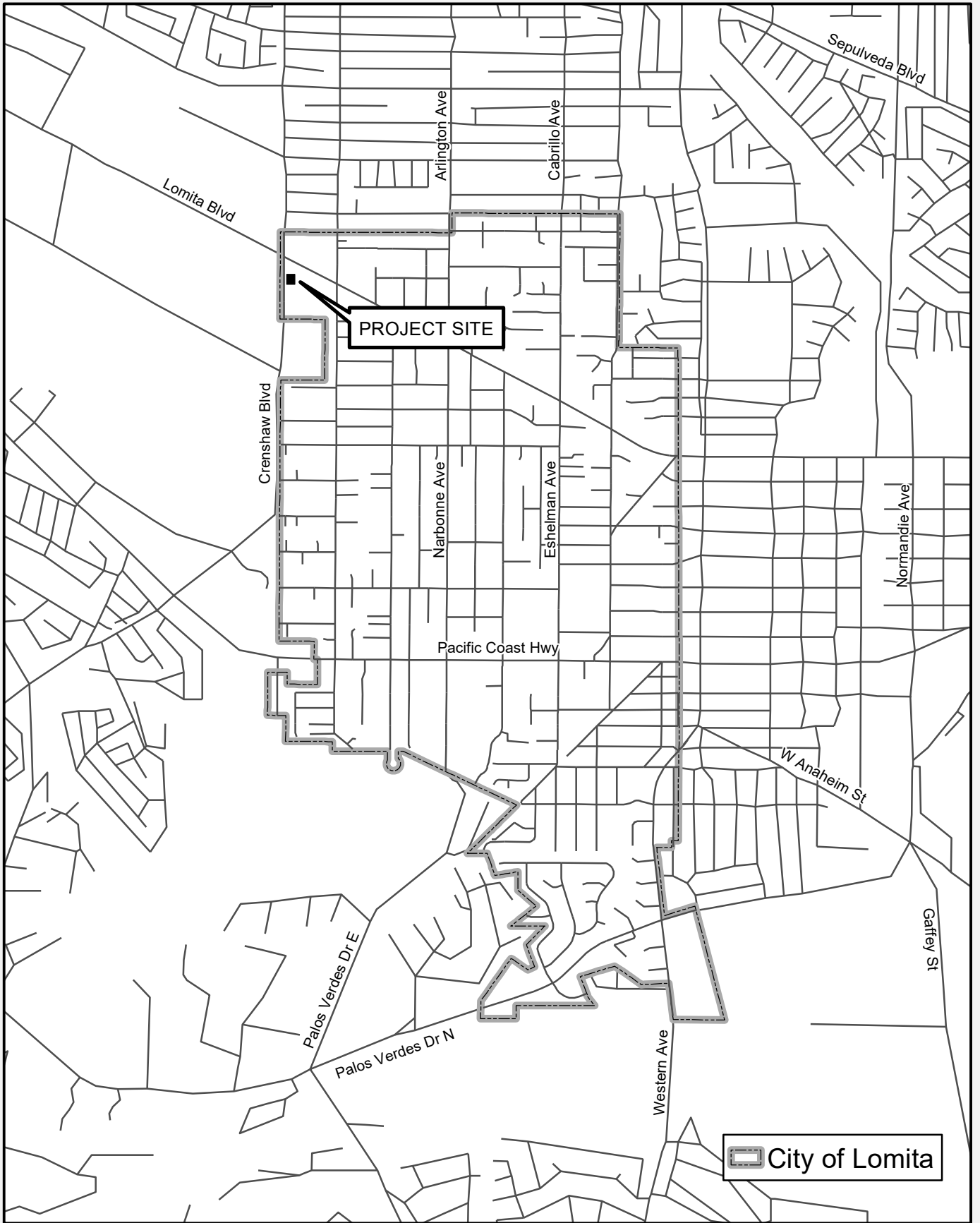
---

Steve Cammarata, Chair

ATTEST: \_\_\_\_\_  
Brianna Rindge  
Community and Economic Development Director

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

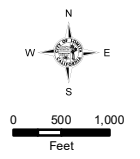
Any action to challenge the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section 1094.6.

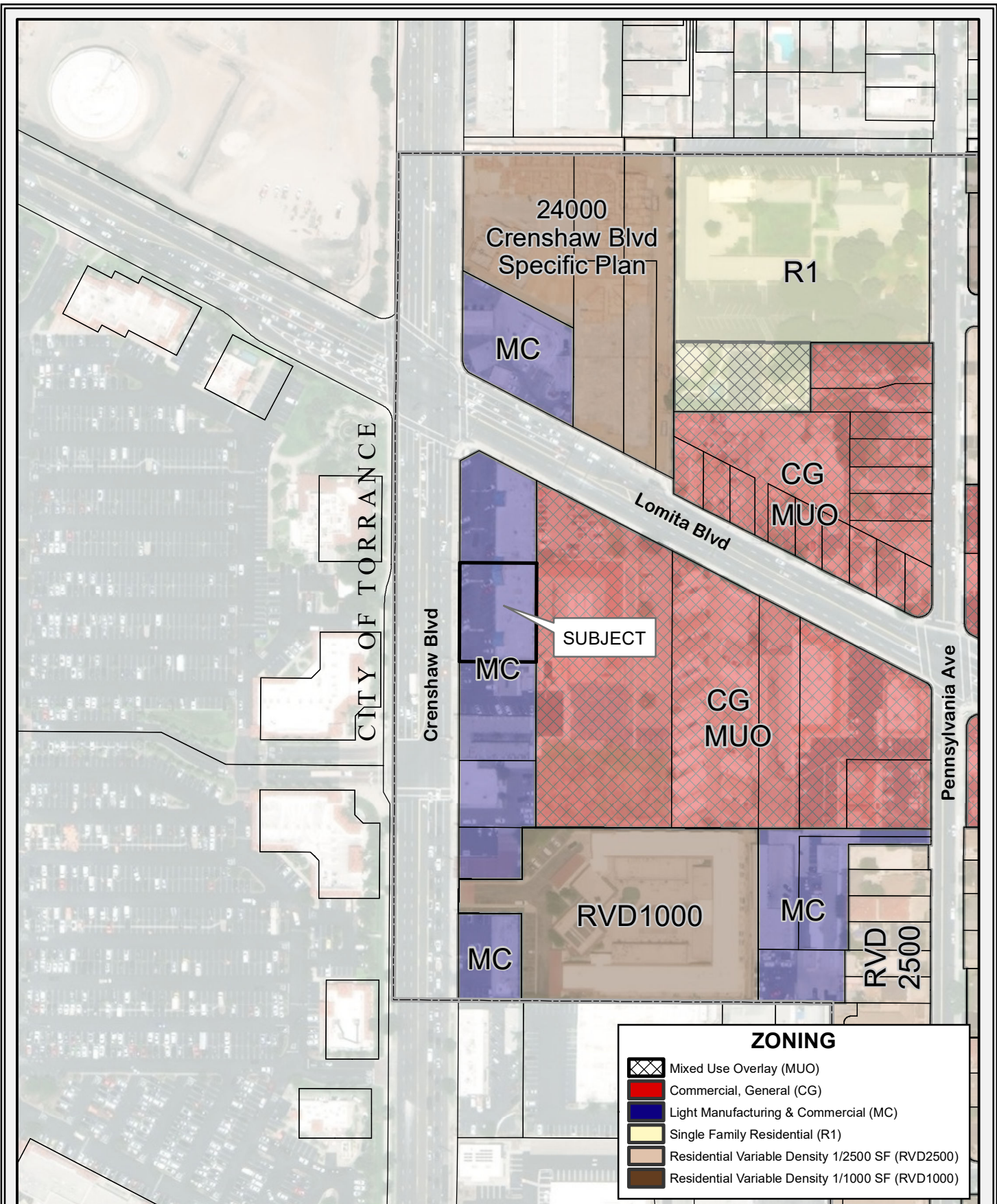


**Conditional Use Permit No. 320**  
**24218 Crenshaw Boulevard**  
**Exhibit B**







Community Development  
 September 2022

Source: Lomita GIS Data Layers, TIGER Files  
 GIS/Apps/24218Crenshaw\_vty.mxd





**ZONING**

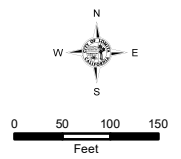
-  Mixed Use Overlay (MUO)
-  Commercial, General (CG)
-  Light Manufacturing & Commercial (MC)
-  Single Family Residential (R1)
-  Residential Variable Density 1/2500 SF (RVD2500)
-  Residential Variable Density 1/1000 SF (RVD1000)

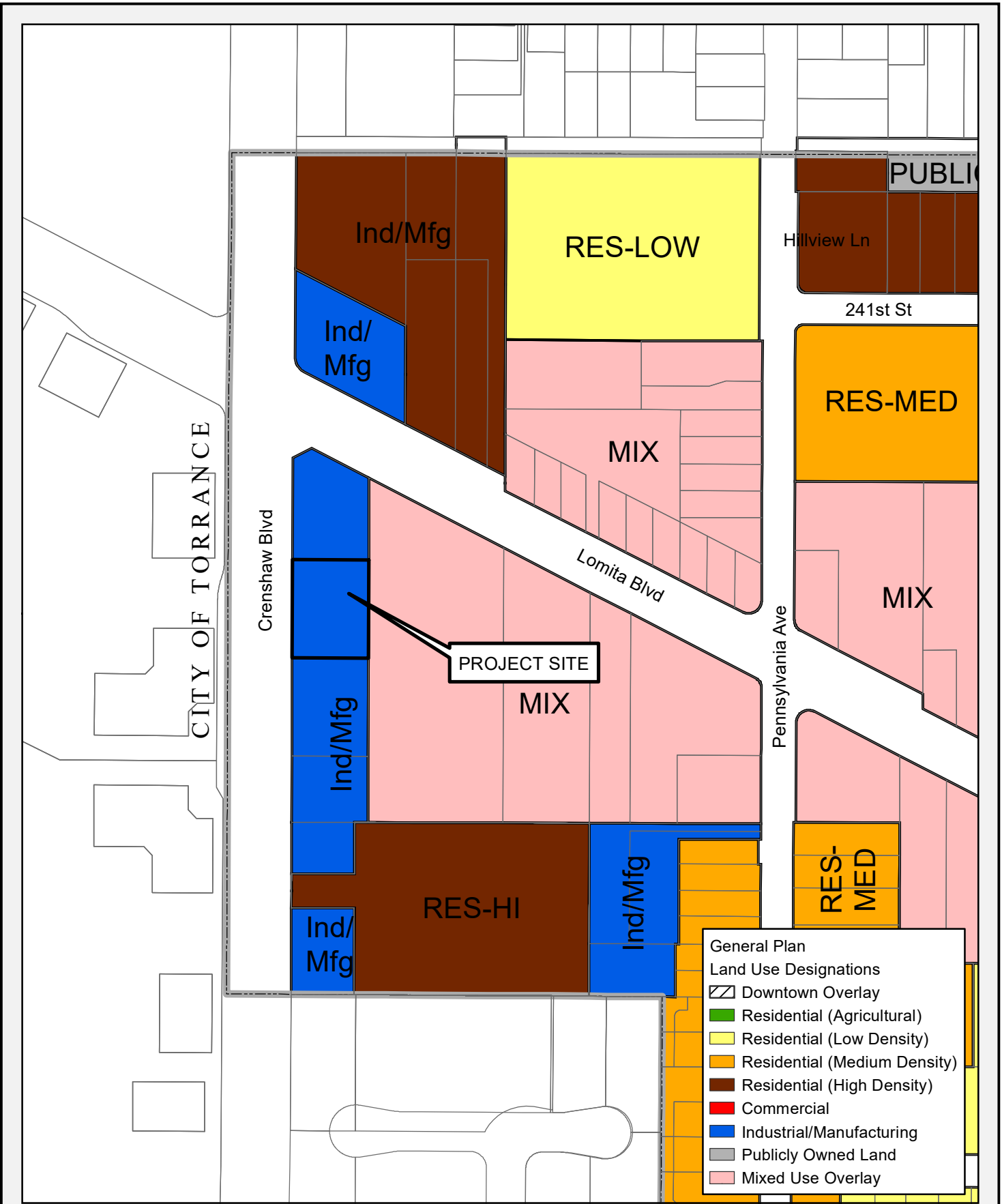


**Conditional Use Permit No. 320**  
**24218 Crenshaw Boulevard**  
**Exhibit C**

Community Development  
 September 2022

Source: Lomita GIS Data Layers  
 /Apps/24218Crenshaw\_zon.mxd

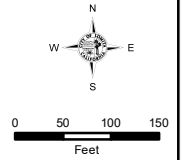


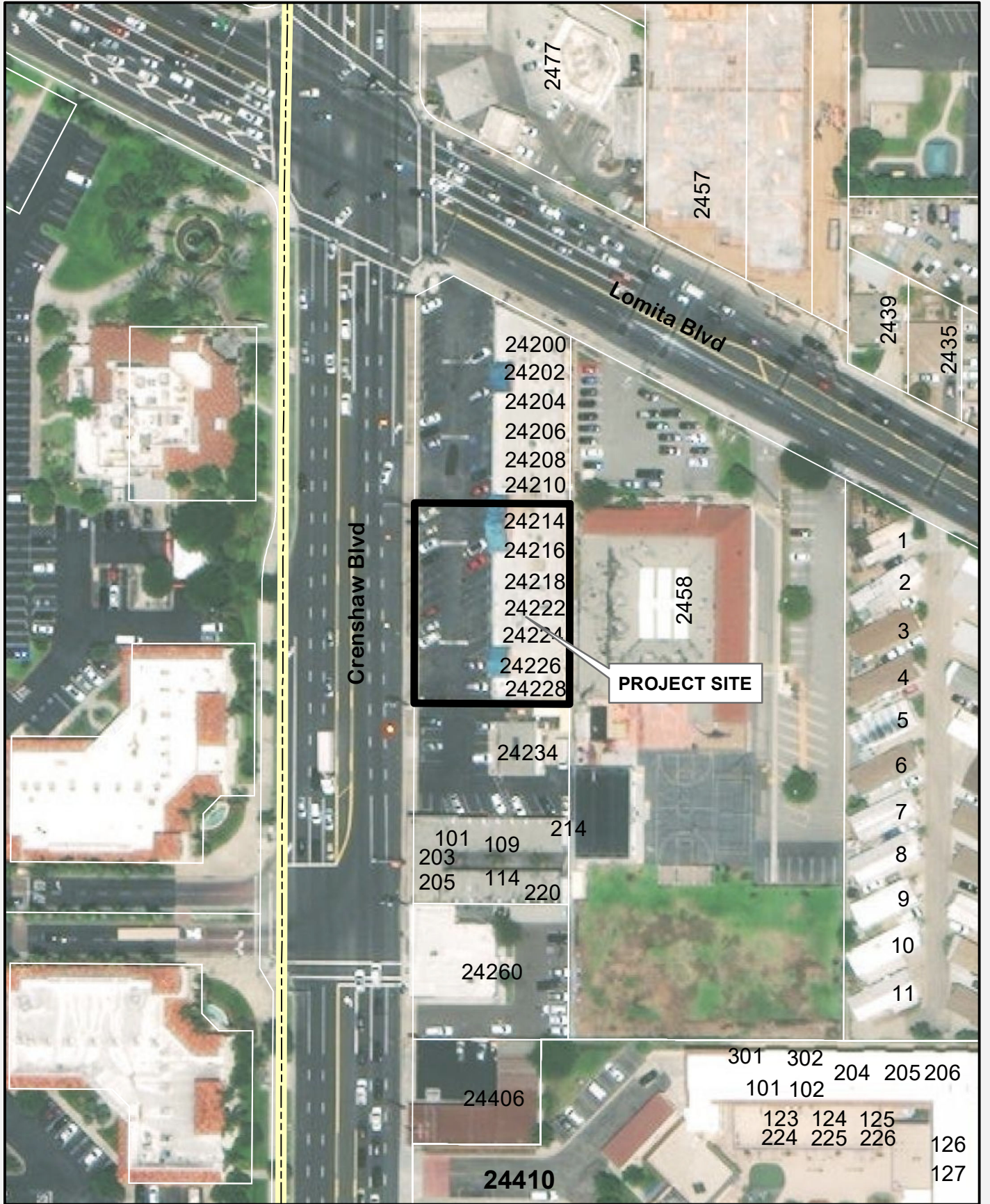


**Conditional Use Permit No. 320**  
**24218 Crenshaw Boulevard**  
**Exhibit D**

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.

**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

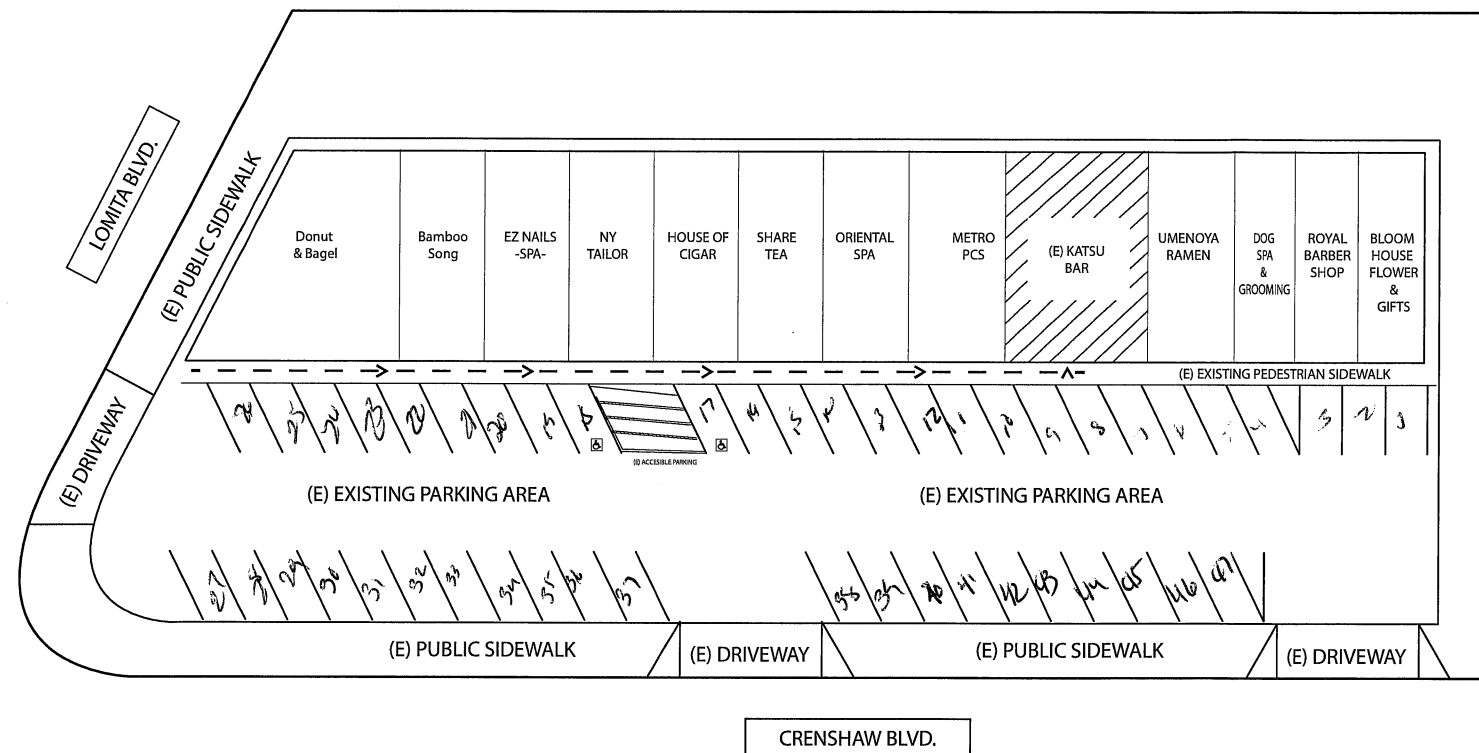
SCOPE OF WORK: A CONDITIONAL USE PERMIT TO ALLOW THE SALE AND DISPENSING OF BEER & WINE FOR ON-SITE KATSU RESTAURANT

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, REVISIONS AND AMENDMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. NO PART THEREOF SHALL 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:

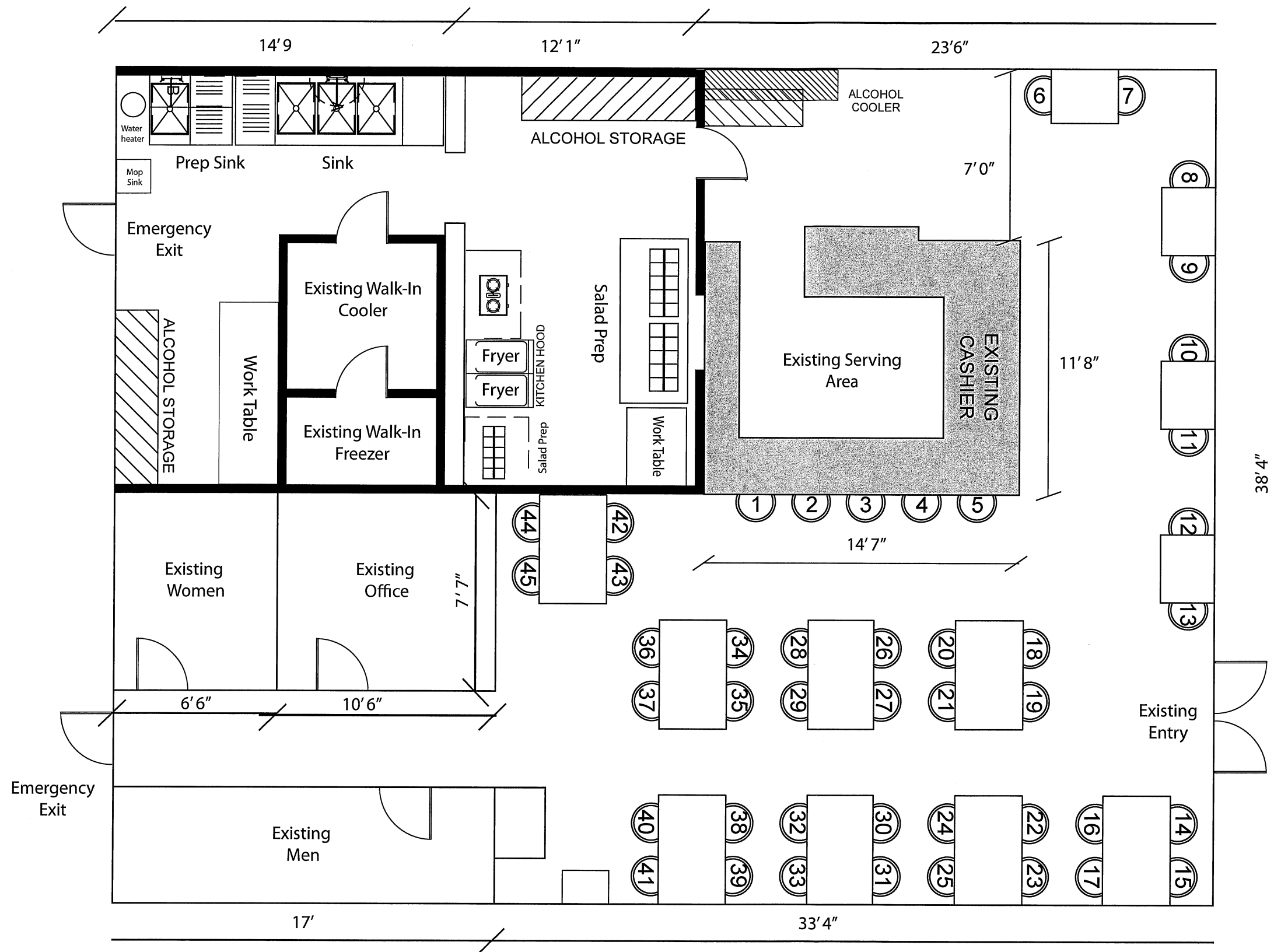
REVISIONS

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

## DEEP FRIED 튀김

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

# KATSU BAR

## STIR-FRIED 볶음 및 구이

- |  |   |
|--|---|
| 1. 소시지야채볶음 <small>SAUSAGE AND VEGGIES</small> 14.99                | 11. 배운달걀 <small>SPICY UNWAKEN EGG</small> 24.99           |
| 2. 호삼불고기 <small>SPICY BULGOGGI W/ PORK</small> 21.99               | 12. 두부김치 <small>TOFU TOPPED W/ KIMCHI</small> 24.99       |
| 3. 장된볶음 <small>HOT SPICY CHICKEN</small> 19.99                     | 13. 새우버터구이 <small>GRILLED SHRIMP W/ BUTTER</small> 24.99  |
| 4. 날감비빔밥 <small>SPICY GRILLED CHICKEN</small> 19.99                | 14. 파삼겉살구이 <small>PORK W/ GREEN ONION SALAD</small> 27.99 |
| 5. 자몽청파복음 <small>GREEN ONION BEEF BRISKET</small> 29.99            | 15. 단팥파삼 <small>EMPHAT W/ GREEN ONION SALAD</small> 32.99 |
| 6. 차돌숙주복음 <small>BEAN SPROUTS BEEF BRISKET</small> 27.99           |   |
| 7. 대창복음 <small>GARLIC BEEF INTESTINES</small> 29.99                |   |
| 8. 순대복음 <small>GARLIC BLOOD SAUSAGE</small> 24.99                  |   |
| 9. 닭볶음 요리 <small>SPICY CHICKEN W/ VEGGIES</small> 27.99            |   |
| 10. 양갱이부집 요리 <small>SPICY BAI TON CHICKEN W/ VEGGIES</small> 26.99 |   |

# KATSU BAR

## RICE & NOODLE 식사

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

## KOREAN STEW 찌개 및 전

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

November 14, 2022

**FROM:** Laura MacMorran, Associate Planner

**SUBJECT:** Discussion and Consideration of Zone Text Amendment No. 2022-02, an amendment to Lomita Municipal Code Section 11-1.27.12 to modify sign regulations of the “24000 Crenshaw Boulevard Specific Plan” located at 2453 Lomita Boulevard.

### **APPLICANT’S REQUEST**

A zone text amendment to modify sign regulations within Section 11-1.27.12 for the 24000 Crenshaw Boulevard Specific Plan. This amendment is initiated by Picerne Group, 5000 Birch Street, Suite 600, Newport Beach, CA 92660 “Applicant.”

### **RECOMMENDATION**

Staff recommends that the Planning Commission adopts a resolution recommending approval of Zone Text Amendment 2022-02 to the City Council, subject to the findings and conditions and finds the request is exempt from the California Environment Quality Act (CEQA).

### **BACKGROUND**

Concurrent with the approval of the 24000 Crenshaw Boulevard Specific Plan, a zone text amendment established Lomita Municipal Code Section 11-1.27 to incorporate the applicable standards and regulations. When a change to the Specific Plan is proposed, a zone text amendment process is used to review and make a determination.

Earlier, this year, City Council approved Ordinance No. 827, which replaced the Section 11-1.27.12’s reference to Section 11-1.67’s sign requirements with a custom sign code for the 24000 Crenshaw Boulevard Specific Plan.

## **ANALYSIS**

### Existing Conditions

The site consists of a 220-unit, five-story multi-family building with driveways on Lomita Boulevard and Crenshaw Boulevard. There are four building identification signs: three wall signs on the north, south, and west elevations and one monument sign perpendicular to Crenshaw Boulevard. One oversized temporary banner sign is allowed to be display for one year from the certificate of occupancy date pursuant to Lomita Municipal Code Section 11-1.27

### Summary of Proposed Sign Regulation Changes

The proposed text amendment involves the additional wall sign on the east elevation and a slight increase in size to an allowed real estate monument sign on Crenshaw Boulevard. The following table summarizes the changes to the code.

Code Section	Type of Sign	Signs Allowed	Signs Proposed
Sec.11-1.27.12(D)(1)(a)	Building Identification	4	5
Sec.11-1.27.12(D)(2)	Wall	3 Area /sign: 0.5 sq. ft./unit	4 Area: no change
Sec.11-1.27.12(F)(4)	Real Estate Sign	2 Area: 12 sq. ft.	2 Area: 15 sq. ft./per face (30 sq. ft.)

The proposed wall sign would be installed on the east elevation just below the top horizontal plane of the parapet wall. This location is consistent with the other wall signs placements.

While the total allowable number of building identification signs increases from four to five signs, the total allowable building identification sign area does not need to change. Lomita Municipal Code Section 11-1.27 allows 1.25 square feet of sign area per unit for a total of 275 square feet of sign area. With the addition of the 33.38-square-foot easterly wall sign, the total building identification area amounts to 206 square feet (one double-faced building identification monument sign face totaling 72 square feet, three existing building identification wall signs totaling 100 square feet, and the proposed wall sign).

The proposed monument sign on Crenshaw Boulevard is classified as a “real estate sign”. The real estate identification sign will only contain the word “LEASING” to alert prospective residents of the driveway and building entrance. Lomita Municipal Code Section 11-1.27 allows one real estate sign per street frontage; however, it is limited to 12 square feet. The applicant is proposing an increase to allow a 15-square-foot double-faced sign. This slightly larger sign can be observed further away, which provide drivers with more distance to change lanes or prepare to turn.

### General Plan

In accordance with Section 11-1.70.05(C)(2), the Commission must make a written recommendation to the Council whether to approve, approve in modified form, or deny the



proposed zone amendment and must include reasons for the recommendation and *the relationship between of the proposed amendment to the General Plan.*

The proposed zone text amendment modifies regulations regarding the permitting and placement of signs for the existing apartment building. The Land Use Element's first goal is *to promote an orderly pattern of development in the City.* The City's existing multi-family sign standards were crafted for smaller multi-family buildings. The proposed sign standards are tailored to provide adequate advertising and visibility for a larger, high density residential building. The adoption of this zone text amendment categorizes signs based upon the function that they will serve and fosters and aids in the harmonious, orderly, and progressive development of the City consistent with the General Plan Land Use Element's goals and policies.

Housing Element Policy 2.2 states the City's commitment to, "support periodic review and modifications to City ordinances, policies and programs intended to address a variety of housing types." The 24000 Crenshaw Boulevard Specific Plan and the consideration of the proposed sign amendment is an example of the City's implementation of this policy. The proposed sign amendment is consistent and compatible with the existing apartment building and surrounding neighborhood. The City has stated an intent to pursue a West Lomita Specific Plan to achieve higher residential density for properties located between Crenshaw Boulevard and the downtown area. The proposed sign amendment incorporates standards that are anticipated to be comparable to future standards for the West Lomita Specific Plan area.

#### Environmental Determination

This proposed code amendment has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The proposed code amendment is exempt from review under the California Environmental Quality Act (CEQA) (California Public Resources Code § 21000 et seq.), Under State CEQA Guidelines, section 15060(c)(2), the whole of the code amendment is exempt, because the code amendment is an administrative activity which will not result in a direct or reasonably foreseeable indirect physical change to the environment. Under section 15060(c)(3), the whole of the code amendment is exempt because the code amendment is not a "project" as defined by section 15378, since it has no potential for resulting in a direct or indirect physical change to the environment

Further, Section 15061(b)(3) (Review for Exemption: Common Sense) of the CEQA Guidelines exempts projects that can be seen with certainty to have no possibility of having a significant effect on the environment. The proposed amendment is limited to identifying and informational sign standards and signs. The standards include provisions to ensure that the signs are installed in a safe manner and due to the limited proposed increase in size and number, the proposed amendment will not affect the environment or have any impact on visual resources.

Finally, the proposed code amendment is further exempt from CEQA as a minor alteration in land use limitations, as it would not change allowable land uses or density, and only serves to regulate the use of signage in the City. (CEQA Guidelines § 15305.)

Public Notice

Notices of this hearing dated November 4, 2022, were published in the Daily Breeze Newspaper, and posted at City Hall, the Lomita Library, and at Lomita Park. As of the date this staff report was prepared, staff has not received any correspondence either for or against the proposed project.

Recommended by:



Sheri Repp Loadsman

Planner

Prepared by:



Laura MacMorran

Associate Planner

Attachments:

1. Resolution
2. Applicant's Submittal
3. Notice of Exemption
4. Draft Ordinance

## RESOLUTION NO. PC 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA RECOMMENDING CITY COUNCIL APPROVAL OF ZONE TEXT AMENDMENT 2022-02, AMENDING LOMITA MUNICIPAL CODE SEC. 11-1.27.12 TO ESTABLISH NEW SIGN STANDARDS WITHIN THE 24000 CRENSHAW BOULEVARD SPECIFIC PLAN. INITIATED BY THE PICERNE GROUP, 5000 BIRCH STREET, SUITE 600, NEWPORT BEACH, CA 92660.

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

Section 1. Recitals

- A. The Planning Commission of the City of Lomita has considered a request for a Zone Text Amendment to establish modified sign standards within the 24000 Crenshaw Boulevard Specific Plan. This amendment was initiated by the Picerne Group, 5000 Birch Street, Suite 600, Newport Beach, CA 92660 in accordance with Section 11-1.70.05(B).
- B. This proposed code amendment has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The proposed code amendment is exempt from review under the California Environmental Quality Act (CEQA) (California Public Resources Code § 21000 et seq.), Under State CEQA Guidelines, section 15060(c)(2), the whole of the code amendment is exempt, because the code amendment is an administrative activity which will not result in a direct or reasonably foreseeable indirect physical change to the environment. Under section 15060(c)(3), the whole of the code amendment is exempt because the code amendment is not a “project” as defined by section 15378, since it has no potential for resulting in a direct or indirect physical change to the environment

Further, Section 15061(b)(3) (Review for Exemption: Common Sense) of the CEQA Guidelines exempts projects that can be seen with certainty to have no possibility of having a significant effect on the environment. The proposed amendment is limited to identifying and informational sign standards and signs. The standards include provisions to ensure that the signs are installed in a safe manner and due to the limited proposed increase in size and number, the proposed amendment will not affect the environment or have any impact on visual resources.

Finally, the proposed code amendment is further exempt from CEQA as a minor alteration in land use limitations, as it would not change allowable land uses or density, and only serves to regulate the use of signage in the City. (CEQA Guidelines § 15305. On November 14, 2022, the Planning Commission held a duly noticed public hearing and accepted public testimony and evidence to consider the Zoning Text Amendment, in accordance with Lomita Municipal Code sections 11-1.70.04 and 11-1.70.05(C).

- C. After review and consideration of all evidence and testimony presented in connection with this hearing, the Planning Commission recommends that the City Council approves the

Zoning Text Amendment to establish modified sign standards within the 24000 Crenshaw Boulevard Specific Plan.

Section 2. In accordance with Municipal Code section 11-1.70.05, the Planning Commission finds that the proposed Zone Text Amendment, to establish new sign standards for the 24000 Crenshaw Boulevard Specific Plan is consistent with the General Plan as follows:

Land Use Element's first goal "*to promote an orderly pattern of development in the City.*" The proposed zone text amendment modifies regulations regarding the permitting and placement of signs for the existing apartment building. The proposed sign standards are tailored to provide adequate advertising and visibility for a larger, high density residential building. The adoption of this zone text amendment categorizes signs based upon the function that they will serve and fosters and aids in the harmonious, orderly, and progressive development of the City consistent with the General Plan Land Use Element's goals and policies.

Housing Element Policy 2.2 states the City's commitment to, "*support periodic review and modifications to City ordinances, policies and programs intended to address a variety of housing types.*" The 24000 Crenshaw Boulevard Specific Plan and the consideration of the proposed sign amendment is an example of the City's implementation of this policy. The proposed sign amendment is consistent and compatible with the existing apartment building and surrounding neighborhood. The City has stated an intent to pursue a West Lomita Specific Plan to achieve higher residential density for properties located between Crenshaw Boulevard and the downtown area. The proposed sign amendment incorporates standards that are anticipated to be comparable to future standards for the West Lomita Specific Plan area.

Section 3. Based on the foregoing, the Planning Commission of the City of Lomita hereby recommends City Council approval of the following amendments to the Lomita Municipal Code as follows:

Section 11-1.27.12(D)(1)(b) of Title XI of the Lomita Municipal Code is amended to read as follows:

b. The total quantity of all signs shall not to exceed five (5) signs.

1. Monument sign.

i. One sign shall be allowed to identify the building, so long as it does not interfere with or obstruct the visibility of pedestrians and vehicular traffic.

ii. The maximum height shall be six (6) feet from the lowest finished grade.

iii. The area for each face shall be counted separately.

iv. The sign shall be setback at least two (2) feet from the property line.

v. The sign may be externally illuminated, in accordance with subsection (7).

2. Wall sign.

- i. No more than four (4) wall signs shall be allowed to identify the building.
- ii. A singular sign shall not exceed one-half (0.5) a square foot for each dwelling unit located on the lot or parcel.
- iii. All signs shall be mounted flush against the wall of the building and shall not project above the parapet wall.
- iv. The sign may be externally illuminated, in accordance with subsection (7).

Section 11-1.27.12(F)(4) of Title XI of the Lomita Municipal Code is amended to read as follows:

4. Real estate sign.

- a. The type of sign may be either a wall or a monument sign.
- b. One sign shall be allowed per frontage and the maximum size shall be no more than fifteen (15) square feet per face.
- c. Real estate signs shall be removed with fifteen (15) days after such property is no longer for sale, lease, or exchange.

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 14<sup>th</sup> day of November 2022 by the following vote:

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

\_\_\_\_\_  
Steven Cammarata, Chair

ATTEST: \_\_\_\_\_  
Brianna Rindge  
Community and Economic Development Director

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.



September 28, 2022

City of Lomita  
24300 Narbonne Avenue  
Lomita, CA 90717

Re: 2457 Lomita Boulevard - Picerne Signage for KAIA  
Permit No. 21-455

Dear Members of City Council and the City of Lomita Planning Commission,

Picerne Group is submitting a request to proceed with the proposed signage for your consideration and approval.

The proposed signage is consistent in both size and design of the existing project signage. The signage provides an additional building sign and an on-grade monument. These two locations further enhance the building identification and wayfinding.

KAIA's building signage currently provides visibility from northbound and southbound directions on Crenshaw Boulevard and eastbound traffic from Lomita Boulevard. The building's orientation on Lomita Boulevard also necessitates identification visible to westbound traffic. The directional monument sign on Crenshaw Boulevard is proposed for clear wayfinding for guests and future residents as they prepare to enter the project.

Picerne and the City collaborate closely on the final signage design and plan for the project. The proposed signage adds needed visibility and adequately showcases the property from both directions on Lomita and Crenshaw Boulevard.

We appreciate the City's continued partnership throughout the project completion process and welcome your feedback.

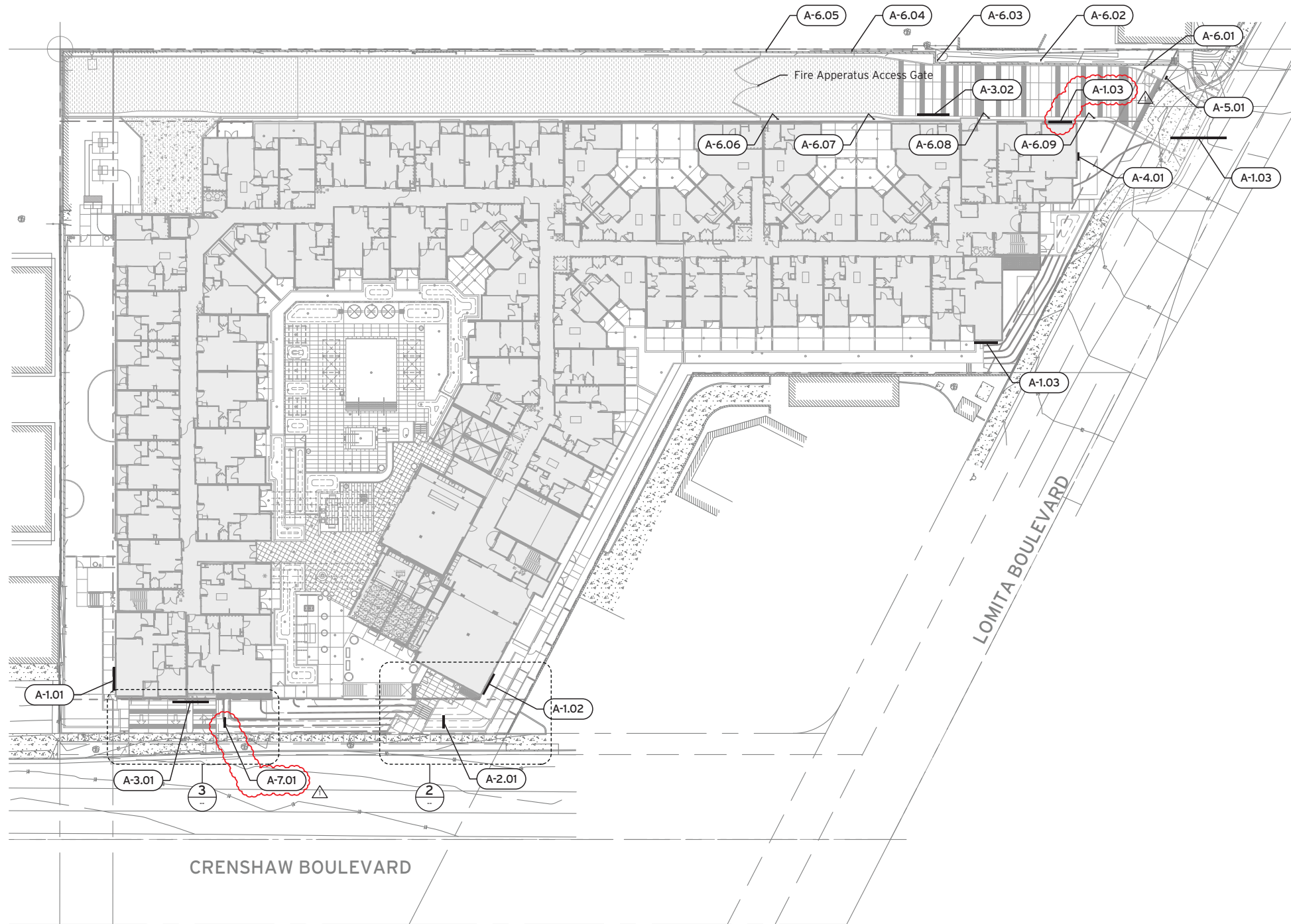
Respectfully submitted,

Cam Cerone  
Picerne Development Company

# Picerne - Lomita

City Signage Submittal



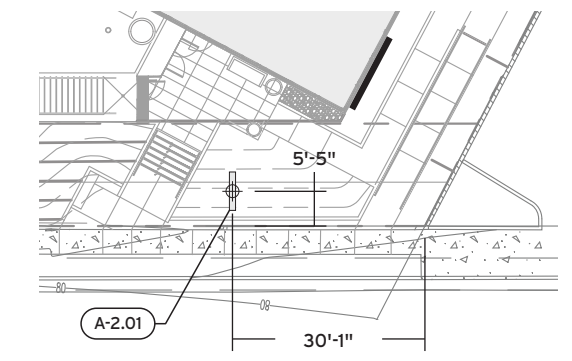
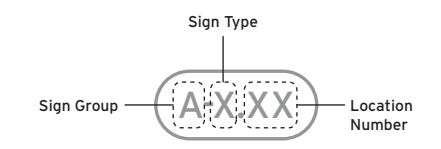


### Group A - Site Signage Summary

No.	Sign Types	Quantities
A-1	Project Identification Wall Sign	4
A-2	Project Identification Monument Sign	1
A-3	Garage Entry Sign	2
A-4	Building Address Sign	1
A-5	Parking Regulations Sign	1
A-6	Fire Lane No Parking Sign	9
A-7	Leasing Directional Sign	1

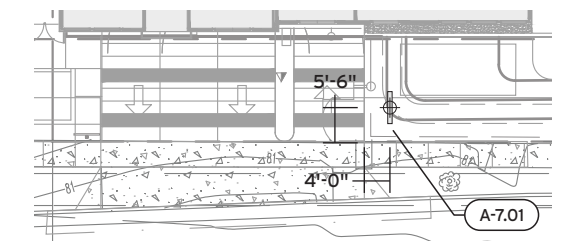
⊕ Power locations

### Group A - Location Numbering Legend



2 Monument Sign Location Plan Detail

Scale: 1" = 30'-0"



3 Leasing Directional Sign Location Plan Detail

Scale: 1" = 30'-0"

1 Sign Group A - Site Signage Location Plan

Scale: 1" = 60'-0"

△ 08-29-22







1 | North Elevation

Scale: 1" = 25'-0"



2 | Partial East Elevation

Scale: 1" = 25'-0"

△ 08-29-22



Sign Type No.	Sign Type Name	Elevation Location	Length	Height	Depth	Sign Area	Height From Grade	Wall/Facade Area
A-1.01	Project Identification Wall Sign	North	11'-1 1/2"	3'-0"	3"	33.38 Sq. Ft.	59'-10"	225.58 Sq. Ft.
A-1.02	Project Identification Wall Sign	South	11'-1 1/2"	3'-0"	3"	33.38 Sq. Ft.	57'-2"	300.21 Sq. Ft.
A-1.03	Project Identification Wall Sign	West	11'-1 1/2"	3'-0"	3"	33.38 Sq. Ft.	53'-11"	199.80 Sq. Ft.
△ A-1.04	Project Identification Wall Sign	East	11'-1 1/2"	3'-0"	3"	33.38 Sq. Ft.	55'-0"	484.00 Sq. Ft.
A-2.01	Project Identification Monument Sign	North	6'-0"	6'-0"	11"	36.00 Sq. Ft.	-	-
A-3.01	Garage Entry Sign	West	17'-2"	10"	3/4"	14.31 Sq. Ft.	11'-8"	63.75 Sq. Ft.
A-3.02	Garage Entry Sign	East	15'-3"	10"	3/4"	12.71 Sq. Ft.	9'-1"	69.58 Sq. Ft.
A-4.01	Building Address Sign	South	2'-8 1/2"	10"	3/4"	2.26 Sq. Ft.	11'-9"	56.89 Sq. Ft.
A-5.01	Parking Regulation Sign	South	2'-0"	6'-0"	4 1/2"	12.00 Sq. Ft.	8"	-
A-6.01	Fire Lane No Parking Sign	-	1'-2"	8'-11"	4 1/2"	10.40 Sq. Ft.	7'-0"	-
△ A-7.01	Leasing Directional Sign	North	5'-0"	3'-0"	8 1/4"	15.00 Sq. Ft.	-	-
				△				

△ 10-11-22  
△ 08-29-22



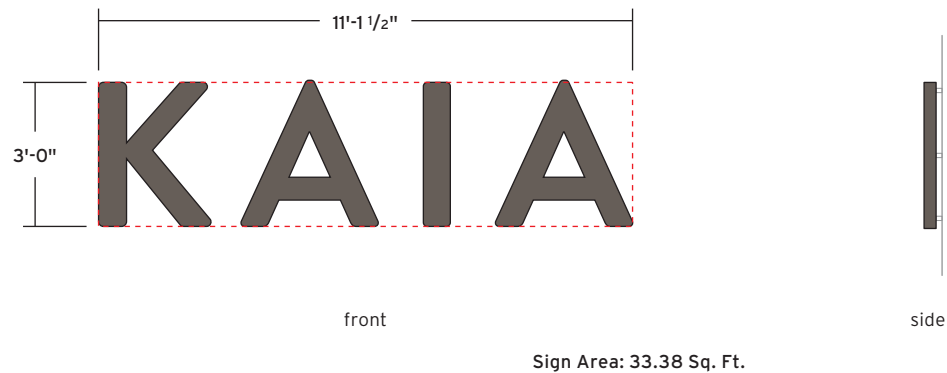
*TheDesignFactor*

**Contact**  
26432 Las Alturas Avenue, Laguna Hills, CA 92653  
Ph. (949) 360-5750 Fx. (949) 643-2863  
thedesignfactor@cox.net www.thedesignfactor.biz

**Project**  
Picerne - Lomita

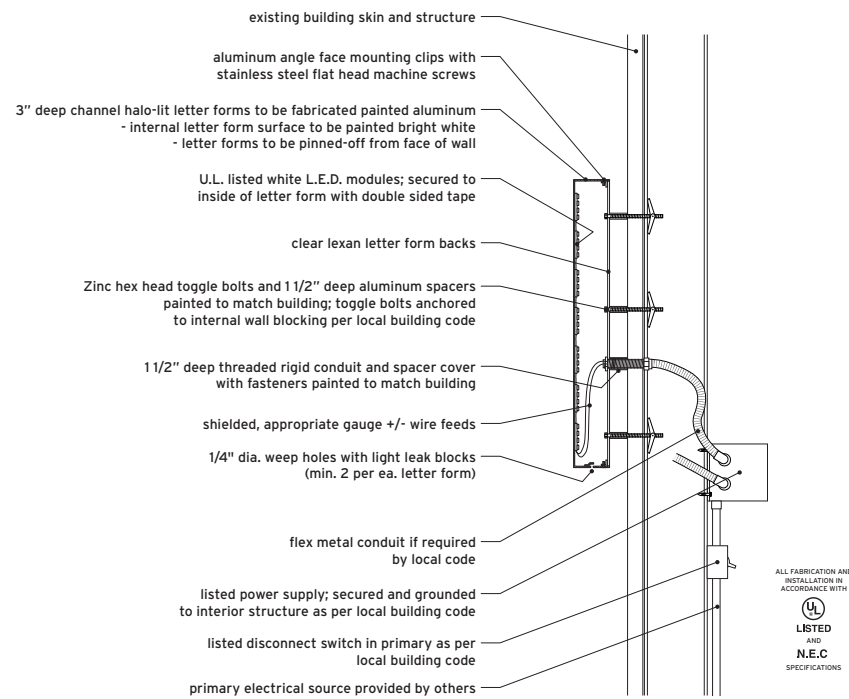
**Sheet Title**  
Signage Matrix

**Sheet Number**  
MX  
**Date**  
11-30-21



## 2 Details

Scale: 1/4" = 1'-0"



## A Halo Lit Letter Section Detail

Scale: n.t.s.

## 3 Halo Lit Simulation

Scale: n.t.s.



## Project Identification Wall Sign

3" deep fabricated painted aluminum reverse channel letters with halo-lit illumination.  
To be illuminated with L.E.D. modules and mounted to wall with 1 1/2" deep spacers painted to match wall color.

### Color

Copy Sherwin Williams SW 7505 Manor House

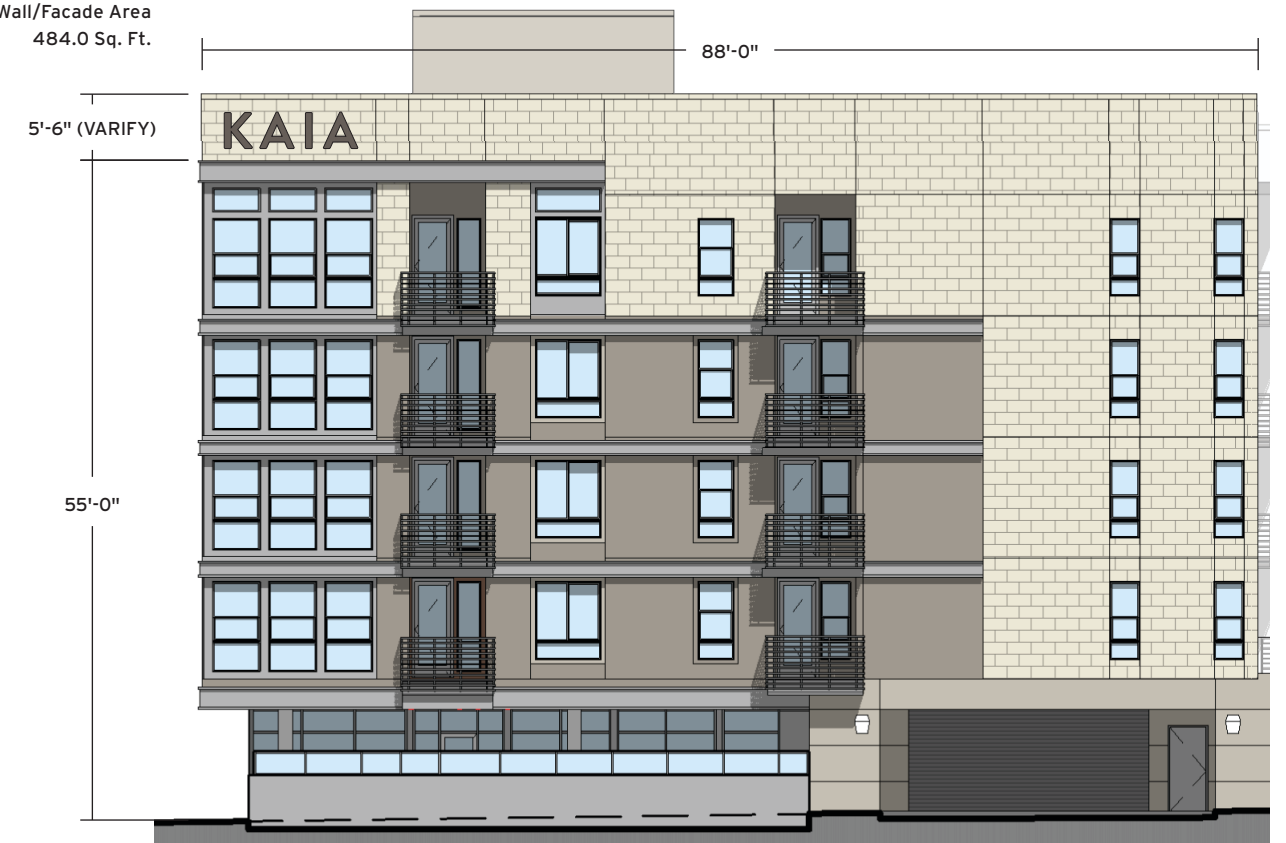
### Coordination Notes

Precise location to be determined in field. Sign Contractor to coordinate with construction team for installation of electrical connection wall penetrations prior to final wall material installation and waterproofing.

Approximate Weight: 70 lbs.

Circuit Requirements: Dedicated 20AMP circuit ran on a (Dusk to Dawn) photo cell and timer.

Wall/Facade Area  
484.0 Sq. Ft.



## 1 Partial East Elevation

Scale: 1/16" = 1'-0"



TheDesignFactor

### Contact

26432 Las Alturas Avenue, Laguna Hills, CA 92653  
Ph. (949) 360-5750 Fx. (949) 643-2863  
thedesignfactor@cox.net www.thedesignfactor.biz

### Project

Picerne - Lomita

### Sheet Title

Project Identification Wall Sign

### Sheet Number

A-1.3

Date  
08-29-22

## Leasing Directional Sign

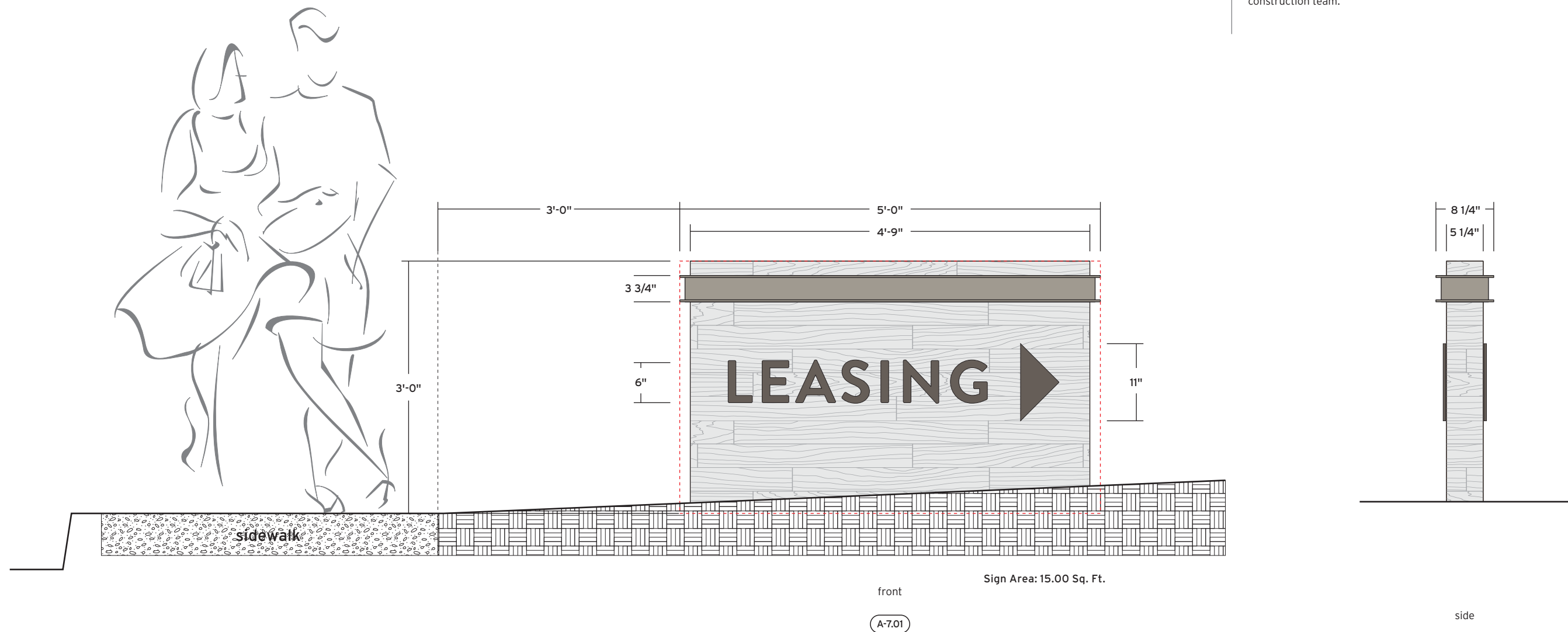
Double sided sign with poured in place board formed concrete body, fabricated painted aluminum crown accent and 3/8" thick flat cut out painted acrylic stud mounted copy. Sign to be externally (Dust to Dawn) illumination with ground mounted fixtures (by others).

### Color

Crown Accent      Sherwin Williams SW 7642 Paveston  
 Copy                Sherwin Williams SW 7505 Manor House  
 Body                Natural Gray

### Coordination Notes

Precise location to be determined in field. Sign Contractor to coordinate with construction team.



## 1 Details

Scale: 3/4" = 1'-0"



*TheDesignFactor*

### Contact

26432 Las Alturas Avenue, Laguna Hills, CA 92653  
 Ph. (949) 360-5750 Fx. (949) 643-2863  
 thedesignfactor@cox.net www.thedesignfactor.biz

### Project

Picerne - Lomita

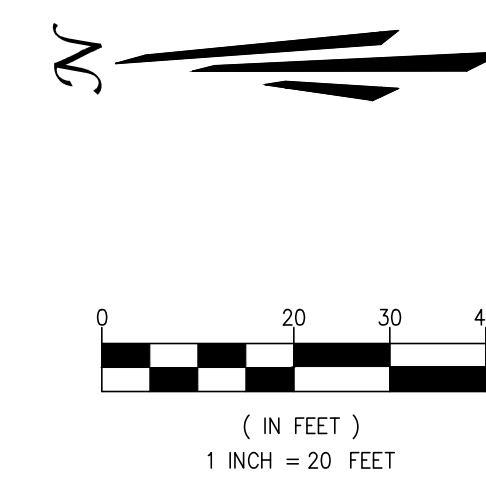
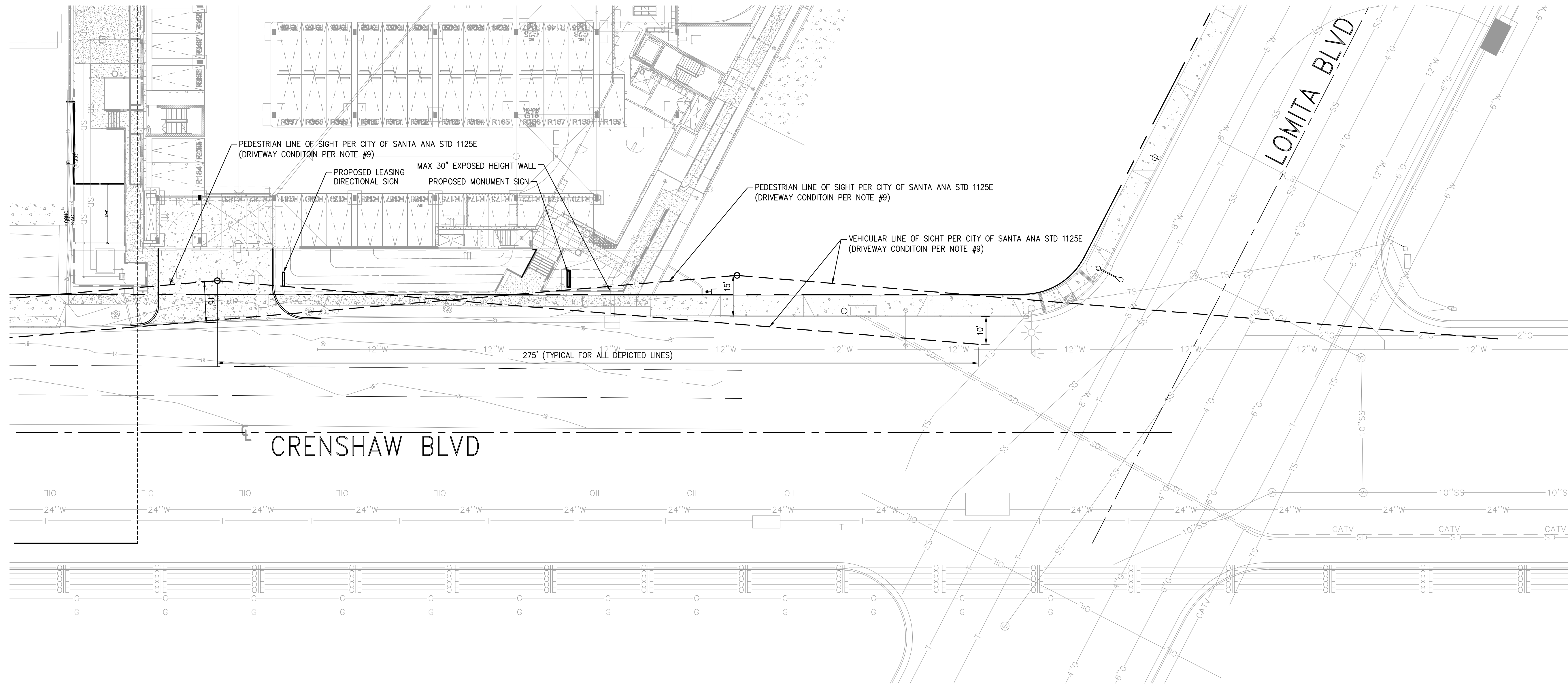
### Sheet Title

Leasing Directional Sign

### Sheet Number

A-7

Date  
 09-20-22



LINE OF SIGHT EXHIBIT

PICEREN LOMITA  
24000 CRENSHAW BLVD  
LOMITA, CA 90717  
THE PICEREN GROUP

DRAWN: ---  
DATE: ---  
CHECKED: ---  
DATE: ---  
REVISION #: ---  
DATE: ---  
JOB NO.: SP8303

701 N. Forcener Drive  
Santa Ana, CA 92705  
P: 714/560/8200 F: 714/560/8211  
www.tait.com

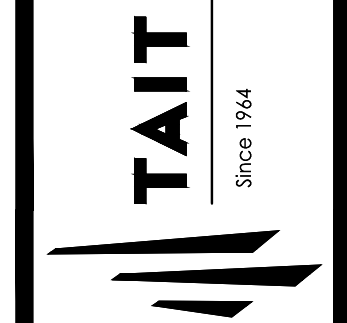
Los Angeles  
Ontario

Sacramento  
San Diego

San Francisco  
Bole

Phoenix  
Denver

Portland  
Fortland



NO.	DESCRIPTION	REVISIONS	BY	DATE	CHK

K:\Drawings\SP\SP8303 - Lomita\ENCA\Exhibit\Line of Sight Exhibit\SP8303 - LINE OF SIGHT EXHIBIT.dwg  
PLOTTED: 9/28/2022 5:02:27 PM BY David Sloan PAGESETUP: ----- PLOTSTYLE: -----



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

## NOTICE OF EXEMPTION

### ***Project Description:***

Zone Text Amendment 2022-02 a zone text amendment to modify sign regulations within Section 11-1.27.12 (24000 Crenshaw Boulevard Specific Plan). This amendment is initiated by the Picerne Group, 5000 Birch Street, Suite 600, Newport Beach, CA 92660 "Applicant"

### ***Finding:***

The City Council 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 15305)
- Statutory Exemption
- Emergency Project
- Quick Disapproval [CEQA Guidelines, Section 15270]
- No Possibility of Significant Effect [CEQA Guidelines, Section 15061(b)(3)]

### ***Supporting Reasons:***

This proposed code amendment has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The proposed code amendment is exempt from review under the CEQA (California Public Resources Code § 21000 et seq.),

Per, Section 15061(b)(3) (Review for Exemption: Common Sense) of the CEQA Guidelines exempts projects that can be seen with certainty to have no possibility of having a significant effect on the environment. The proposed amendment is limited to identifying and informational sign standards and signs. The standards include provisions to ensure that the signs are installed in a safe manner and due to the limited proposed increase in size and number, the proposed amendment will not affect the environment or have any impact on visual resources.

Finally, the proposed code amendment is further exempt from CEQA as a minor alteration in land use limitations, as it would not change allowable land uses or density, and only serves to regulate the use of signage in the City. (CEQA Guidelines § 15305.)

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

---

(Date)

---

Laura MacMorran  
Associate Planner

**ORDINANCE NO. XXX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, APPROVING ZONE TEXT AMENDMENT 2022-02 AMENDING LOMITA MUNICIPAL CODE SECTION 11-1.27.12, MODIFYING SIGN REGULATIONS IN THE 24000 CRENSHAW BOULEVARD SPECIFIC PLAN ZONE AND A DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). INITIATED BY PICERNE GROUP, 5000 BIRCH STREET, SUITE 600, NEWPORT BEACH, CA 92660. (APPLICANT)**

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

**Section 1. Recitals**

- A. On November 14, 2022, the Planning Commission held a duly noticed public hearing on Zone Text Amendment No. 2022-02 where public testimony was accepted on the item and recommended City Council approval.
- B. On \_\_\_\_\_, 2022, the City Council considered this application to amend Lomita's Municipal Code Section 11-1.27.12 to modify sign regulations in the 24000 Crenshaw Boulevard Specific Plan Zone, held a duly noticed public hearing and accepted testimony in regard to the same

**Section 2. Findings**

The City Council finds that the ordinance is consistent with the General Plan because it implements the Land Use Element's first goal is to promote an orderly pattern of development in the City. The City's multi-family sign standards were crafted for smaller multi-family buildings. The proposed sign standards follow an existing pattern of allowing signs' sizes and quantities to be adjusted to fit the size of a development and/or the type of use and/or zoning district. In addition, Housing Policy 6 states, "the City will promote and encourage the use of flexible and innovative technique of site and housing design with the framework of the Zoning Ordinance." The Specific Plan and the resulting design of the building is an example of the City's encouragement of this policy. The building's signage is an extension of that process and a finishing touch of the site and building design.

The City Council also finds the proposed changes will preserve, protect, provide for, and foster the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.



### **Section 3. Environmental Review**

The adoption of the Zone Text Amendment is exempt from CEQA pursuant to section 15060(c)(2) in that the whole of the code amendment is exempt, because the code amendment is an administrative activity which will not result in a direct or reasonably foreseeable indirect physical change to the environment. Under section 15060(c)(3), the whole of the code amendment is exempt because the code amendment is not a “project” as defined by section 15378, since it has no potential for resulting in a direct or indirect physical change to the environment.

Further, section 15061(b)(3) (Review for Exemption: Common Sense) of the CEQA Guidelines exempts projects that can be seen with certainty to have no possibility of having a significant effect on the environment. The adoption of the Zone Text Amendment is limited to identifying and informational sign standards and signs. The standards include provisions to ensure that the signs are installed in a safe manner and due to the limited proposed increase in size and number, the proposed amendment will not affect the environment or have any impact on visual resources.

Finally, the adoption of the Zone Text Amendment is further exempt from CEQA as a minor alteration in land use limitations, as it would not change allowable land uses or density, and only serves to regulate the use of signage in the City. (CEQA Guidelines § 15305.)

### **Section 4. Zoning Amendment**

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

A. Section 11-1.27.12 (D)(1)(b) of Title XI of the Lomita Municipal Code is amended to read as follows:

“(b) The total quantity of all signs shall not to exceed five (5) signs.

1. *Monument sign.*

i. One sign shall be allowed to identify the building, so long as it does not interfere with or obstruct the visibility of pedestrians and vehicular traffic.

ii. The maximum height shall be six (6) feet from the lowest finished grade.

iii. The area for each face shall be counted separately.

iv. The sign shall be setback at least two (2) feet from the property line.

v. The sign may be externally illuminated, in accordance with subsection (7).

2. *Wall sign.*

i. No more than four (4) wall signs shall be allowed to identify the building.

ii. A singular sign shall not exceed one-half (0.5) a square foot for each dwelling unit located on the lot or parcel.

iii. All signs shall be mounted flush against the wall of the building and shall not project above the parapet wall.

iv. The sign may be externally illuminated, in accordance with subsection (7).”

B. Sec. 11-1.27.12(F)(4) of the Lomita Municipal Code is amended to read as follows:

“4. *Real estate sign.*

a. The type of sign may be either a wall or a monument sign.

b. One sign shall be allowed per frontage and the maximum size shall be no more than fifteen (15) square feet per face.

c. Real estate signs shall be removed with fifteen (15) days after such property is no longer for sale, lease, or exchange.”

**Section 5.**

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

**Section 6. Effective Date.**

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

**PASSED, APPROVED AND ADOPTED**, this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Cindy Segawa, Mayor

ATTEST:

\_\_\_\_\_  
Kathleen Horn Gregory, MCM, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Trevor Rusin, City Attorney

DRAFT