

**MINUTES OF THE
LOMITA CITY COUNCIL
REGULAR MEETING
TUESDAY, JUNE 6, 2023**

1. OPENING CEREMONIES

a. Call Meeting to Order

The regular meeting of the Lomita City Council was called to order by Mayor Waite at 6:02 p.m. on Tuesday, June 6, 2023, in the Council Chambers at Lomita City Hall, 24300 Narbonne Avenue, Lomita, California.

b. Flag Salute

Council Member Gazeley led the salute to the flag.

c. Invocation

Mayor Waite gave the invocation.

d. Roll Call

PRESENT: Council Members: Gazeley, Segawa, Waronek, Mayor Pro Tem Uphoff, and Mayor Waite

ABSENT: None

STAFF PRESENT: City Manager Smoot, City Attorney Rusin, Assistant City Manager Sugano, Administrative Services Director Kamada, Public Works Director Dillon, Community and Economic Development Director Rindge, Senior Management Analyst Hernandez, Associate Planner MacMorran, and Deputy City Clerk Abbott

2. APPROVAL OF AGENDA

Council Member Segawa made a motion, seconded by Council Member Waronek to approve the agenda.

MOTION CARRIED by the following vote:

AYES: Council Members: Gazeley, Segawa, Waronek, Mayor Pro Tem Uphoff, and Mayor Waite

NOES: None

ABSENT: None

3. PRESENTATIONS

Chris Cagle, Regional Affairs Manager with the South Bay Workforce Investment Board, presented the third quarter report. He gave updates on various programs and services, including the City's business outreach program, youth at work programs, job fairs, and services offered at the One-Stop Business and Career Centers.

Director Rindge gave a brief update on the City's code enforcement efforts. She provided an overview of the most common violations and internal processes in response to them, and described the current workload of the one full-time Code Enforcement Officer.

There was brief discussion by the Council regarding reasons for the increase in citations, updates to the Municipal Code, addressing unpermitted construction, and ADA-related issues.

4. ORAL COMMUNICATIONS

Mayor Waite announced the time for public comments on consent agenda items or subjects other than those scheduled.

George Kivett, Lomita resident, expressed his appreciation for being selected to serve on the General Plan Advisory Committee (GPAC), and made several comments and suggestions regarding the selection process.

Warren Hino, CEO of NUMA Networks, introduced himself to the Council and thanked the City for allowing his small business to service the City's IT needs.

There being no further requests to speak, Mayor Waite closed Oral Communications.

5. ORAL COMMUNICATIONS AND MEETING ATTENDANCE REPORTS FROM THE CITY COUNCIL

Council Member Gazeley reported on the following:

- May 17 – L.A. County Sanitation District No. 5 Meeting
- May 29 – Memorial Day Ceremony
- June 1 – Southern California Association of Governments (SCAG) Regional Council and Transportation Meetings

Council Member Waronek reported on the following:

- May 18-21 – California Contract Cities Association (CCCA) Annual Municipal Seminar
- Recent Founders Day Subcommittee Meeting
- May 29 – Memorial Day Ceremony
- June 1 – SCAG Regional Council Meeting
- June 2 – "Follow Me, I'm Gang and Drug Free" Walk
- June 7 – Founders Day Subcommittee Meeting
- June 7 – CCCA Executive Board Meeting
- Suggested formation of a subcommittee to plan for next year's 60th anniversary of the City; discussion and consideration of such formation will take place at a future meeting

Council Member Segawa reported on the following:

- May 17 – Raffia Music Studio Seventh Anniversary and Ribbon Cutting Ceremony
- May 24 – Corridor Flow Asian Heritage Month Event
- May 25 – Fleming Middle School Family Fest (Open House)
- Recent Founders Day Subcommittee Meeting
- May 29 – Memorial Day Ceremony
- June 2 – “Follow Me, I’m Gang and Drug Free” Walk

Mayor Pro Tem Uphoff reported on the following:

- May 17 – Raffia Music Studio Seventh Anniversary and Ribbon Cutting Ceremony
- May 24 – Cal Cities Fireworks Regulation Roundtable
- May 29 – Memorial Day Ceremony
- June 1 – SCAG Regional Council Meeting
- June 2 – “Follow Me, I’m Gang and Drug Free” Walk
- June 2 – Night at the (Lomita Railroad) Museum

Mayor Waite reported on the following:

- May 23 – L.A. County Economic Development Corporation 88 Cities Summit
- May 24 – Finance Subcommittee Meeting
- May 29 – Memorial Day Ceremony
- June 1 – Cal Cities Meeting
- June 2 – Night at the (Lomita Railroad) Museum

6. CITY MANAGER’S REPORT (information only)

City Manager Smoot announced that Founders Day wristbands can be purchased at City Hall, Lomita Park, and at Little League Closing Day, which takes place Sunday, June 11 from 10:00 a.m. to 2:00 p.m. He also announced the upcoming water facility tour on June 13.

Council Member Gazeley requested an update on the water facility and City Manager Smoot stated that staff would bring back a report at the next regular meeting.

7. CONSENT AGENDA

RECOMMENDED ACTION: That Consent Agenda Items 7a-q be approved.

Council Member Gazeley made a motion, seconded by Council Member Waronek to approve the recommended action.

MOTION CARRIED by the following vote:

AYES: Council Members: Gazeley, Segawa, Waronek, Mayor Pro Tem Uphoff, and Mayor Waite
NOES: None
ABSENT: None

Approved the following Consent Agenda items:

- a. Motion to Waive Full Reading of Ordinances and that They be Read in Title Only

RECOMMENDED ACTION: Approve motion.

- b. Minutes of the Regular and Special City Council Meetings of December 20, 2022

RECOMMENDED ACTION: Approve minutes.

- c. Warrants/Payroll Register

RECOMMENDED ACTION: Approve and file Warrants/Payroll Register.

- d. Consideration of a Resolution Adopting a Project List for FY 2023-2024 Funded by SB 1, the Road Repair and Accountability Act of 2017

RECOMMENDED ACTION: Adopt Resolution and authorize the City Manager or his designee to complete, sign, and submit all required documentation for receipt of Road Maintenance and Rehabilitation Account (RMRA) funds to the appropriate State and other agencies.

RESOLUTION NO. 2023-12 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2023-2024 FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

- e. Consideration of Amendment No. 3 to Agreement for Managed Services - Information Technology with Numa Networks

RECOMMENDED ACTION: Approve and authorize the City Manager to execute the Amendment.

- f. Consideration of a Corrected First Amendment to Agreement with Hazen and Sawyer for Engineering Services related to the upgrades at the Cypress Water Production Facility.

RECOMMENDED ACTION: Approve the corrected First Amendment to Agreement 2020-18 with Hazen and Sawyer for engineering services related to upgrades at the Cypress Water Production Facility for a total not to exceed \$233,313 inclusive of previously approved funding; and authorize the City Manager to execute.

- g. Consideration of a Resolution Approving a Cooperation Agreement Between the City of Lomita and the County of Los Angeles for Continued Participation in the County of Los Angeles Urban Community Development Block Grant (CDBG) Program

RECOMMENDED ACTION: Adopt Resolution and authorize the Mayor or his designee to execute the agreement for the time period of July 1, 2024, through June 30, 2027.

RESOLUTION NO. 2023-13 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, APPROVING PARTICIPATION IN THE LOS ANGELES URBAN COUNTY PROGRAM

- h. Consideration of an Agreement with Airespring for Networking, Internet, and Phone Service at all City Facilities

RECOMMENDED ACTION: Approve the agreement and authorize the City Manager to sign the Master Services Agreement and any related documentation.

- i. Consideration of a First Amendment to the Agreement with Elio Palacios for Hearing Officer Services to Extend the Term and Increase the Compensation Accordingly

RECOMMENDED ACTION: Approve the amendment and authorize the City Manager to execute.

- j. Consideration of an Expenditure for the Purchase of a Zero-Emission Vehicle for Parking Enforcement Use

RECOMMENDED ACTION: Approve an expenditure not to exceed \$50,000 for the purchase of a zero-emission vehicle for parking enforcement use (including light bar installation and related accessories) and authorize the City Manager to execute.

8. SCHEDULED ITEMS

- a. **DISCUSSION AND CONSIDERATION OF CANCELLING JULY 4, 2023, CITY COUNCIL MEETING** (No staff report)

RECOMMENDED ACTION: Cancel meeting due to July 4, 2023, holiday.

City Manager Smoot opened the item for discussion. There being no questions or comments from the Council or the public, Mayor Waite asked for a motion.

Council Member Waronek made a motion, seconded by Mayor Pro Tem Uphoff to approve the recommended action.

MOTION CARRIED by the following vote:

- AYES: Council Members: Gazeley, Segawa, Waronek, Mayor Pro Tem Uphoff, and Mayor Waite
- NOES: None
- ABSENT: None

- b. **DISCUSSION AND CONSIDERATION OF FISCAL YEAR 2022-2024 MID-CYCLE BUDGET AMENDMENTS**

RECOMMENDED ACTION: Approve the recommendations contained in Attachment 1 and direct staff to make necessary expenditure and revenue budget amendments to implement the recommendations.

Director Kamada presented the staff report per the agenda material. She gave a brief update on the City Council’s fiscal goals, explained the purpose of a mid-cycle budget update, and highlighted budget facts and the proposed budget amendments for FY 2022-2023 and FY 2023-2024.

There being no comments or questions from the Council or the public, Mayor Waite asked for a motion.

Mayor Pro Tem Uphoff made a motion, seconded by Council Member Segawa to approve the recommended action.

MOTION CARRIED by the following vote:

AYES: Council Members: Gazeley, Segawa, Waronek, Mayor Pro Tem Uphoff, and Mayor Waite

NOES: None

ABSENT: None

PUBLIC HEARINGS

a. **DISCUSSION AND CONSIDERATION TO ADOPT A RESOLUTION APPROVING THE CITY OF LOMITA'S LANDSCAPE MAINTENANCE DISTRICT NO. 1 CHARGES FOR FISCAL YEAR 2023-2024**

RECOMMENDED ACTION: Conduct the required public hearing; and adopt Resolution 2023-14 approving the Landscape Maintenance District No. 1 assessment for FY 2023-24.

Director Dillion gave a brief presentation and stated that there were no proposed changes to the assessment for FY 2023-24.

Mayor Waite opened the public hearing at 7:14 p.m. As there were no comments or questions from the Council or the public, Mayor Waite closed the public hearing at 7:14 p.m. and asked for a motion.

Council Member Waronek made a motion, seconded by Mayor Pro Tem Uphoff to approve the recommended action.

MOTION CARRIED by the following vote:

AYES: Council Members: Gazeley, Segawa, Waronek, Mayor Pro Tem Uphoff, and Mayor Waite

NOES: None

ABSENT: None

Adopted the following titled resolution:

RESOLUTION NO. 2023-14 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, APPROVING THE CITY OF LOMITA'S LANDSCAPE MAINTENANCE DISTRICT NO. 1 CHARGES FOR FISCAL YEAR 2023-24

b. DISCUSSION AND CONSIDERATION OF ZONING TEXT AMENDMENT NO. 2023-06, AN ORDINANCE AMENDING LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING) MODIFYING ACCESSORY DWELLING UNIT (ADU) REGULATIONS

RECOMMENDED ACTION: After the City Attorney reads the title of the Ordinance, accept the recommendation of the Planning Commission and introduce on first reading an ordinance amending Lomita's Municipal Code Section 11-1.30.06, find the project is statutorily exempt from the California Environmental Quality Act, and direct staff to schedule the second reading and adoption of the ordinance.

Associate Planner MacMorran presented the staff report per the agenda material. The ordinance would restore some Lomita-specific standards and align the City's Code with State laws.

Mayor Waite opened the item for Council discussion. Council Member Gazeley made comments regarding accessory dwelling units and concerns from residents regarding the potential for loss in property values as a result. Mayor Waite made comments regarding preserving open space.

Mayor Waite opened the public hearing at 7:27 p.m. There being no requests from the public to speak, Mayor Waite closed the public hearing at 7:27 p.m. and asked for a motion.

Mayor Pro Tem Uphoff made a motion, seconded by Mayor Waite to approve the recommended action.

City Attorney Rusin read the title of the ordinance to be introduced.

MOTION CARRIED by the following vote:

AYES: Council Members: Segawa, Waronek, Mayor Pro Tem Uphoff, and Mayor Waite
NOES: None
ABSENT: None
ABSTAIN: Council Member Gazeley

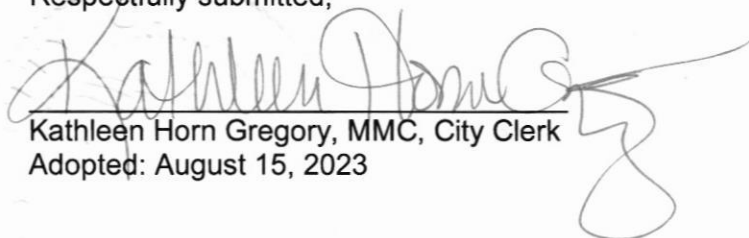
Introduced the following titled ordinance:

ORDINANCE NO. 854 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, AMENDING LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING), CHAPTER 1 (ZONING), REVISING THE CITY'S REGULATIONS FOR ACCESSORY DWELLING UNITS TO COMPLY WITH STATE LEGISLATION AND REESTABLISH CITY STANDARDS AND A DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

9. ADJOURNMENT

There being no further business to discuss, Mayor Waite adjourned the meeting at 7:32 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Kathleen Horn Gregory", is written over a horizontal line. The signature is fluid and cursive, with a large loop at the end.

Kathleen Horn Gregory, MMC, City Clerk
Adopted: August 15, 2023