

**MINUTES OF THE  
LOMITA CITY COUNCIL  
REGULAR MEETING  
TUESDAY, SEPTEMBER 19, 2023**

**1. OPENING CEREMONIES**

a. Call Meeting to Order

The regular meeting of the Lomita City Council was called to order by Mayor Pro Tem Uphoff at 6:00 p.m. on Tuesday, September 19, 2023, in the Council Chambers at Lomita City Hall, 24300 Narbonne Avenue, Lomita, California.

b. Flag Salute

Council Member Segawa led the salute to the flag.

c. Invocation

Mayor Pro Tem Uphoff gave the invocation.

d. Roll Call

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

**ABSENT:** Council Member Waronek and Mayor Waite

**STAFF PRESENT:** City Manager Smoot, City Attorney Rusin, Assistant City Manager Sugano, Public Works Director Dillon, Community and Economic Development Director Rindge, Administrative Services Director Kamada, Administrative Analyst Ibarra, Senior Management Analyst Hernandez, and City Clerk Gregory

e. Closed Session Report

City Attorney Rusin stated that the Council met in open session at 5:30 p.m. and recessed to closed session to discuss the following item:

**CONFERENCE WITH LEGAL COUNCIL - EXISTING LITIGATION  
GOVERNMENT CODE SECTION 54956.9(D)(1)**

The City finds, based on advice from legal counsel, that discussion in open session will prejudice the position of the City in the litigation.

Name of Case: Original Thai Massage. v. The City of Lomita *et al.* United States District Court, Case Number: 2:23-cv-06884-DMG-AS

Council Members Gazeley, Segawa and Mayor Pro Tem Uphoff were present and there was no reportable action taken.

## **2. APPROVAL OF AGENDA**

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

**MOTION CARRIED** by the following vote:

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

NOES: None

ABSENT: Council Member Waronek and Mayor Waite

## **3. PRESENTATIONS**

None scheduled.

## **4. ORAL COMMUNICATIONS**

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

Olive Long, Lomita resident, provided a written comment regarding the Metro C line extension. Council was provided a copy and copies were made available to the public.

George Kivett noted the absence of the GPAC members. He suggested a courtesy phone call to the members prior to the meeting as reminder. He also voiced his concerns with electric bikes riding on the sidewalks in the city.

There being no further requests to speak, Mayor Pro Tem Uphoff closed oral communications.

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

Council Member Gazeley reported on the following:

- Joint Policy Committee Meeting
- SCAG Regional Council Meeting
- LA West Vector Control Meeting

Council Member Segawa reported on the following:

- Circle of Honor Subcommittee Meeting
- Founder's Day Subcommittee Meeting

Mayor Pro Tem Uphoff reported on the following:

- Circle of Honor Subcommittee Meeting
- September 8-10 - Contract Cities Fall Seminar
- SBCOG Homeless Taskforce Meeting
- September 11 - COG Transportation Committee Meeting

**6. CITY MANAGER'S REPORT** (information only)

City Manager Smoot introduced the new parking enforcement supervisor John Campos.

**7. CONSENT AGENDA**

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

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

**MOTION CARRIED** by the following vote:

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

NOES: None

ABSENT: Council Member Waronek and Mayor Waite

**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. Warrants/Payroll Register

**RECOMMENDED ACTION:** Approve and file Warrants/Payroll Register.

- c. Monthly Report for the Administrative Services Department

**RECOMMENDED ACTION:** Receive and file the report.

- d. Monthly Report for the City Manager's Department

**RECOMMENDED ACTION:** Receive and file the report.

- e. Monthly Report for the Community and Economic Development Department

**RECOMMENDED ACTION:** Receive and file the report.

- f. Monthly Report for the Recreation and Facilities Division

**RECOMMENDED ACTION:** Receive and file the report.

- g. Monthly Report for the Public Works Department

**RECOMMENDED ACTION:** Receive and file the report.

- h. August 2023 Treasury & Investment Report

**RECOMMENDED ACTION:** Receive and file the report.

- i. Second Reading and Adoption of Ordinance No. 856 for Zoning Text Amendment No. 2023-07 Amendment Lomita Municipal Code Title XI (Planning and Zoning) to Create Mixed-Use Overlay District Regulations for Four or Fewer Residential Unit Developments within the Downtown, Commercial (D-C) Zone

**RECOMMENDED ACTION:** Adopt the ordinance and find the project categorically exempt from the California Environmental Quality Act (CEQA).

**ORDINANCE NO. 856 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, APPROVING ZONING TEXT AMENDMENT 2023-07 AMENDING LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING), CHAPTER 1 (ZONING), REVISING THE CITY'S REGULATIONS FOR MIXED-USE OVERLAY DISTRICT TO UPDATE STANDARDS; TO ALLOW MIXED-USE DEVELOPMENTS CONTAINING FOUR OR FEWER UNITS WITHIN THE DOWNTOWN COMMERCIAL (D-C) ZONE; TO DEFINE A TERM AND A DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

- j. Second Reading and Adoption of Ordinance No. 857 Amending LMC Title V (Sanitation and Health), Chapter 3 (Integrated Waste Management), Section 5-3.20(e), Permitting the Collection of Delinquent Solid Waste Rates on the Property Tax Rolls

**RECOMMENDED ACTION:** Adopt the ordinance and find the project categorically exempt from the California Environmental Quality Act (CEQA).

**ORDINANCE NO. 857 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, AMENDING LOMITA MUNICIPAL CODE TITLE V (SANITATION AND HEALTH), CHAPTER 3 (INTEGRATED WASTE MANAGEMENT), SECTION 5-3.20(e), PERMITTING THE COLLECTION OF DELINQUENT SOLID WASTE RATES ON THE PROPERTY TAX ROLLS, AND A DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

- k. Professional Services Agreement with Fairbank, Maslin, Maullin, Metz & Associates (FM3) to Conduct a Community Survey

**RECOMMENDED ACTION:** Authorize the City Manager to execute a Professional Services Agreement with Fairbank, Maslin, Maullin, Metz & Associates (FM3) in an amount not to exceed \$40,000.

## 8. SCHEDULED ITEMS

- a. **DISCUSSION AND CONSIDERATION OF THE SUNSTONE ECONOMIC DEVELOPMENT CHALLENGE AT USC PRICE**

**RECOMMENDED ACTION:** Receive and file.

Community and Economic Development Director Rindge gave a brief staff report per the agenda materials. She stated that Lomita was chosen as one of the cities to participate in the Sunstone Economic Development Challenge in partnership with the USC City/County Management Fellowship through a grant from Sunstone Management, a private capital firm in Southern California. Participation in this public-private educational partnership incurs no direct cost to the City.

The program, now in its second year, serves as a charitable program designed to help local governments develop and implement strategies to attract and support early-stage startup businesses, raise private capital, and create jobs in their communities.

George Kivett, Lomita resident, spoke in favor of the item.

The recommended action on this item was to receive and file. It was Council consensus to approve the recommended action.

**b. DISCUSSION AND CONSIDERATION TO AUTHORIZE THE RELEASE OF A BID PACKAGE FOR THE 247TH STREET AREA WATER MAIN REPLACEMENT PROJECT**

**RECOMMENDED ACTION:** Authorize staff to release the bid package for the 247<sup>th</sup> Street Area Water Main Replacement Project; and find the project categorically exempt from CEQA.

Director Dillon presented a brief report. She stated that the water mains in this area were built around 1928, which could lead to pipe breakage or leakage. The pipe design had relatively small 4" to 6" pipes and the water mains currently go under private properties. The project is recommended in both the Water Master Plan and approved by Council in the CIP Master Plan. The project will be funded with CalOES funding in the amount of approximately \$1.125M. The proposed new water main will extend from 246<sup>th</sup> Street beyond the City boundaries, looping within the City of Los Angeles right-of-way and along Western Avenue (which is Caltrans right-of-way), and connecting back to the City of Lomita along 247<sup>th</sup> Street, 247<sup>th</sup> Place, 248<sup>th</sup> Street and Lomita Blvd. This project consists of constructing approximately 3,300 linear feet of 6-inch PVC water pipeline and appurtenances (fire hydrants, valves, services, and fittings). The existing pipeline located in private property will be abandoned. If approved, the project will go to bid between October and December 2023 with an anticipated award date of February 2024 and construction start date of March 2024. Construction duration is estimated at 80 working days.

Council Member Gazley made a motion, seconded by Council Member Segawa, to approve the recommended action.

**MOTION CARRIED** by the following vote:

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

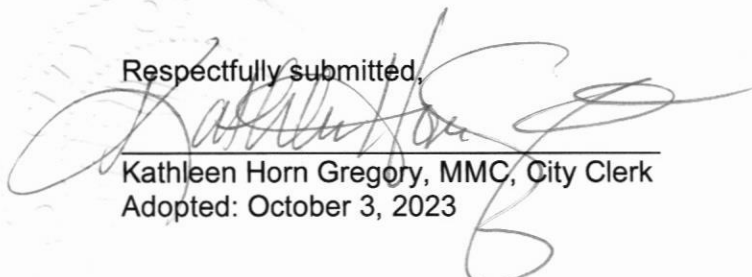
**9. PUBLIC HEARINGS**

None scheduled.

**10. ADJOURNMENT**

There being no further business to discuss, Mayor Waite adjourned the meeting at 6:19 p.m.

Respectfully submitted,

A large, stylized handwritten signature in black ink, which appears to read 'Kathleen Horn Gregory', is written over a horizontal line. The signature is fluid and cursive, with a large initial 'K' and 'H'.

Kathleen Horn Gregory, MMC, City Clerk  
Adopted: October 3, 2023