

Bill Uphoff, Mayor
Mark A. Waronek, Mayor Pro Tem
James Gazeley, Council Member
Cindy Segawa, Council Member
Barry Waite, Council Member



LOMITA CITY HALL
COUNCIL CHAMBERS
24300 Narbonne Avenue
Lomita, CA 90717
Phone: (310) 325-7110
Fax: (310) 325-4024

Next Resolution No. 2024-04
Next Ordinance No. 860

**AGENDA
REGULAR MEETING
LOMITA CITY COUNCIL
TUESDAY, MARCH 19, 2024
6:00 P.M.**

THE CITY COUNCIL HAS RESUMED PUBLIC MEETINGS IN THE COUNCIL CHAMBERS. PARTICIPATION BY MEMBERS OF THE PUBLIC IS ONLY GUARANTEED VIA IN-PERSON ATTENDANCE. AS A COURTESY, THE CITY MAY ALSO CHOOSE TO ALLOW PUBLIC PARTICIPATION DURING THE MEETING VIA A COMPUTER OR SMART DEVICE USING THE FOLLOWING ZOOM LINK:

<https://us02web.zoom.us/j/81193370406>

Telephone Option: (669) 900-6833 Meeting ID: 811 9337 0406

THE COUNCIL MAY SUSPEND PUBLIC PARTICIPATION VIA ZOOM AT ANY TIME, AND THE MEETING WILL NOT BE CANCELLED NOR SUSPENDED IF TECHNICAL ISSUES PRECLUDE OR IMPACT THE ABILITY TO ACCEPT PUBLIC COMMENT OVER ZOOM. SHOULD YOU WISH TO ENSURE YOU CAN PARTICIPATE IN THIS MEETING, OR COMMENT ON AN ITEM ON THE AGENDA, YOU MUST SHOW UP IN PERSON AT THE MEETING.

Please note that the City cannot, and does not, guarantee that the above Zoom link or dial in feature will work, that any individual commenter's computer or smart device will operate without issue, or that the City's hosting of the Zoom will work without issue. Members of the public acknowledge this and are on notice that public participation is only guaranteed via attendance in Council Chambers and that the Zoom option is provided as a courtesy only. Technological issues or failure of the Zoom link to be operational for any reason will not result in any pause, recess, or cancellation of the meeting.

If you wish to provide public comment during oral communications or for a particular agenda item, you may either contact the City Clerk's Office before the meeting, at 310-325-7110 ext. 141, complete a speaker card and give it to the City Clerk or if participating via Zoom utilize the "raise hand" function to join the queue to speak when the Mayor calls the item for discussion. Your name and city of residency is requested, but not required.

No meeting of the Lomita Public Financing Authority will be held on this date.

1. OPENING CEREMONIES

- a. Call Meeting to Order
- b. Flag Salute
- c. Invocation – Mayor Uphoff
- d. Roll Call

2. APPROVAL OF AGENDA

3. PRESENTATIONS

None scheduled.

4. ORAL COMMUNICATIONS

Persons wishing to speak on Consent Agenda items or subjects other than those scheduled are requested to do so at this time. In order to conduct a timely meeting, a three (3) minute time limit per person has been established. Government Code Section 54954.2 prohibits the Council from discussing or taking action on a specific item unless it appears on a posted agenda.

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

The City Council may discuss and act upon items described under Council comments; however, items which are not on the agenda will be limited to Council reports, announcements, requests for clarification or factual information, or placement of matters on the agenda for a future meeting.

6. CITY MANAGER’S REPORT (information only)

7. CONSENT AGENDA

All items under the Consent Agenda are considered by the Council to be routine and will be enacted by one motion in the form listed below. There may be separate discussions of these items prior to the time the Council votes on the motion. Specific items may be removed from the Consent Agenda at the request of any Council Member or staff.

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

- 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. February 2024 Treasury & Investment Report

RECOMMENDED ACTION: Receive and file the report.

- i. Contract with Mercury Events LLC, for the Lomita 5k/10k walk and run (Monster Dash) to be Held on October 26, 2024

RECOMMENDED ACTION: Authorize the Interim City Manager to approve a contract with Mercury Events LLC.

- j. City of Lomita Position on C-Line Extension to the South Bay

RECOMMENDED ACTION: Receive report and authorize Mayor to sign the attached letter to LA Metro regarding the C-Line Extension to the South Bay.

- k. Agreement with West Basin Municipal Water District for Flow Signal

RECOMMENDED ACTION: Approve an Agreement with West Basin Municipal Water District for Power at Service Connection WB-07; and authorize the Interim City Manager to execute the Agreement.

- l. 2023 Annual General Plan and Housing Element Progress Reports

RECOMMENDED ACTION: Receive and file the City’s 2023 Annual General Plan and Housing Element Progress Reports.

8. SCHEDULED ITEMS

- a. **DISCUSSION AND CONSIDERATION OF THE LOCAL TRAVEL NETWORK, MEASURE M APPLICATION**

Presented by Carla Dillon, P.E., Public Works Director

RECOMMENDED ACTION: Authorize the South Bay Cities Council of Governments to submit the “South Bay Local Travel Network in the City of Lomita” Project for funding from the Measure M Transportation System and Mobility Improvements Program.

- b. **DISCUSSION AND CONSIDERATION TO ALLOW THE CONSUMPTION OF ALCOHOL ON CITY-OWNED PROPERTY, FOR THREE SPECIFIED 60th ANNIVERSARY CITY EVENTS**

Presented by Emma Kelley, Recreation Manager

RECOMMENDED ACTION Permit the consumption of alcohol on City-owned properties for three City organized 60th anniversary events pursuant to Lomita Municipal Code (LMC) Section 4-3.10.

9. PUBLIC HEARINGS

- a. **DISCUSSION AND CONSIDERATION OF ZONE TEXT AMENDMENT NO. 2024-01 AMENDING LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING) TO ALLOW, THROUGH A CONDITIONAL USE PERMIT APPROVED BY PLANNING COMMISSION, TWO-STORY STACKED ACCESSORY DWELLING UNITS UP TO 20 FEET IN HEIGHT WITHIN MULTIFAMILY ZONING ONLY UNDER LIMITED CONDITIONS**

Presented by Brianna Rindge, Community & Economic Development Director

RECOMMENDED ACTION: Conduct Public Hearing, introduce first reading of Ordinance 860, an ordinance accepting the Planning Commission’s recommendation, and find the California Environmental Quality Act (CEQA) not applicable to the ordinance.

ORDINANCE NO. 860 - 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 UNIT STANDARDS AND A DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

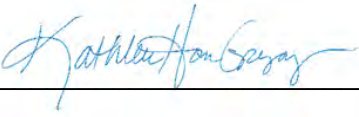
10. ADJOURNMENT

Written materials distributed to the City Council within 72 hours of the City Council meeting are available for public inspection via the City's website and copies are available for public inspection beginning the next regular business day in the City Clerk's Office, 24300 Narbonne Avenue, Lomita.

In compliance with the Americans with Disabilities Act (ADA) if you need special assistance to participate in this meeting, please contact the office of the City Clerk at (310) 325-7110. Notification at least forty-eight (48) hours prior to the meeting will enable the City to make reasonable arrangements.

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, Lomita Park, and uploaded to the City of Lomita website: <https://lomitacity.com/agendas-minutes/>.

Date Posted: March 14, 2024



Kathleen Horn Gregory, MMC, City Clerk


TO: Honorable Mayor and City Council
FROM: Administrative Services Department
DATE: March 19, 2024
SUBJECT: WARRANT REGISTER
PAYROLL REGISTER

March 19, 2024 TOTAL WARRANTS ISSUED: \$519,240.58
Wires Transfers: 11059, 11061-11066
Prepay: 532256-532258
Check Numbers: 532259-532324

Total Pages of Register: 13

March 8, 2024 TOTAL PAYROLL ISSUED: \$133,392.00

I hereby certify that the demands or claims covered by the checks listed on pages 1 to 13 inclusive of the check register are accurate and funds are available for payment thereof:



Susan Kamada
Administrative Services Director



Lomita, CA

Warrant Register By Vendor Name

Payment Dates 3/6/2024 - 3/19/2024

Payment Number	Payment Date	Vendor Name	Payable Number	Description (Item)	Amount
Vendor: 7228 - #1 All Safe & Secure					
532259	03/19/2024	#1 All Safe & Secure	02-2024	Pre-Employee Live Scan	60.00
				Vendor 7228 - #1 All Safe & Secure	Total: 60.00
Vendor: 6568 - A1 Office Concepts					
532260	03/19/2024	A1 Office Concepts	34314-2	Lateral File Cabinet 30" X 18" X...	569.33
				Vendor 6568 - A1 Office Concepts	Total: 569.33
Vendor: 7353 - ACE Whatever It Takes					
532261	03/19/2024	ACE Whatever It Takes	6270	Nitrile Glove	9.91
532261	03/19/2024	ACE Whatever It Takes	6270	Gloves	28.66
532261	03/19/2024	ACE Whatever It Takes	6271	Ace 12 in. W Stiff Corn/Grass ...	11.01
				Vendor 7353 - ACE Whatever It Takes	Total: 49.58
Vendor: 4015 - AFLAC					
532262	03/19/2024	AFLAC	061419	Employee Life/Accident Benefi..	53.90
532262	03/19/2024	AFLAC	061419	Employee Life/Accident Benefi..	32.63
532262	03/19/2024	AFLAC	061419	Employee Life/Accident Benefi..	22.36
532262	03/19/2024	AFLAC	061419	Employee Life/Accident Benefi..	61.87
				Vendor 4015 - AFLAC	Total: 170.76
Vendor: 12987 - Alejandro Poli, Jr.					
532256	03/12/2024	Alejandro Poli, Jr.	1238	50% Payment in Advance for ...	6,500.00
				Vendor 12987 - Alejandro Poli, Jr. Total:	6,500.00
Vendor: 12155 - Amazon Capital Services					
532263	03/19/2024	Amazon Capital Services	136K-1J7W-9GT6	Vault Locking Storage Clipboa...	35.27
532263	03/19/2024	Amazon Capital Services	13CF-CHKW-YG3W	Windshield Wiper Blades	23.80
532263	03/19/2024	Amazon Capital Services	13LR-KLHW-TTDT	Self-Inking Rubber Date Office...	19.24
532263	03/19/2024	Amazon Capital Services	13LR-KLHW-TTDT	Copy Self Inking Rubber Stamp	10.79
532263	03/19/2024	Amazon Capital Services	13LR-KLHW-TTDT	Low Odor Dry Erase Markers 4...	5.38
532263	03/19/2024	Amazon Capital Services	16GC-HGQ6-4WFG	Returning Herbicide Applicati...	-132.43
532263	03/19/2024	Amazon Capital Services	1D1L-RKKP-1C17	Logitech C920x HD Pro Webc...	66.14
532263	03/19/2024	Amazon Capital Services	1DW9-TLK7-FJRP	Badge Holder	15.42
532263	03/19/2024	Amazon Capital Services	1FH9-V6CN-Y6XF	Toner Cartridges	186.31
532263	03/19/2024	Amazon Capital Services	1FNL-HFKW-PCGG	Clear Forks, Spoons & Knife Di...	22.04
532263	03/19/2024	Amazon Capital Services	1FNL-HFKW-PCGG	Paper Napkins, 200 Sheet per ...	2.77
532263	03/19/2024	Amazon Capital Services	1FNL-HFKW-PCGG	Lysol Disinfectant Spray	14.85
532263	03/19/2024	Amazon Capital Services	1GV4-4FFR-HYCN	T-4000-119 Adjustment Tool	21.98
532263	03/19/2024	Amazon Capital Services	1N4Y-YKTT-MLC6	Badge Holder	61.68
532263	03/19/2024	Amazon Capital Services	1RGC-HTK1-J34J	Single Temperature High Vol...	275.52
532263	03/19/2024	Amazon Capital Services	1XNY-LJRL-C91J	Frequent Stops Vinyl Decal 20...	92.39
532263	03/19/2024	Amazon Capital Services	1XNY-LJRL-C91J	9" X 11" Office Calendar Mont...	33.04
532263	03/19/2024	Amazon Capital Services	1XNY-LJRL-C91J	12" X 16" Caution Danger Safe...	56.84
532263	03/19/2024	Amazon Capital Services	1XNY-LJRL-C91J	Herbicide Application in Progr...	78.39
532263	03/19/2024	Amazon Capital Services	1XQD-GVGQ-7GFX	High Yield Toner Cartridge 4-PK	59.50
				Vendor 12155 - Amazon Capital Services Total:	948.92
Vendor: 4010 - Ameritas Life Insurance					
532264	03/19/2024	Ameritas Life Insurance	030124	Employee Dental Insurance-M...	2,276.96
532264	03/19/2024	Ameritas Life Insurance	030124	Employee Dental Insurance-M...	100.83
532264	03/19/2024	Ameritas Life Insurance	030124	Employee Dental Insurance-M...	38.15
532264	03/19/2024	Ameritas Life Insurance	030124	Employee Dental Insurance-M...	40.85
532264	03/19/2024	Ameritas Life Insurance	030124	Employee Dental Insurance-M...	57.02
532264	03/19/2024	Ameritas Life Insurance	030124	Employee Dental Insurance-M...	54.50
532264	03/19/2024	Ameritas Life Insurance	030124	Employee Dental Insurance-M...	218.00
532264	03/19/2024	Ameritas Life Insurance	030124	Employee Dental Insurance-M...	142.96
532264	03/19/2024	Ameritas Life Insurance	030124	Employee Dental Insurance-M...	119.90

Warrant Register

Payment Dates: 3/6/2024 - 3/19/2024

Payment Number	Payment Date	Vendor Name	Payable Number	Description (Item)	Amount
532264	03/19/2024	Ameritas Life Insurance	030124	Employee Dental Insurance-M...	109.00
532264	03/19/2024	Ameritas Life Insurance	030124	Employee Dental Insurance-M...	98.10
532264	03/19/2024	Ameritas Life Insurance	030124	Employee Dental Insurance-M...	138.98
532264	03/19/2024	Ameritas Life Insurance	030124	Employee Dental Insurance-M...	109.00
532264	03/19/2024	Ameritas Life Insurance	030124	Employee Dental Insurance-M...	5.45
532264	03/19/2024	Ameritas Life Insurance	030124	Employee Dental Insurance-M...	10.90
532264	03/19/2024	Ameritas Life Insurance	030124	Employee Dental Insurance-M...	8.18
532264	03/19/2024	Ameritas Life Insurance	030124	Employee Dental Insurance-M...	10.90
532264	03/19/2024	Ameritas Life Insurance	030124	Employee Dental Insurance-M...	68.13
532264	03/19/2024	Ameritas Life Insurance	030124	Employee Dental Insurance-M...	57.02
532264	03/19/2024	Ameritas Life Insurance	030124	Employee Dental Insurance-M...	789.49

Vendor 4010 - Ameritas Life Insurance Total: 4,454.32

Vendor: 12257 - Aramsco Inc.

532265	03/19/2024	Aramsco Inc.	56337431.001	Multi Fold Towels 250 per Pac...	489.40
532265	03/19/2024	Aramsco Inc.	56337431.001	Toilet Tissue Jrt 9" 2 Ply Jumbo	322.05
532265	03/19/2024	Aramsco Inc.	56337431.001	Floor Cleaner 1 Gal	132.56
532265	03/19/2024	Aramsco Inc.	56337431.001	Toilet Tissue 96/Case	71.93
532265	03/19/2024	Aramsco Inc.	56337431.001	Liners B33S 24 X 32	58.34

Vendor 12257 - Aramsco Inc. Total: 1,074.28

Vendor: 4020 - Automatic Data Processing

11059	03/08/2024	Automatic Data Processing	655845193	Payroll Processing-Pay Ending ...	3,258.86
11059	03/08/2024	Automatic Data Processing	655845193	Payroll Processing-Pay Ending ...	1,086.29

Vendor 4020 - Automatic Data Processing Total: 4,345.15

Vendor: 3334 - Autozone, Inc.

532266	03/19/2024	Autozone, Inc.	2859928385	Duralast V-Belt	11.09
532266	03/19/2024	Autozone, Inc.	2859928516	Duralast V-Belt	9.74
532266	03/19/2024	Autozone, Inc.	2859928517	Duralast Bell	-11.09
532266	03/19/2024	Autozone, Inc.	2859931961	Plier 11"	18.18
532266	03/19/2024	Autozone, Inc.	2859931961	Refreshener Organic	4.50
532266	03/19/2024	Autozone, Inc.	2859931961	Varese/Nitro 1 1/4-2 1/4" EZ C...	4.18
532266	03/19/2024	Autozone, Inc.	2859931961	Refreshener Organic	3.66
532266	03/19/2024	Autozone, Inc.	2859931961	Varese/Nitro 1/4-5/8	3.13
532266	03/19/2024	Autozone, Inc.	2859931961	Vacuum Hose 7/32"	1.64
532266	03/19/2024	Autozone, Inc.	2859931961	Terry Towels	19.89

Vendor 3334 - Autozone, Inc. Total: 64.92

Vendor: 3168 - California Banner & Sign Co.

532267	03/19/2024	California Banner & Sign Co.	20504	Sign for Pickleball 18" X 24"	219.00
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Vendor 3168 - California Banner & Sign Co. Total: 219.00

Vendor: 7319 - California State Disbursement Unit

532268	03/19/2024	California State Disbursement...	032224-1622	Employee Garnishment-Pay D...	230.76
532269	03/19/2024	California State Disbursement...	032224-8004	Employee Garnishment-Pay D...	70.61

Vendor 7319 - California State Disbursement Unit Total: 301.37

Vendor: 0655 - California Water Service

532270	03/19/2024	California Water Service	6984422222-022824	PV Dr. No. Rolling Vista Media...	264.85
532270	03/19/2024	California Water Service	8594422222-022824	Landscape Maintenance Distri...	164.56

Vendor 0655 - California Water Service Total: 429.41

Vendor: 12981 - Canon Solutions America, Inc.

532271	03/19/2024	Canon Solutions America, Inc.	6007242234	PW& Recreation-Copiers Usag...	685.12
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Vendor 12981 - Canon Solutions America, Inc. Total: 685.12

Vendor: 12185 - Cesilia Bracamontes

532272	03/19/2024	Cesilia Bracamontes	031124	Job Creation & Business Incent..	35,000.00
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Vendor 12185 - Cesilia Bracamontes Total: 35,000.00

Vendor: 12501 - Charter Communications Operating, LLC

532273	03/19/2024	Charter Communications Ope...	127562601030124	Internet Services	352.50
532273	03/19/2024	Charter Communications Ope...	127562601030124	Internet Services	352.50

Vendor 12501 - Charter Communications Operating, LLC Total: 705.00

Warrant Register

Payment Dates: 3/6/2024 - 3/19/2024

Payment Number	Payment Date	Vendor Name	Payable Number	Description (Item)	Amount
Vendor: 12995 - Cindy Amador					
532274	03/19/2024	Cindy Amador	2004395.001	Refund-Picnic Shelter Deposit-...	203.00
Vendor 12995 - Cindy Amador Total:					203.00
Vendor: 7235 - Cindy Segawa					
532275	03/19/2024	Cindy Segawa	022924	Reimbursement for CM Interv...	60.00
Vendor 7235 - Cindy Segawa					Total: 60.00
Vendor: 12703 - Clifford Sims					
532276	03/19/2024	Clifford Sims	031124	Adult Basketball Forfeit Fee	320.00
Vendor 12703 - Clifford Sims Total:					320.00
Vendor: 6751 - Conico Roro, Inc.					
532277	03/19/2024	Conico Roro, Inc.	022924	Car Wash	13.00
532277	03/19/2024	Conico Roro, Inc.	022924	Facilities	64.34
532277	03/19/2024	Conico Roro, Inc.	022924	Park	432.15
532277	03/19/2024	Conico Roro, Inc.	022924	PW	557.71
532277	03/19/2024	Conico Roro, Inc.	022924	Water	397.48
Vendor 6751 - Conico Roro, Inc.					Total: 1,464.68
Vendor: 7371 - Corporate Payment Systems					
532278	03/19/2024	Corporate Payment Systems	B. Rindge 022624	APA's Planning Membership	525.69
532278	03/19/2024	Corporate Payment Systems	B. Rindge 022624	ICSC Membership	975.00
532278	03/19/2024	Corporate Payment Systems	B. Rindge 022624	Hotel-Deposit	235.72
532278	03/19/2024	Corporate Payment Systems	C. Dillon 022624	PW Process Improvement Stra...	35.00
532278	03/19/2024	Corporate Payment Systems	D. Dixon 022624	Zoom Video	159.90
532278	03/19/2024	Corporate Payment Systems	D. Dixon 022624	SHRM Membership	264.00
532278	03/19/2024	Corporate Payment Systems	D. Dixon 022624	CALPELRA 2023-24 Membersh...	380.00
532278	03/19/2024	Corporate Payment Systems	D. Dixon 022624	Refreshments for Deferred C...	27.46
532278	03/19/2024	Corporate Payment Systems	D. Dixon 022624	Refreshments for Deferred C...	12.39
532278	03/19/2024	Corporate Payment Systems	D. Dixon 022624	December/January Birthday C...	37.41
532278	03/19/2024	Corporate Payment Systems	D. Dixon 022624	Raters Gift Cards	70.00
532278	03/19/2024	Corporate Payment Systems	G. Sugano 022624	Microsoft 365 Subscription Ja...	1,464.26
532278	03/19/2024	Corporate Payment Systems	G. Sugano 022624	Acrobat Pro	21.70
532278	03/19/2024	Corporate Payment Systems	G. Sugano 022624	Acrobat Pro	743.69
532278	03/19/2024	Corporate Payment Systems	G. Sugano 022624	Internet Access January 24	162.47
532278	03/19/2024	Corporate Payment Systems	G. Sugano 022624	Zoom Video	15.99
532278	03/19/2024	Corporate Payment Systems	G. Sugano 022624	Internet Access & Phone Servi...	1,290.25
532278	03/19/2024	Corporate Payment Systems	G. Sugano 022624	Poly External Mic Cable & Exp...	337.84
532278	03/19/2024	Corporate Payment Systems	G. Sugano 022624	Microsoft 365 Subscription Ja...	488.08
532278	03/19/2024	Corporate Payment Systems	G. Sugano 022624	Internet Access January 24	162.48
532278	03/19/2024	Corporate Payment Systems	G. Sugano 022624	Internet Access & Phone Servi...	1,290.25
532278	03/19/2024	Corporate Payment Systems	H. Flores 022624	Pesticide Applicator Certificate	570.00
532278	03/19/2024	Corporate Payment Systems	H. Flores 022624	Staff Lunch	71.07
532278	03/19/2024	Corporate Payment Systems	H. Flores 022624	Pesticide Applicator Certificate	570.00
532278	03/19/2024	Corporate Payment Systems	K. Gregory 022624	Water for City Council Meeting	10.38
532278	03/19/2024	Corporate Payment Systems	K. Gregory 022624	Daily Breeze Subscription	18.00
532278	03/19/2024	Corporate Payment Systems	K. Gregory 022624	Drop Box	19.99
532278	03/19/2024	Corporate Payment Systems	L. Abbott 022624	City Council Meeting Dinner	68.73
532278	03/19/2024	Corporate Payment Systems	L. Abbott 022624	Annual Membership-L. Moren...	89.00
532278	03/19/2024	Corporate Payment Systems	L. Abbott 022624	Annual Zoom Video	159.90
532278	03/19/2024	Corporate Payment Systems	L. Hernandez 022624	Email Newsletter Services	57.75
532278	03/19/2024	Corporate Payment Systems	L. Hernandez 022624	Email Newsletter Services	249.00
532278	03/19/2024	Corporate Payment Systems	M. Andersen 022624	Office Supplies	181.46
532278	03/19/2024	Corporate Payment Systems	M. Andersen 022624	Coffee Supplies	152.94
532278	03/19/2024	Corporate Payment Systems	M. Andersen 022624	Coffee Supplies	75.74
532278	03/19/2024	Corporate Payment Systems	M. Andersen 022624	Cartridges	250.78
532278	03/19/2024	Corporate Payment Systems	M. Andersen 022624	Space Tripod 8" Legs	385.86
532278	03/19/2024	Corporate Payment Systems	M. Andersen 022624	Calibration	222.30
532278	03/19/2024	Corporate Payment Systems	M. Andersen 022624	Water Supplies	251.70
532278	03/19/2024	Corporate Payment Systems	M. Sansbury 022624	Paint	157.61
532278	03/19/2024	Corporate Payment Systems	M. Sansbury 022624	Floor Mats	67.08
532278	03/19/2024	Corporate Payment Systems	M. Sansbury 022624	Refrigerator Water Filter Repl...	118.71

Warrant Register

Payment Dates: 3/6/2024 - 3/19/2024

Payment Number	Payment Date	Vendor Name	Payable Number	Description (Item)	Amount
532278	03/19/2024	Corporate Payment Systems	M. Sansbury 022624	All Purpose Mixing Container	3.28
532278	03/19/2024	Corporate Payment Systems	M. Sansbury 022624	Paint	266.64
532278	03/19/2024	Corporate Payment Systems	M. Sansbury 022624	Mass Mobile Apps	99.00
532278	03/19/2024	Corporate Payment Systems	R. Heaney 022624	Laundry Services to Wash To...	14.00
532278	03/19/2024	Corporate Payment Systems	S. Kamada 022624	State of the Region-W. Uphoff	61.00
532278	03/19/2024	Corporate Payment Systems	S. Kamada 022624	State of the Region-B. Waite	61.00
532278	03/19/2024	Corporate Payment Systems	S. Kamada 022624	State of the Region-C. Segawa	61.00
532278	03/19/2024	Corporate Payment Systems	S. Kamada 022624	State of the Region-M. Waron...	61.00
532278	03/19/2024	Corporate Payment Systems	S. Kamada 022624	State of the Region-J. Hoefgen	61.00
532278	03/19/2024	Corporate Payment Systems	S. Kamada 022624	Introduction to Government al..	100.00
532278	03/19/2024	Corporate Payment Systems	S. Kamada 022624	24" X 36" 2024 Wall Calendar	23.69
532278	03/19/2024	Corporate Payment Systems	S. Kamada 022624	Rechargeable LED Flashlights	25.35
532278	03/19/2024	Corporate Payment Systems	S. Kamada 022624	Locking Storage Clipboard 2.1...	35.27
532278	03/19/2024	Corporate Payment Systems	S. Kamada 022624	Retractable Ballpoint Pen 18-...	7.71
532278	03/19/2024	Corporate Payment Systems	S. Kamada 022624	Safety Vest	39.00
532278	03/19/2024	Corporate Payment Systems	S. Ritchie 022624	Disposable cold Compresses 5...	70.39
532278	03/19/2024	Corporate Payment Systems	W. Lawson 022624	Property Report	103.70
532278	03/19/2024	Corporate Payment Systems	W. Lawson 022624	Membership Dues-CACEO	100.00
532278	03/19/2024	Corporate Payment Systems	W. Lawson 022624	Understanding the Sovereign ...	86.14
532278	03/19/2024	Corporate Payment Systems	W. Lawson 022624	Registration for CACEO	75.00
532278	03/19/2024	Corporate Payment Systems	W. Lawson 022624	Gas	58.46
532278	03/19/2024	Corporate Payment Systems	W. Lawson 022624	Gas	46.32
532278	03/19/2024	Corporate Payment Systems	W. Lawson 022624	Gas	31.99
532278	03/19/2024	Corporate Payment Systems	W. Lawson 022624	Code Enforcement Subscripti...	25.95
				Vendor 7371 - Corporate Payment Systems	Total: 13,964.47
Vendor: 12721 - Cory Zedler					
532279	03/19/2024	Cory Zedler	022924	Mileage Reimbursement	27.74
				Vendor 12721 - Cory Zedler Total:	27.74
Vendor: 6757 - Dataprose, Inc.					
532280	03/19/2024	Dataprose, Inc.	DP2400853	Water Bills	426.86
532280	03/19/2024	Dataprose, Inc.	DP2400853	Leak Letters	253.35
				Vendor 6757 - Dataprose, Inc.	Total: 680.21
Vendor: 7301 - Discount Playground Supply, Inc.					
532281	03/19/2024	Discount Playground Supply, I...	175743	Fast Patch Poured-in-Place Sur...	1,322.79
				Vendor 7301 - Discount Playground Supply, Inc. Total:	1,322.79
Vendor: 2010 - Discount Pool & Spa Supply					
532282	03/19/2024	Discount Pool & Spa Supply	370296-1	Hasa Sodium Thiosulfate 50 lb	385.85
				Vendor 2010 - Discount Pool & Spa Supply Total:	385.85
Vendor: 7438 - Duke Service Center, Inc.					
532283	03/19/2024	Duke Service Center, Inc.	022924	Park	774.96
532283	03/19/2024	Duke Service Center, Inc.	022924	Public Works-Street	1,083.89
532283	03/19/2024	Duke Service Center, Inc.	022924	Water	222.65
				Vendor 7438 - Duke Service Center, Inc.	Total: 2,081.50
Vendor: 2095 - Ewing Irrigation Products					
532284	03/19/2024	Ewing Irrigation Products	21576407	1/2 X 150 Tie-It Nursey Tape	1.83
532284	03/19/2024	Ewing Irrigation Products	21576407	8ft X 2-1/4 Tree Stake	45.14
				Vendor 2095 - Ewing Irrigation Products	Total: 46.97
Vendor: 13001 - Frederic Aboujaoude					
532285	03/19/2024	Frederic Aboujaoude	022924	Mileage Reimbursement	44.22
				Vendor 13001 - Frederic Aboujaoude Total:	44.22
Vendor: 13000 - Gina Chenier					
532286	03/19/2024	Gina Chenier	2004388.001	Refund-Tom Rico Center Depo...	200.00
				Vendor 13000 - Gina Chenier Total:	200.00
Vendor: 3306 - Global Power Group Inc.					
532287	03/19/2024	Global Power Group Inc.	94442	Annual Monitoring Fee March...	365.00
				Vendor 3306 - Global Power Group Inc.	Total: 365.00

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Payment Dates: 3/6/2024 - 3/19/2024

Payment Number	Payment Date	Vendor Name	Payable Number	Description (Item)	Amount	
Vendor: 3070 - Grainger						
532288	03/19/2024	Grainger	9029042679	Tamper Resistant Screw: 5/16...	70.05	
532288	03/19/2024	Grainger	9029139681	Boot Brush 9" L X 6" W X 5" H	45.15	
532288	03/19/2024	Grainger	9034911298	Fused Replacement Plug, Stan...	24.22	
				Vendor 3070 - Grainger	Total:	139.42
Vendor: 6946 - Hach Company						
532289	03/19/2024	Hach Company	13936056	Nitriver 3 PWD 10 ML 100-Pk	70.77	
532289	03/19/2024	Hach Company	13936056	Chlorine Reagent 10 ML	125.30	
532289	03/19/2024	Hach Company	13936056	Ammonia Salicylate PP 100-Pk	131.20	
532289	03/19/2024	Hach Company	13936056	Monochlor Reagent 100-Pk	326.28	
532289	03/19/2024	Hach Company	13936056	Ammonia Cyanurate Reagent ...	166.23	
532289	03/19/2024	Hach Company	13936056	DR300-Chlorine, Free	732.06	
532289	03/19/2024	Hach Company	13936056	Chlorinating Solution 4 ML	165.35	
				Vendor 6946 - Hach Company	Total:	1,717.19
Vendor: 3241 - Hinderliter, De Llamas & Associates						
532290	03/19/2024	Hinderliter, De Llamas & Assoc..	SIN036277	Measure L Tax	600.00	
532290	03/19/2024	Hinderliter, De Llamas & Assoc..	SIN036277	Sales Tax	1,662.54	
532290	03/19/2024	Hinderliter, De Llamas & Assoc..	SIN036391	Sales Tax	1,344.71	
				Vendor 3241 - Hinderliter, De Llamas & Associates	Total:	3,607.25
Vendor: 3052 - Home Depot Credit Services						
532291	03/19/2024	Home Depot Credit Services	1644249	Paint Care Fee	1.50	
532291	03/19/2024	Home Depot Credit Services	1644249	Paint	231.00	
532291	03/19/2024	Home Depot Credit Services	4523796	ood Handle Aluminum Scoop ...	99.18	
532291	03/19/2024	Home Depot Credit Services	4523796	Bucket	4.94	
532291	03/19/2024	Home Depot Credit Services	4523796	Knit Glove	8.02	
532291	03/19/2024	Home Depot Credit Services	4523796	100 oz. High Foaming Car Wa...	8.80	
532291	03/19/2024	Home Depot Credit Services	4523796	48 in. Dual Head Handle	12.09	
532291	03/19/2024	Home Depot Credit Services	4523796	5 Gal Homer Leakproof Lid	2.51	
532291	03/19/2024	Home Depot Credit Services	4523796	Lock-On Multi-Angle Wash Br...	16.50	
532291	03/19/2024	Home Depot Credit Services	4523796	48" 3-Part Replacement Mop ...	13.16	
532291	03/19/2024	Home Depot Credit Services	4523796	Large Dura-Knit Work Gloves	18.16	
532291	03/19/2024	Home Depot Credit Services	4523796	Painters Coverall with Hood a...	18.21	
532291	03/19/2024	Home Depot Credit Services	4523796	LED Swivel-Head Rechargeable..	27.53	
532291	03/19/2024	Home Depot Credit Services	4633457	Propane Exchange	72.53	
532291	03/19/2024	Home Depot Credit Services	5520588	4" x 15" Safety Walk Step and ...	148.39	
532291	03/19/2024	Home Depot Credit Services	7513089	Hard Sliders Reuse Furniture ...	12.05	
532291	03/19/2024	Home Depot Credit Services	7513089	Kitchen Brush	3.27	
532291	03/19/2024	Home Depot Credit Services	7513089	Heavy Duty Dishwand	3.73	
532291	03/19/2024	Home Depot Credit Services	7513089	Heavy-Duty Dishwand Refills (...)	8.48	
532291	03/19/2024	Home Depot Credit Services	7513089	Liquid Dish Soap 54.8 oz	10.99	
532291	03/19/2024	Home Depot Credit Services	7513089	75-Count Disinfecting Cleaning..	19.38	
532291	03/19/2024	Home Depot Credit Services	7513089	Multi-Surface Painter's Tape	25.23	
532291	03/19/2024	Home Depot Credit Services	7513089	Surface Painter's Tape	21.39	
532291	03/19/2024	Home Depot Credit Services	7513089	Corner Brace 4"	23.09	
532291	03/19/2024	Home Depot Credit Services	8513280	9" x 3/8" High-Capacity Polyes...	12.66	
532291	03/19/2024	Home Depot Credit Services	8513280	6" Combo Stencils Letters and...	13.21	
532291	03/19/2024	Home Depot Credit Services	8513280	9" Plastic Tray Liner 10-Pk	8.79	
532291	03/19/2024	Home Depot Credit Services	8513280	High-Density Polyester Knit Pa...	13.96	
532291	03/19/2024	Home Depot Credit Services	8513280	Split-Ring Key Ring 4-Pk	2.17	
532291	03/19/2024	Home Depot Credit Services	8513280	High-Density Polyester Knit Pa...	2.77	
532291	03/19/2024	Home Depot Credit Services	8513280	Paint Care Fee	3.00	
532291	03/19/2024	Home Depot Credit Services	8513280	Gloss Sunburst Yellow Spray P...	8.80	
532291	03/19/2024	Home Depot Credit Services	8513280	Density Roller Cover Applicato...	16.63	
532291	03/19/2024	Home Depot Credit Services	8513280	White Solid Interior/Exterior ...	380.41	
532291	03/19/2024	Home Depot Credit Services	9521666	Utility Knife	24.22	
532291	03/19/2024	Home Depot Credit Services	9521666	6" Jab Saw with Composite H...	17.47	
532291	03/19/2024	Home Depot Credit Services	9521666	Heavy-Duty Utility Blades Disp...	17.61	
				Vendor 3052 - Home Depot Credit Services	Total:	1,331.83

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Payment Number	Payment Date	Vendor Name	Payable Number	Description (Item)	Amount
Vendor: 7420 - JFS Care					
532292	03/19/2024	JFS Care	February 24	Services-Lifeline February 24	741.00
				Vendor 7420 - JFS Care	Total: 741.00
Vendor: 12635 - Kiley & Associates, LLC					
532293	03/19/2024	Kiley & Associates, LLC	LO 240301	Consulting Services	3,333.33
				Vendor 12635 - Kiley & Associates, LLC Total:	3,333.33
Vendor: 3507 - L&B Pipe and Supply Co.					
532294	03/19/2024	L&B Pipe and Supply Co.	S117521723.001	Oatey Herc Sizzle 1qt	22.19
532294	03/19/2024	L&B Pipe and Supply Co.	S117521723.001	Water Free Urinal Cartridge	383.34
				Vendor 3507 - L&B Pipe and Supply Co.	Total: 405.53
Vendor: 6105 - L.A. County Registrar-Recorder/County Clerk					
532257	03/12/2024	L.A. County Registrar-Recorder...	031224	The Documentation for Filing	75.00
				Vendor 6105 - L.A. County Registrar-Recorder/County Clerk Total:	75.00
Vendor: 3331 - Lee's Tires					
532295	03/19/2024	Lee's Tires	85662	2018 Nissan Leaf Tire replace...	165.34
532295	03/19/2024	Lee's Tires	85662	2018 Nissan Leaf Tire replace...	19.59
				Vendor 3331 - Lee's Tires	Total: 184.93
Vendor: 3903 - Lomita City Employees Association					
532296	03/19/2024	Lomita City Employees Associa...	March 24	Association Dues-March 24	1,050.00
				Vendor 3903 - Lomita City Employees Association Total:	1,050.00
Vendor: 3317 - Lomita Obedience Training Club					
532297	03/19/2024	Lomita Obedience Training Cl...	030624	Dog Obedience Class Instructor	2,383.50
				Vendor 3317 - Lomita Obedience Training Club	Total: 2,383.50
Vendor: 3095 - Lomita Railroad Museum Foundation					
11065	03/07/2024	Lomita Railroad Museum Fou...	022924	Museum Foundation Revenue...	319.31
				Vendor 3095 - Lomita Railroad Museum Foundation	Total: 319.31
Vendor: 7314 - Los Angeles Truck Centers, LLC					
532298	03/19/2024	Los Angeles Truck Centers, LLC	XA220559950.01	Mirror for Dump Truck	58.42
				Vendor 7314 - Los Angeles Truck Centers, LLC Total:	58.42
Vendor: 3085 - Mark's Lock & Safe, Inc.					
532299	03/19/2024	Mark's Lock & Safe, Inc.	0000036826	Cut & Programed Remote Key	308.68
532299	03/19/2024	Mark's Lock & Safe, Inc.	0000036826	Rekey Padlock	21.25
532299	03/19/2024	Mark's Lock & Safe, Inc.	0000036826	Padlock	20.84
532299	03/19/2024	Mark's Lock & Safe, Inc.	0000036826	Duplicate Key-Backhoe	67.47
532299	03/19/2024	Mark's Lock & Safe, Inc.	0000036828	Duplicate Key Standard	4.52
532299	03/19/2024	Mark's Lock & Safe, Inc.	0000036828	Code Key	33.35
532299	03/19/2024	Mark's Lock & Safe, Inc.	0000036828	Code Cut Key, High Security, A...	36.66
532299	03/19/2024	Mark's Lock & Safe, Inc.	0000036828	Duplicate Key Standard, Stam...	46.31
532299	03/19/2024	Mark's Lock & Safe, Inc.	0000036828	Cam Lock	60.69
532299	03/19/2024	Mark's Lock & Safe, Inc.	0000036828	Duplicate Round Tubular Barre..	157.11
532299	03/19/2024	Mark's Lock & Safe, Inc.	0000036828	Cam Lock & Rekeys-Labor	367.50
532299	03/19/2024	Mark's Lock & Safe, Inc.	0000037034	Door with Card Reader & Tro...	262.50
532299	03/19/2024	Mark's Lock & Safe, Inc.	0000037034	Door with Card Reader & Tro...	15.44
				Vendor 3085 - Mark's Lock & Safe, Inc.	Total: 1,402.32
Vendor: 13003 - Michael Lavarello					
532300	03/19/2024	Michael Lavarello	2004391.001	Overpayment Refund - Sportb...	17.00
				Vendor 13003 - Michael Lavarello Total:	17.00
Vendor: 3217 - MissionSquare Retirement					
11063	03/07/2024	MissionSquare Retirement	PE030124	Deferred Compensation Pay D...	16,501.37
11063	03/07/2024	MissionSquare Retirement	PE030124	Deferred Compensation Pay D...	515.72
11063	03/07/2024	MissionSquare Retirement	PE030124	Deferred Compensation Pay D...	336.56
11063	03/07/2024	MissionSquare Retirement	PE030124	Deferred Compensation Pay D...	13.48
11063	03/07/2024	MissionSquare Retirement	PE030124	Deferred Compensation Pay D...	156.39
11063	03/07/2024	MissionSquare Retirement	PE030124	Deferred Compensation Pay D...	106.11
11063	03/07/2024	MissionSquare Retirement	PE030124	Deferred Compensation Pay D...	345.10
11063	03/07/2024	MissionSquare Retirement	PE030124	Deferred Compensation Pay D...	316.76
11063	03/07/2024	MissionSquare Retirement	PE030124	Deferred Compensation Pay D...	213.12

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Payment Number	Payment Date	Vendor Name	Payable Number	Description (Item)	Amount
11063	03/07/2024	MissionSquare Retirement	PE030124	Deferred Compensation Pay D...	163.26
11063	03/07/2024	MissionSquare Retirement	PE030124	Deferred Compensation Pay D...	183.10
11063	03/07/2024	MissionSquare Retirement	PE030124	Deferred Compensation Pay D...	239.11
11063	03/07/2024	MissionSquare Retirement	PE030124	Deferred Compensation Pay D...	188.47
11063	03/07/2024	MissionSquare Retirement	PE030124	Deferred Compensation Pay D...	29.22
11063	03/07/2024	MissionSquare Retirement	PE030124	Deferred Compensation Pay D...	20.34
11063	03/07/2024	MissionSquare Retirement	PE030124	Deferred Compensation Pay D...	12.57
11063	03/07/2024	MissionSquare Retirement	PE030124	Deferred Compensation Pay D...	91.45
11063	03/07/2024	MissionSquare Retirement	PE030124	Deferred Compensation Pay D...	77.54
11063	03/07/2024	MissionSquare Retirement	PE030124	Deferred Compensation Pay D...	156.36
11063	03/07/2024	MissionSquare Retirement	PE030124	Deferred Compensation Pay D...	1,110.22
Vendor 3217 - MissionSquare Retirement Total:					20,776.25

Vendor: 6828 - MJ Management Services, LLC

532301	03/19/2024	MJ Management Services, LLC	CINV-051810	DAR February 24	478.34
Vendor 6828 - MJ Management Services, LLC Total:					478.34

Vendor: 13002 - MuralColors Inc

532302	03/19/2024	MuralColors Inc	240029	Protect Anti Graffiti Coatings	381.50
532302	03/19/2024	MuralColors Inc	240029	Mural Panels-Max Metal Only...	1,488.00
532302	03/19/2024	MuralColors Inc	240029	Installation Services	952.50
532302	03/19/2024	MuralColors Inc	240029	Cut to Size & Countersink-Fabr...	328.00
Vendor 13002 - MuralColors Inc Total:					3,150.00

Vendor: 7496 - Numa Networks

532303	03/19/2024	Numa Networks	35940	IT Services March 24	5,630.58
532303	03/19/2024	Numa Networks	35940	IT Services March 24	5,630.57
Vendor 7496 - Numa Networks Total:					11,261.15

Vendor: 6594 - Office Depot Business Solutions, LLC

532304	03/19/2024	Office Depot Business Solutio...	356140163001	Toner, Brother , Yellow	91.61
532304	03/19/2024	Office Depot Business Solutio...	357358211001	Battery Copper Top AAA 24-Pk	20.67
532304	03/19/2024	Office Depot Business Solutio...	357358211001	Battery, Alka AA 20-Pk	24.03
532304	03/19/2024	Office Depot Business Solutio...	357358211001	Tissue 6-Pk	15.40
Vendor 6594 - Office Depot Business Solutions, LLC Total:					151.71

Vendor: 4105 - Pacific Western Bank

11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	2,595.52
11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	18,095.21
11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	9.42
11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	336.50
11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	100.50
11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	148.48
11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	31.75
11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	39.85
11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	35.37
11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	22.77
11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	213.56
11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	149.37
11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	8.67
11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	114.89
11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	92.02
11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	20.80
11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	112.53
11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	123.76
11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	139.12
11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	12.11
11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	33.28
11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	10.60
11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	72.53
11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	12.85
11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	7.23
11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	1.06
11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	29.18

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Payment Number	Payment Date	Vendor Name	Payable Number	Description (Item)	Amount
11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	29.42
11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	133.82
11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	32.12
11061	03/07/2024	Pacific Western Bank	PE030124	Federal & Medicare Taxes-Pay...	521.93
11062	03/07/2024	Pacific Western Bank	PE030124A	State Tax Withholding-Pay End...	6,916.97
Vendor 4105 - Pacific Western Bank					Total: 30,203.19

Vendor: 3125 - Postmaster

532305	03/19/2024	Postmaster	595462106	Postage 2024 Summer Newsle...	1,033.92
Vendor 3125 - Postmaster					Total: 1,033.92

Vendor: 4090 - Public Employee Retirement System

11066	03/10/2024	Public Employee Retirement S...	March 24	Employee Health Insurance-M...	5,933.75
11066	03/10/2024	Public Employee Retirement S...	March 24	Employee Health Insurance-M...	1,861.46
11066	03/10/2024	Public Employee Retirement S...	March 24	Employee Health Insurance-M...	1,416.91
11066	03/10/2024	Public Employee Retirement S...	March 24	Employee Health Insurance-M...	4,218.04
11066	03/10/2024	Public Employee Retirement S...	March 24	Employee Health Insurance-M...	3.11
11066	03/10/2024	Public Employee Retirement S...	March 24	Employee Health Insurance-M...	4,294.24
11066	03/10/2024	Public Employee Retirement S...	March 24	Employee Health Insurance-M...	841.13
11066	03/10/2024	Public Employee Retirement S...	March 24	Employee Health Insurance-M...	4,267.29
11066	03/10/2024	Public Employee Retirement S...	March 24	Employee Health Insurance-M...	2,462.52
11066	03/10/2024	Public Employee Retirement S...	March 24	Employee Health Insurance-M...	2,857.07
11066	03/10/2024	Public Employee Retirement S...	March 24	Employee Health Insurance-M...	4,648.04
11066	03/10/2024	Public Employee Retirement S...	March 24	Employee Health Insurance-M...	2,950.62
11066	03/10/2024	Public Employee Retirement S...	March 24	Employee Health Insurance-M...	4,648.80
11066	03/10/2024	Public Employee Retirement S...	March 24	Employee Health Insurance-M...	1,613.18
11066	03/10/2024	Public Employee Retirement S...	March 24	Employee Health Insurance-M...	280.42
11066	03/10/2024	Public Employee Retirement S...	March 24	Employee Health Insurance-M...	171.74
11066	03/10/2024	Public Employee Retirement S...	March 24	Employee Health Insurance-M...	351.25
11066	03/10/2024	Public Employee Retirement S...	March 24	Employee Health Insurance-M...	424.33
11066	03/10/2024	Public Employee Retirement S...	March 24	Employee Health Insurance-M...	3,012.76
11066	03/10/2024	Public Employee Retirement S...	March 24	Employee Health Insurance-M...	10,084.19
Vendor 4090 - Public Employee Retirement System					Total: 56,340.85

Vendor: 12173 - Race Communications

532306	03/19/2024	Race Communications	RC1130300	Internet Access SBCOG March...	1,530.00
532306	03/19/2024	Race Communications	RC1130300	Internet Access SBCOG March...	1,530.00
Vendor 12173 - Race Communications Total:					3,060.00

Vendor: 10947 - Robert Heaney

532307	03/19/2024	Robert Heaney	030424	Mileage Reimbursement	168.84
Vendor 10947 - Robert Heaney					Total: 168.84

Vendor: 3134 - S & J Supply Co., Inc.

532308	03/19/2024	S & J Supply Co., Inc.	S100225872.001	SB441ERR6 6" SB 441 Red End...	194.75
532308	03/19/2024	S & J Supply Co., Inc.	S100225872.001	Mechanical Joint Wedge Restr...	189.00
532308	03/19/2024	S & J Supply Co., Inc.	S100225872.001	6" X 1/8" 150# Red Rubber Ri...	46.86
532308	03/19/2024	S & J Supply Co., Inc.	S100225872.001	SB442S126 6" X 12" SB 442 SLV	810.34
532308	03/19/2024	S & J Supply Co., Inc.	S100225872.001	HNBR06 5/8" BRS Hex Nut Sili...	413.44
532308	03/19/2024	S & J Supply Co., Inc.	S100225872.001	SB462TCB316SS17 5/8" X 17" ...	396.90
532308	03/19/2024	S & J Supply Co., Inc.	S100225872.001	6" Sch 80 PVC Tee - Fipt 805-0...	275.63
532308	03/19/2024	S & J Supply Co., Inc.	S100225872.001	6"-8" PLT 150# B&N Set 8 Piec...	110.25
532308	03/19/2024	S & J Supply Co., Inc.	S100225872.001	SB441N 5/8" SB441 Heavy Hex...	19.85
532308	03/19/2024	S & J Supply Co., Inc.	S100225872.001	SB441G696 6" SB 441 6.56-6 ...	198.32
Vendor 3134 - S & J Supply Co., Inc.					Total: 2,655.34

Vendor: 7188 - Sharp Business Systems

532309	03/19/2024	Sharp Business Systems	9004753196	BP70C55 Copier Usage 2/3/24...	251.30
Vendor 7188 - Sharp Business Systems					Total: 251.30

Vendor: 7233 - Siteone Landscape Supply, LLC

532310	03/19/2024	Siteone Landscape Supply, LLC	138370034-001	Tipuana Tipu Tree	219.68
Vendor 7233 - Siteone Landscape Supply, LLC					Total: 219.68

Vendor: 5050 - Southern California Edison Co.

532258	03/12/2024	Southern California Edison Co.	700006214310-030124	Lomita Park	1,187.70
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Warrant Register

Payment Dates: 3/6/2024 - 3/19/2024

Payment Number	Payment Date	Vendor Name	Payable Number	Description (Item)	Amount
532258	03/12/2024	Southern California Edison Co.	700006214310-030124	Street Lights	28.56
532258	03/12/2024	Southern California Edison Co.	700006214310-030124	Traffic Signals	37.80
532258	03/12/2024	Southern California Edison Co.	700006910888-030724	Railroad Museum	174.24
532258	03/12/2024	Southern California Edison Co.	700007178650-031124	Narbonne Pedestrian Crosswa...	59.90
532258	03/12/2024	Southern California Edison Co.	700008444906-030724	Traffic Signals	689.26
532258	03/12/2024	Southern California Edison Co.	700016714053-030724	Lomita Park	2,096.61
532258	03/12/2024	Southern California Edison Co.	700016714053-030724	Western Pedestrian Crosswalk	15.59
532258	03/12/2024	Southern California Edison Co.	700016714053-030724	Appian Way	810.48
532258	03/12/2024	Southern California Edison Co.	700025877624-030124	Street Lights	576.70
532258	03/12/2024	Southern California Edison Co.	700025957042-030124	Street Lights	256.83
532258	03/12/2024	Southern California Edison Co.	700315793648-030124	Street Lights	183.25
532258	03/12/2024	Southern California Edison Co.	700420008832-030624	Cypress Reservoir	488.13
532258	03/12/2024	Southern California Edison Co.	700492524416-031124	Hathaway Park	45.20
Vendor 5050 - Southern California Edison Co.				Total:	6,650.25

Vendor: 5040 - Southern California Gas Co.

532311	03/19/2024	Southern California Gas Co.	07370472008-030424	Park Facilities	600.54
532311	03/19/2024	Southern California Gas Co.	07380495007-030424	City Hall Facility	1,309.80
532311	03/19/2024	Southern California Gas Co.	11360471004-030424	Railroad Museum	55.18
Vendor 5040 - Southern California Gas Co.				Total:	1,965.52

Vendor: 1005 - Southern California News Group

532312	03/19/2024	Southern California News Gro...	022924	Ads-Zone Text Amendment No...	394.94
Vendor 1005 - Southern California News Group				Total:	394.94

Vendor: 3956 - Ted's Plumbing Service Inc.

532313	03/19/2024	Ted's Plumbing Service Inc.	38992	Install Sink Faucet, Sink, Trap ...	375.00
532313	03/19/2024	Ted's Plumbing Service Inc.	38992	Regency 24" SS 16A One Com...	776.82
532313	03/19/2024	Ted's Plumbing Service Inc.	38992	Flange, Tube Trap, Flange Tail ...	66.00
Vendor 3956 - Ted's Plumbing Service Inc.				Total:	1,217.82

Vendor: 6085 - Thompson Building Materials

532314	03/19/2024	Thompson Building Materials	IV-163048	Quick Anchoring Cement 10 lb	43.46
532314	03/19/2024	Thompson Building Materials	IV-163048	Sir Mix 60 lb Concrete Mix	11.51
532314	03/19/2024	Thompson Building Materials	IV-163283	Misc Base Skip	93.71
532314	03/19/2024	Thompson Building Materials	IV-163423	Sir Mix 60 lb Concrete	11.51
532314	03/19/2024	Thompson Building Materials	IV-163443	Lumber Fee	0.26
532314	03/19/2024	Thompson Building Materials	IV-163443	Misc Base Skip	112.46
532314	03/19/2024	Thompson Building Materials	IV-163443	Blue Latex Glove	34.53
532314	03/19/2024	Thompson Building Materials	IV-163443	General Purpose Brush	33.82
532314	03/19/2024	Thompson Building Materials	IV-163443	2 X 4 X 16 D. F. Form Lumber	28.78
532314	03/19/2024	Thompson Building Materials	IV-163443	Blue Marking Paint	26.29
532314	03/19/2024	Thompson Building Materials	IV-163443	White Marking Paint	18.39
532314	03/19/2024	Thompson Building Materials	IV-163443	Nozzle Full Size	8.84
532314	03/19/2024	Thompson Building Materials	IV-163489	Sir Mix 90 lb Concrete	14.88
Vendor 6085 - Thompson Building Materials				Total:	438.44

Vendor: 12974 - Transtech Engineers, Inc.

532315	03/19/2024	Transtech Engineers, Inc.	20241486	Engineering & Land Developm...	36.25
532315	03/19/2024	Transtech Engineers, Inc.	20241487	Engineering & Land Developm...	36.25
532315	03/19/2024	Transtech Engineers, Inc.	20241488	Engineering & Land Developm...	1,267.50
Vendor 12974 - Transtech Engineers, Inc. Total:				Total:	1,340.00

Vendor: 9100 - Tripepi Smith and Associates

532316	03/19/2024	Tripepi Smith and Associates	11382	Website Management & Host...	350.00
532316	03/19/2024	Tripepi Smith and Associates	11382	Website Management & Host...	350.00
532316	03/19/2024	Tripepi Smith and Associates	11403	Citywide Communication & E...	3,347.08
532316	03/19/2024	Tripepi Smith and Associates	11403	Citywide Communication & E...	3,347.09
532316	03/19/2024	Tripepi Smith and Associates	11810	City Manager Executive Recrui...	9,153.49
532316	03/19/2024	Tripepi Smith and Associates	11911	Ad Hoc	1,756.05
532316	03/19/2024	Tripepi Smith and Associates	11911	Ad Hoc	1,756.04
Vendor 9100 - Tripepi Smith and Associates				Total:	20,059.75

Warrant Register

Payment Dates: 3/6/2024 - 3/19/2024

Payment Number	Payment Date	Vendor Name	Payable Number	Description (Item)	Amount
Vendor: 3123 - Underground Service Alert/SC					
532317	03/19/2024	Underground Service Alert/SC	220240414	23 Dig Alerts & Monthly Main...	50.25
				Vendor 3123 - Underground Service Alert/SC	Total: 50.25
Vendor: 12279 - United Pacific Services, Inc.					
532318	03/19/2024	United Pacific Services, Inc.	24-0229-6	Tree Trimming	6,097.00
532318	03/19/2024	United Pacific Services, Inc.	24-0229-6	Tree Trimming	6,878.00
				Vendor 12279 - United Pacific Services, Inc. Total:	12,975.00
Vendor: 6878 - Urban Feet Inc.					
532319	03/19/2024	Urban Feet Inc.	LOM 030124	Storm Cover Pants Orange	32.84
532319	03/19/2024	Urban Feet Inc.	LOM 030124	Storm Pants Orange	157.65
532319	03/19/2024	Urban Feet Inc.	LOM 030124	Storm Jacket Orange	109.49
				Vendor 6878 - Urban Feet Inc. Total:	299.98
Vendor: 4130 - Vision Service Plan (CA)					
532320	03/19/2024	Vision Service Plan (CA)	820054675	Cobra-March 24	10.33
532320	03/19/2024	Vision Service Plan (CA)	820054675	Cobra-March 24	12.62
532320	03/19/2024	Vision Service Plan (CA)	820054718	Employee Vision Insurance-M...	581.52
532320	03/19/2024	Vision Service Plan (CA)	820054718	Employee Vision Insurance-M...	42.46
532320	03/19/2024	Vision Service Plan (CA)	820054718	Employee Vision Insurance-M...	16.06
532320	03/19/2024	Vision Service Plan (CA)	820054718	Employee Vision Insurance-M...	42.41
532320	03/19/2024	Vision Service Plan (CA)	820054718	Employee Vision Insurance-M...	22.95
532320	03/19/2024	Vision Service Plan (CA)	820054718	Employee Vision Insurance-M...	45.90
532320	03/19/2024	Vision Service Plan (CA)	820054718	Employee Vision Insurance-M...	47.15
532320	03/19/2024	Vision Service Plan (CA)	820054718	Employee Vision Insurance-M...	50.50
532320	03/19/2024	Vision Service Plan (CA)	820054718	Employee Vision Insurance-M...	45.90
532320	03/19/2024	Vision Service Plan (CA)	820054718	Employee Vision Insurance-M...	41.31
532320	03/19/2024	Vision Service Plan (CA)	820054718	Employee Vision Insurance-M...	58.52
532320	03/19/2024	Vision Service Plan (CA)	820054718	Employee Vision Insurance-M...	45.92
532320	03/19/2024	Vision Service Plan (CA)	820054718	Employee Vision Insurance-M...	2.30
532320	03/19/2024	Vision Service Plan (CA)	820054718	Employee Vision Insurance-M...	4.59
532320	03/19/2024	Vision Service Plan (CA)	820054718	Employee Vision Insurance-M...	3.44
532320	03/19/2024	Vision Service Plan (CA)	820054718	Employee Vision Insurance-M...	4.59
532320	03/19/2024	Vision Service Plan (CA)	820054718	Employee Vision Insurance-M...	37.09
532320	03/19/2024	Vision Service Plan (CA)	820054718	Employee Vision Insurance-M...	172.92
				Vendor 4130 - Vision Service Plan (CA)	Total: 1,288.48
Vendor: 7373 - Wells Fargo Vendor Financial Services					
532321	03/19/2024	Wells Fargo Vendor Financial ...	4984934	Public Works Printer MX-C30...	1,147.12
532322	03/19/2024	Wells Fargo Vendor Financial ...	5028841645	Printer MX-C304W Lease Mar...	86.01
				Vendor 7373 - Wells Fargo Vendor Financial Services	Total: 1,233.13
Vendor: 3044 - West Basin Municipal Water District					
11064	03/07/2024	West Basin Municipal Water D...	WB6266	January 24	246,732.70
				Vendor 3044 - West Basin Municipal Water District	Total: 246,732.70
Vendor: 7282 - Williams Data Management					
532323	03/19/2024	Williams Data Management	640641	Planning-File Storage February..	220.92
				Vendor 7282 - Williams Data Management	Total: 220.92
Vendor: 6102 - Yunex, LLC					
532324	03/19/2024	Yunex, LLC	5610001424	Traffic Signal Response Call Ou..	1,113.21
				Vendor 6102 - Yunex, LLC Total:	1,113.21
Grand Total:					519,240.58

Report Summary

Fund Summary

Fund	Payment Amount
100 - General Fund	177,185.54
205 - State Gas Tax	14,680.51
215 - Community Development Block Grant	35,741.00
220 - Proposition A Local Return	808.58
245 - Landscape Maintenance District #1	164.56
255 - Park Athletic	619.19
510 - Water Operations	289,646.89
520 - Water Capital	75.00
720 - Railroad Museum Foundation	319.31
Grand Total:	519,240.58

Account Summary

Account Number	Account Name	Payment Amount
100-000-2285.000	Employee Association D...	1,050.00
100-000-2508.000	Garnishment	301.37
100-000-2515.000	Health Insurance	5,933.75
100-000-2535.000	Accident Insurance	53.90
100-000-2540.000	Dental Insurance	2,276.96
100-000-2545.000	Vision Insurance	581.52
100-000-2550.000	Federal Withholding	20,690.73
100-000-2555.000	State Withholding	6,916.97
100-000-2560.000	Deferred Compensation	16,501.37
100-000-4455.000	Parks and Recreation Fe...	17.00
100-000-4510.000	Park Rentals	403.00
100-110-5207.000	Medicare	9.42
100-110-5430.000	Conferences and Meetin...	244.00
100-110-5755.000	Special Department Supp..	139.11
100-125-5205.000	Health Insurance	2,520.47
100-125-5207.000	Medicare	336.50
100-125-5345.000	Contractual Services	8,743.21
100-125-5430.000	Conferences and Meetin...	61.00
100-130-5205.000	Health Insurance	1,807.68
100-130-5207.000	Medicare	100.50
100-130-5410.000	Advertising	18.00
100-130-5425.000	Dues and Memberships	89.00
100-130-5505.000	Office Supplies and Expe...	187.12
100-130-5755.000	Special Department Supp..	179.89
100-210-5205.000	Health Insurance	4,314.78
100-210-5207.000	Medicare	148.48
100-210-5340.000	Professional Services	3,607.25
100-210-5345.000	Contractual Services	3,258.86
100-210-5435.000	Training and Education	100.00
100-230-5205.000	Health Insurance	216.52
100-230-5206.000	Health Insurance Retirees	4,294.24
100-230-5207.000	Medicare	31.75
100-230-5340.000	Professional Services	9,153.49
100-230-5345.000	Contractual Services	60.00
100-230-5425.000	Dues and Memberships	803.90
100-230-5755.000	Special Department Supp..	147.26
100-335-5205.000	Health Insurance	1,024.69
100-335-5207.000	Medicare	75.22
100-335-5505.000	Office Supplies and Expe...	77.10
100-335-5710.000	Equipment Maintenance	221.73
100-410-5205.000	Health Insurance	4,876.29
100-410-5207.000	Medicare	236.33
100-410-5340.000	Professional Services	9,753.70
100-410-5345.000	Contractual Services	220.92

Account Summary

Account Number	Account Name	Payment Amount
100-410-5410.000	Advertising	394.94
100-410-5425.000	Dues and Memberships	1,600.69
100-410-5430.000	Conferences and Meetin...	235.72
100-410-5435.000	Training and Education	161.14
100-410-5505.000	Office Supplies and Expe...	127.29
100-410-5515.000	Uniform Expense	39.00
100-410-5720.000	Fuel	136.77
100-410-5755.000	Special Department Supp..	25.95
100-440-5345.000	Contractual Services	10,271.19
100-440-5415.000	Communications	1,290.25
100-440-5525.000	Equipment Under \$5k	1,551.10
100-440-5605.000	Rents and Leases	1,022.43
100-605-5205.000	Health Insurance	3,012.35
100-605-5207.000	Medicare	158.04
100-605-5340.000	Professional Services	1,340.00
100-605-5420.000	Mileage Reimbursement	71.96
100-605-5505.000	Office Supplies and Expe...	125.43
100-610-5205.000	Health Insurance	3,240.59
100-610-5207.000	Medicare	114.89
100-610-5430.000	Conferences and Meetin...	35.00
100-710-5205.000	Health Insurance	4,966.20
100-710-5207.000	Medicare	112.82
100-710-5405.000	Utilities	1,309.80
100-710-5510.000	Small Tools	21.98
100-710-5705.000	General Maintenance	6,232.38
100-710-5710.000	Equipment Maintenance	9.74
100-710-5720.000	Fuel	64.34
100-730-5205.000	Health Insurance	3,273.13
100-730-5207.000	Medicare	236.29
100-730-5345.000	Contractual Services	2,383.50
100-730-5410.000	Advertising	1,033.92
100-730-5425.000	Dues and Memberships	168.84
100-730-5505.000	Office Supplies and Expe...	59.50
100-730-5755.000	Special Department Supp..	99.00
100-740-5205.000	Health Insurance	5,107.77
100-740-5207.000	Medicare	151.23
100-740-5350.000	Tree Trimming Contract	6,097.00
100-740-5405.000	Utilities	3,930.05
100-740-5435.000	Training and Education	570.00
100-740-5505.000	Office Supplies and Expe...	71.07
100-740-5510.000	Small Tools	169.49
100-740-5515.000	Uniform Expense	299.98
100-740-5705.000	General Maintenance	2,382.02
100-740-5720.000	Fuel	1,207.11
100-750-5207.000	Medicare	33.28
100-750-5405.000	Utilities	229.42
100-750-5505.000	Office Supplies and Expe...	186.31
100-750-5755.000	Special Department Supp..	39.66
205-610-5205.000	Health Insurance	1,956.57
205-610-5207.000	Medicare	83.13
205-610-5335.000	Maintenance & License ...	1,113.21
205-610-5405.000	Utilities	2,112.74
205-610-5435.000	Training and Education	570.00
205-610-5705.000	General Maintenance	105.58
205-610-5720.000	Fuel	1,641.60
205-620-5350.000	Tree Trimming Contract	6,878.00
205-620-5752.000	Tree Planting	219.68
215-550-5345.000	Contractual Services	741.00

Account Summary

Account Number	Account Name	Payment Amount
215-560-5340.000	Professional Services	35,000.00
220-340-5205.000	Health Insurance	317.39
220-340-5207.000	Medicare	12.85
220-340-5345.000	Contractual Services	478.34
245-720-5405.000	Utilities	164.56
255-760-5205.000	Health Insurance	207.57
255-760-5207.000	Medicare	7.23
255-760-5345.000	Contractual Services	320.00
255-760-5506.000	Sport Supplies	70.39
255-760-5735.000	Miscellaneous Expense	14.00
510-110-5207.000	Medicare	1.06
510-125-5205.000	Health Insurance	375.44
510-125-5207.000	Medicare	29.18
510-130-5205.000	Health Insurance	531.27
510-130-5207.000	Medicare	29.42
510-220-5205.000	Health Insurance	3,195.52
510-220-5207.000	Medicare	133.82
510-220-5345.000	Contractual Services	1,086.29
510-220-5505.000	Office Supplies and Expe...	426.86
510-230-5205.000	Health Insurance	213.38
510-230-5207.000	Medicare	32.12
510-440-5345.000	Contractual Services	8,513.63
510-440-5415.000	Communications	1,290.25
510-630-5205.000	Health Insurance	12,231.31
510-630-5207.000	Medicare	521.93
510-630-5338.000	Underground Service Ale...	50.25
510-630-5340.000	Professional Services	5,103.13
510-630-5405.000	Utilities	810.48
510-630-5411.000	Customer Notifications	253.35
510-630-5440.000	Water Purchases - MWD	246,732.70
510-630-5442.000	Utilities - CWPF	488.13
510-630-5443.000	Water Production Supply...	2,103.04
510-630-5505.000	Office Supplies and Expe...	660.92
510-630-5510.000	Small Tools	18.18
510-630-5525.000	Equipment Under \$5k	385.86
510-630-5705.000	General Maintenance	3,750.82
510-630-5710.000	Equipment Maintenance	58.42
510-630-5720.000	Fuel	620.13
520-840-5821.239	Appian Way Roof	75.00
720-990-5998.000	Transfer to Railroad Mus...	319.31
	Grand Total:	519,240.58

Project Account Summary

Project Account Key	Payment Amount
None	519,165.58
Appian Way Roof	75.00
Grand Total:	519,240.58



CITY OF LOMITA CITY COUNCIL REPORT

TO: City Council **Item No. 7c**

FROM: Joe Hoefgen, Interim City Manager

PREPARED BY: Susan Kamada, Administrative Services Director

MEETING DATE: March 19, 2024

SUBJECT: Monthly Report for the Administrative Services Department

RECOMMENDATION

Receive and file the monthly report for the Administrative Services Department.

BACKGROUND

Accounting Activities:

- Staff participated in the GFOA “Correctly Calculating Net Investment in Capital Assets” Webinar
- Staff attended the Lomita Chamber’s Installation & Awards Night
- Staff participated in CSMFO “Introduction to Government Accounting” Webinar
- Staff participated in the GFOA “Budget Awards Program Overview” Webinar
- Staff participated in CalPERS “Business Rules for Public Agency Employees” Training Class
- Staff participated in CalPERS “Advanced Compensation” Training Class
- Staff participated in CSMFO “Election Year Economics for California Municipalities” Webinar
- Staff participated in GFOA “Budget Awards Program: Focus on Strategic Planning Criterion” Webinar

Department activity levels for the month of February 2024 are provided below:

<i>Journal Entries/Adjustments</i>	5
<i>Payroll Updates/Maintenance Changes</i>	15 / 3 New Hires
<i>Purchase Orders Issued</i>	0
<i>Purchase Orders Paid</i>	31
<i>Invoices Processed for Payment</i>	268
<i>Checks Processed (Demands & Manual)</i>	182
<i>Payroll Checks Processed</i>	182
<i>Business Licenses Issued (New / Renewals)</i>	38/84
<i>Water Utility Bills Mailed/Late Notices Issued</i>	Late Notices Issued 520
<i>Service Orders Issued (for Water Accounts)</i>	69

OPTIONS:

None. Information only. Receive and file.

FISCAL IMPACT

None. Information only. Receive and file.

Reviewed by:



Gary Y. Sugano
Assistant City Manager

Approved by:



Joe Hoefgen
Interim City Manager

Prepared by:



Susan Kamada
Administrative Services Director



CITY OF LOMITA CITY COUNCIL REPORT

TO: City Council **Item No. 7d**

FROM: Joe Hoefgen, Interim City Manager

PREPARED BY: Gary Y. Sugano, Assistant City Manager

MEETING DATE: March 19, 2024

SUBJECT: Monthly Report for the City Manager's Department

RECOMMENDATION

Receive and file the monthly report for the City Manager's Department.

BACKGROUND

Information Technology

Numa Networks is currently on-site one day per week to provide as-needed IT support. During the month of February, Numa Networks assisted with a total of 115 trouble tickets.

Human Resources/Risk Management

The City currently has four (4) recruitments open; Administrative Analyst (promotional opportunity) in the City Manager's Department, Part-time Maintenance Aide in the Public Works Department, Part-time Planning Intern in the Community and Economic Development Department, and Part-time Recreation Leader in the Recreation and Facilities Division. The most qualified candidates will be invited to participate in a panel interview. The executive recruiting firm, Tripepi Smith, is working closely with City Council to finalize the City Manager recruitment.

Zaynab Qazi accepted the position of Code Enforcement Officer I in the Community and Economic Development Department. Zayna began work on Monday, February 26, 2024. Ross Lopez was promoted to Lead Worker – Facilities in the Recreation and Facilities Division. He began his new position on Monday, March 4, 2024. Justin Nguyen was promoted to Lead Worker – Water Distribution in the Public Works Department and began his new position on Monday, March 18, 2024. Whitney Weisberg resigned from her position as Planning Intern in the Community and Economic Development Department. Her last day of employment was March 7, 2024. Juan Ibarra resigned from his position as Administrative Analyst in the City Manager Department. His last day of employment was March 12, 2024.

Emergency Management

The city was awarded a Hazard Mitigation Assistance Grant in the amount of \$1,124,884.50 for the 247th Street Area Water Main Replacement Project. A second time extension was approved by CalOES based on the numerous challenges and unforeseen delays with this project. The new Period of Performance is May 14, 2025. Based on the engineer's most recent estimate of \$2.76M for the total project costs leaves the city with a substantial, unforeseen amount of costs to absorb above and beyond the original commitment of \$375,000 (the 25% grant match). Staff has been in contact with FEMA and our grant writing consultant to seek additional funding opportunities. The project is currently out to bid for construction and set to close on April 11. The next quarterly report and reimbursement requests will be submitted to CalOES/FEMA by April 15.

The city was awarded a Hazard Mitigation Assistance Grant on June 7, 2023 to update the Local Hazard Mitigation Plan (LHMP) in the amount of \$72,680 for the project costs and \$3,622 for grant management costs. The City Council awarded the project to Risk Management Professionals on December 5, 2023 and the first meeting with the LHMP Planning Committee took place on March 4 with the next meeting scheduled for early April. The next quarterly report and reimbursement requests will be submitted to CalOES/FEMA by April 15.

As part of the city's renewed partnership with the American Red Cross, Lomita will hold a free smoke alarm installation event on Saturday, May 4, 2024 as part of our emergency preparedness efforts. Public outreach has begun seeking appointments for the installation and volunteers.

Lomita Manor

The Lomita Manor property management company, HumanGood, continues providing several activities to residents. These activities include Exercise/Chair class, Coloring class, and Seasonal Holiday activities such as the St Patrick's Celebration, Easter Egg Craft, and Fourth of July BBQ. Additional activities that have been added include Bingo, Walking Group, Art Class, Bi-Monthly Celebrations of residents' birthdays with cake, scrapbooking, and community potlucks. In January, Lomita Manor had a home free internet presented by Verizon. Additionally, on January 30th City Staff held a presentation followed by a Q& A regarding the possible RAD conversion for Lomita Manor residents. The property management team will continue to explore other activities for the residents at Lomita Manor.

Community Development Block Grant Programs

On January 16, 2024, the Community Development Advisory Board (CDAB) approved the CDBG roster (budget) for FY 24-25 in the amount of \$182,787 to fund Residential Rehabilitation, Lifeline and the Job Creation and Business Incentive Loan Programs. Ongoing updates regarding the CDBG programs will be mentioned below.

Residential Rehabilitation: For Fiscal Year 2024-25, a total of two projects are scheduled to be completed.

Lifeline: The Lifeline program provides emergency response service for a total of 19 subscribers currently enrolled. The program is accepting applications from Lomita residents who are at least 55 years old or disabled.

Job Creation and Business Incentive (JCBI) Loan Program: On March 5, 2024 City Council approved the Hive Vintage Collective’s application. The Hive Vintage Collective is a retail shop that specializes in 70’s theme attire and products. The business was awarded \$35,000 and plans on hiring one low-income full-time worker.

City Clerk’s Office

- Continued work on agenda management and meeting video streaming project implementation
- Met with Laserfiche vender for file remapping project
- Staff attended FPPC Training Webinars

Administrative staff continues to provide customer service and support related to processing water payments, parking tickets, Dial-a-Ride, planning counter appointments and business licenses.

City Clerk activity for the month

Council Meeting Agenda & Minutes Prepared	6/4
Council Resolutions Adopted & Processed	2
Housing Authority Agenda & Minutes Prepared	1/1
Contracts/Agreements Processed	3
Ordinances Adopted & Published	0
Certificates Prepared	15
Public Records Requests Processed	9
Dial-a-Ride New Cards Issued	1
Dial-a-Ride Payments Processed	40
Dial-a-Ride Assistance-Phone/Counter	80
Administrative Parking Appeals Reviewed & Processed	29
Parking Citations Issued & Processed	688
Parking Citations Assistance – Phone/Counter	101
Planning Commission Meeting Agenda & Minutes Prepared	1/1
Planning Commission Resolutions Processed	2
Public Safety & Traffic Commission Agenda & Minutes Prepared	1/1
Technical Traffic Advisory Committee Agenda & Minutes Prepared	0/0
Scanned & Indexed Documents	22
Water Billing Payments and Assistance- Phone/Counter	168

OPTIONS:

None. Information only. Receive and file.

FISCAL IMPACT

None. Information only. Receive and file.

ATTACHMENTS

None.

Prepared by:

Gary Sugano

Gary Sugano
Assistant City Manager

Approved by:

Joe Hoefgen

Joe Hoefgen
Interim City Manager



CITY OF LOMITA CITY COUNCIL REPORT

TO: City Council **Item No. 7e**

FROM: Joe Hoefgen, Interim City Manager

PREPARED BY: Brianna Rindge, Community & Economic Development Director

MEETING DATE: March 19, 2024

SUBJECT: Monthly Report for the Community & Economic Development Department

RECOMMENDATION

Receive and file the Community & Economic Development Department monthly report.

DISCUSSION

- The City hired a full-time Code Enforcement Officer to augment the new Code Enforcement Supervisor's efforts. Zaynab Qazi began working on February 26.
- City staff worked with Alexander Demolition & Hauling to demolish the red-tagged buildings and structures at 2253-2257 Pacific Coast Highway on February 9 under the public nuisance ordinance.
- The Director, along with the Public Works Director and planning staff, reviewed the General Plan Update consultant's proposed goals, policies, and actions by element for the General Plan Update.
- The General Plan Advisory Committee held its seventh and eighth final meetings on February 26 and March 6 to discuss updates to the Plan's goals and policies by element (land use, circulation, economic development, resource management, and noise).
- The Planning Commission discussed the following items at its meeting on March 11. Both items will appear on an upcoming City Council agenda.

- Vesting Tentative Tract Map No. 74138 to amend Phase 2 of a mixed-use project consisting of the development of 16 residential units with a total of 39 parking spaces located at 24516 Narbonne Ave
 - Vesting Tentative Tract Map No. 83968 to allow subdivision of a 39,428 ft² lot into a planned residential development containing nine single-family residential lots and one common lot at 2418 253rd Street.
- The Director met with staff, City Council members and the Parks & Recreation Committee to select the design contest winners for the new mural at Lomita Park on March 7.
 - The Director prepared budget augmentations for the upcoming two-year budget process.
 - The Director reviewed all 2023 completed and ongoing projects for conformance with the policies of all 7 elements (total 117 policies).
 - Grocery Outlet and Target are slated to open in summer 2024.
 - Staff met with multiple property owners and developers and completed review of residential and commercial building permits, solar, wireless facilities, business licenses, and Residential Property Reports.

OPTIONS

None. Information only. Receive and file.

Reviewed by:

Gary Sugano

Gary Y. Sugano
Assistant City Manager

Approved by:

Joe Hoefgen

Joe Hoefgen
Interim City Manager

Prepared by:

Brianna Rindge

Brianna Rindge
Community & Economic Development Director



CITY OF LOMITA CITY COUNCIL REPORT

TO: City Council **Item No. 7f**

FROM: Joe Hoefgen, Interim City Manager

PREPARED BY: Michael M. Sansbury, Recreation & Facilities Manager
Emma Kelley, Recreation Manager

MEETING DATE: March 19, 2024

SUBJECT: Monthly Report for the Recreation and Facilities Division

RECOMMENDATION

Receive and file the monthly report for the Recreation and Facilities Division.

RECREATION SERVICES

- Staff is continuing to plan and develop this year's 60th anniversary Founders Day.
- Staff is working on this year's Eggstravaganza taking place March 30th at Lomita Park at 9:00am.
- Staff continues to seek sponsorships for the 2024 special events and 60th anniversary events.
- Recreation staff is finalizing the final touches to unveil our first pickleball court at Lomita Park with drop-in hours Tuesday and Thursday from 9am – 12pm for its 6-month trial run.
- Sign-ups for Spring classes have begun; with this season's Youth Sport being Co-Ed Soccer. Non-Residents can sign up starting March 15th.
- Museum staff is preparing to speak at this year's Lomita Railroad Foundation afternoon tea event, taking place April 28th at Lomita Park.
- Museum staff is working on ensuring the extra tracks on the Irene Lewis annex are in good condition as they wait for the arrival of Ports Waterfront Red Car Trolley that will be on loan.
- Staff is working with Tripepi Smith to schedule a weekend their photographer can take new stock photos of our Lomita Park youth sports leagues later this month.
- Staff is also working with Tripepi Smith to develop new event logos for our upcoming events including Monster Dash 5k and our Cornhole tournament.
- Recreation Coordinator is working on developing a new golf tournament logo.

- Recreation staff is working with the Community Development Dept in preparing for the art mural contest for the Lomita Park softball shed that will be painted this year.

YOUTH SPORTS

- Youth Basketball has been underway, and we have a total of (265) participants in our (8) divisions. We have one month left in the season, then onto Soccer in April.

ADULT SPORTS

- Men's Basketball has been going strong for the past (7) weeks. The leagues will finish on March 20th and March 21st.

PROGRAM REGISTRATIONS

- Spring registrations for soccer will start Friday, March 1st for Lomita residents, and March 15th for non-residents. Soccer is our most popular sport, so we should be expecting high enrollments.

PROJECTS

- We have partnered with St. Margaret Mary for our Girls Division 1 Basketball league. We hope that this season encourages them to return each year going forward. We also hope that this partnership will allow us to advertise year-round at the school to increase the number of participants in each sport offered. According to the St. Margaret Mary's coach, several families have inquired about playing other sports going forward, so it looks like we are headed in the right direction. Would also like to attempt the same kind of set up with Fleming Middle School starting January 2025.
- Staff is working on trying to bring back the Men's Basketball League on Monday nights; hopefully starting in April.

MAINTENANCE AND FACILITIES

- The outdoor basketball court at Lomita Park had Pickleball playing lines painted on to the surface of the court.
- Working with Public Works and electricians to establish EV Charging possible location sites throughout the city.
- Repaired the Marc Fosnaugh Gymnasium main double entry doors (Access Card) and added an Ethernet outlet in the Marc Fosnaugh office at Lomita Park.
- Installed a new sink in the City Yard offices.
- Added a thermostat in the Historical Room at City Hall

- Staff steam cleaned the carpets on the 2nd floor of the Stephenson Center at Lomita Park.
- Repaired the exhaust fans that operate the lobby restrooms on the roof at City Hall.

OPTIONS:

None. Information only. Receive and file.

FISCAL IMPACT

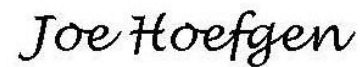
None. Information only. Receive and file.

Reviewed by:



Gary Y. Sugano
Assistant City Manager

Approved by:



Joe Hoefgen
Interim City Manager

Prepared by:



Michael M. Sansbury
Recreation & Facilities Manager

Prepared by:



Emma Kelley
Recreation Manager



CITY OF LOMITA CITY COUNCIL REPORT

TO: City Council **Item No. 7g**
FROM: Joe Hoefgen, Interim City Manager
PREPARED BY: Carla Dillon, P.E., Director of Public Works
MEETING DATE: March 19, 2024
SUBJECT: Monthly Report for the Public Works Department

RECOMMENDATION:

Receive and file the monthly report for the Public Works Department.

BACKGROUND:

Water Division Updates

Cypress Water Production Facility (CWPF) and Distribution System Update

Well No. 5 remains offline due to the detection of benzene and the construction project to upgrade the CWPF. The State's Division of Drinking Water (DDW) and the Los Angeles Regional Water Quality Control Board (RWQCB) have been investigating possible sources of benzene, and information is available at <https://www.lomitawater.com/news/>.

In February 2024, the City pumped 0.0 acre-feet of groundwater from Well No. 5. All drinking water was supplied with imported water from West Basin MWD. In February 2024, the City imported 131.9 acre-feet from West Basin MWD. The monthly water reports can be found at www.lomitawater.com/oversight/water-quality-reports/.

The City has been offering monthly tours of the Cypress Water Production Facility. No tour was conducted in January and the last our was February 12th with two community members in attendance. Residents who are interested in touring the facility may sign up for a tour at <https://www.lomitawater.com/water-tours/>.

Staff participated in several meetings with West Basin and MWD to support a request for a shutdown and utilizing an alternate source/connection. Significant work is needed for the City to support the request.

Water Division Performance Measures:

Main Breaks/Leak Repairs	1
Service Connection Breaks/Leaks	1
Water Outages	1
Water Service Requests	61
USA Dig-Alert Tickets	94
Dead-end Fire Hydrant Flushing	5
Meter Maintenance	65
Inspection of Water Facilities	Daily
Water Quality Complaints	0

Engineering/PW Administration Division Updates

CIP Update – Construction Phase

Cypress Water Production Facility (CWPF) Upgrade Project

The City’s contractor RC Foster, with the oversight of the contract manager, AKM Consulting Engineers, is progressing on construction. Hazen and Sawyer continue to provide support for the permitting with the Division of Drinking Water (DDW). During this period, City staff coordinated with the contractor to troubleshoot SCADA integration. Furthermore, the pump test report and revisions to the Operations Manual were sent to the Division of Drinking Water as part of the permitting process. The City is awaiting a response.

Updates	As of February 29, 2024
Percent Project completion	99%
Design Costs, to Date	\$218,327.27
Construction Costs, to Date	\$3,463,798.7
Contract Management & Miscellaneous Costs, to Date	\$526,481.83
Total Project Spending, to Date	\$4,208,607.80
Contracts Approved, to Date (with contingency)	\$5,178,940.00

City staff and its contractor continue to make progress toward project completion. The City shares project updates on <https://www.lomitawater.com/> as new information is available. In addition, a short video describing the GAC project and treatment process is available here: <https://www.lomitawater.com/infrastructure/granular-activated-carbon/>.

Emergency Generator Project

This project consists of installation of an emergency generator that will be capable of servicing the Appian Way Pump Station as needed. The design of this project was completed by AEPC Group in June 2023, and the City awarded the construction contract to Blue Ridge Mechanical, Inc.

The City directly procured the permanent generator and load bank from Gen-Tech and directly contracted with United Rentals to rent a temporary generator while awaiting

delivery of the permanent generator. Since the Gen-Tech permanent generator was delivered in October 2023, the short-term rental has been removed from the site.

The remaining work includes installation of switchboard and supply of wiring for future use. The City received the California Air Resource Board (CARB) permit for the permanent generator in January 2024. A site visit by the CARB Board inspector is still necessary to complete the formalities for the permanent permit. A date for the inspection has not been set.

Updates	As of February 29, 2024
Percent Project completion	98%
Design Costs, to Date	\$60,455
Construction Costs, to Date	\$24,571
Contract Management & Miscellaneous Costs, to Date	\$174,486.95
Total Project Spending, to Date	\$259,502.95
Contracts Approved, to Date (with contingency)	\$411,925.39

CIP Update – Bidding Phase

247th Street Area Watermain Project

This project consists of installing 3,300 linear feet of new water main that will extend from 246th 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 247th Street, 247th Place, 248th Street and Lomita Blvd. The existing water lines which runs north and south within private properties will be abandoned. Engineering design was completed, and the project is currently out to bid. The bid due date is April 11, 2024, and proposals for Contract Management are due March 28, 2024.

Updates	As of February 29, 2024
Percent Project completion (of construction)	0%
Design Costs, to Date	\$142,777.12
Construction Costs, to Date	-
Contract Management & Miscellaneous Costs, to Date	\$340,020.84
Total Project Spending, to Date	\$482,797.96
Contracts Approved, to Date (with contingency)	\$419,743.00

Appian Way Pump Station Roof Project

This project consists of removing the existing wooden roof of the Appian Way Pump Station and replacing it with a steel truss frame system. The design contract was awarded to Tetra Tech, Inc. in April 2023, and the project is currently out to bid with a bid opening date of April 23, 2024.

Updates	As of February 29, 2024
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Percent Project completion (of construction)	0%
Design Costs, to Date	\$51,297.98
Construction Costs, to Date	-
Contract Management & Miscellaneous Costs, to Date	\$20,640.00
Total Project Spending, to Date	\$71,937.98
Contracts Approved, to Date (with contingency)	\$103,674.00

CIP Update – Design Phase

Narbonne Avenue Water Replacement and Street Rehabilitation Project

This project consists of constructing approximately 1,600 linear feet of PVC water pipeline on Narbonne Avenue from PCH to the southern border of the City of Lomita. The proposed water main will be a new 8-inch PVC water main to provide improved flow, pressure, and fire protection. This new water main will replace the existing 1928 6-inch and 8-inch water main.

The design of the project was awarded to David Evans and Associates (DEA) in December 2022. DEA submitted 90% design drawings for the street rehabilitation and striping portion of the project. DEA’s subcontractor, Aztec Engineering Group, received Caltrans approval for potholing near PCH in February 2024. The extended time for the Caltrans review process delayed the project approximately 2.5 months, but now the project is moving forward again. Potholing along Narbonne Avenue is expected to take place on March 7-8, 2024. Once the potholing results have been received, DEA will continue work on the remainder of the 90% design package.

Updates	As of February 29, 2024
Percent Project completion	70% (of design)
Design Costs, to Date	\$99,660.90
Construction Costs, to Date	-
Contract Management & Miscellaneous Costs, to Date	-
Total Project Spending, to Date	\$99,660.90
Contracts Approved, to Date (with contingency)	\$199,940.00

Street Reconstruction – Zone G

This project consists of overlaying and reconstructing certain streets in Zones G, just north and south of Lomita Boulevard and east of Eshelman Avenue. In July 2022, the design of the project was awarded to David Evans and Associates (DEA), and it is 90% complete. City staff will be recommending sequencing of the work to allow water pipe replacements on three of the streets (Water Main Replacement in Zone G Project) prior to completion of the street reconstruction on those streets.

Updates	As of February 29, 2024
Percent Project completion	90% (of design)

Overall Project, invoiced/approved	\$151,888.26
Design Costs, to Date	-
Construction Costs, to Date	-
Contract Management & Miscellaneous Costs, to Date	\$18,120.00
Total Project Spending, to Date	\$170,008.26
Contracts Approved, to Date (with contingency)	\$239,955.00

Water Main Replacements in Zone G

The project consists of constructing 5,000 linear feet of water lines to replace existing 4-inch, 6-inch and 8-inch diameter water mains which were constructed in 1928. The new water lines are comprised of three segments along Walnut Street, 247th Place and Ebony Lane in Zone G. The contract for engineering design was awarded to Onward Engineering in July 2023, and the designer is preparing a potholing plan.

Updates	As of February 29, 2024
Percent Project completion	60% (of design)
Design Costs, to Date	\$45,045.38
Construction Costs, to Date	-
Contract Management & Miscellaneous Costs, to Date	\$1,800.00
Total Project Spending, to Date	\$46,845.38
Contracts Approved, to Date (with contingency)	\$202,118.00

Stephenson Center Maintenance Project

This project consists of upgrades to the restroom facilities as well as restoration of the roof at Stephenson Center in Lomita Park. The project design was awarded to BOA Inc. in May 2023, and the design is currently 90% complete.

Updates	As of February 29, 2024
Percent Project completion	90% (of design)
Design Costs, to Date	\$41,120.00
Construction Costs, to Date	-
Contract Management & Miscellaneous Costs, to Date	\$1,200.00
Total Project Spending, to Date	\$42,320.00
Contracts Approved, to Date (with contingency)	\$58,200.00

Tom Rico Center Gymnasium & Railroad Museum Building Roof Replacement Project

This project consists of removing the existing roofs and installing new roof skins for both buildings. The design contract was awarded to BOA Inc. in November 2023, and the design is currently 40% complete.

Updates	As of February 29, 2024
Percent Project completion	40% (of design)

Design Costs, to Date	-
Construction Costs, to Date	-
Contract Management & Miscellaneous Costs, to Date	-
Total Project Spending, to Date	\$0
Contracts Approved, to Date (with contingency)	\$56,040.00

Downtown Lomita Multi-Benefit Stormwater Project

This project includes the design and construction of stormwater features along Lomita Boulevard and Narbonne Avenue to mitigate flood risk, improve water quality, and reduce the heat island effect in the downtown Lomita area. The project also includes features to beautify the neighborhood and promote healthy transportation and recreation. The Project will divert 5.6 acre-feet of stormwater from three LA County Flood Control District storm drains in the downtown area of Lomita to an infiltration gallery and/or a series of drywells. Additional features include bioretention areas, pervious pavement, planting of vegetation with drought-tolerant, native plants, 45 new shade trees, 10 benches, bike locking stations, educational signage, and a bike lane along Lomita Boulevard.

In December 2023, the Council awarded the contract for design services for this project to Hazen and Sawyer. Hazen and Sawyer researched the initially proposed location for the infiltration gallery and determined it was not an acceptable location. They are considering the use of two alternate locations. Permit applications for geotechnical testing along Lomita Boulevard and Narbonne Avenue are being completed by Ninyo and Moore, the geotechnical subcontractor for Hazen and Sawyer. Utility location requests have been sent and tribal outreach is being prepared. Geotechnical testing is anticipated to occur in early April 2024.

Updates	As of February 29, 2024
Percent Project completion	2% (of design)
Design Costs, to Date	\$15,680
Construction Costs, to Date	-
Contract Management & Miscellaneous Costs, to Date	-
Total Project Spending, to Date	\$15,680
Contracts Approved, to Date (with contingency)	\$939,155

CIP Update – Studies and Pre-Design Phase

Sewer System Master Plan

The Sewer System Master Plan will identify any sewers that are undersized or need replacement/upsizing. The contract to prepare a sewer system master plan was awarded to Psomas in July 2023. The team has created a sewer system model and is working on calibration of the model. Calibration will be based on the data from the flow monitoring that was performed in November 2023, sewer maintenance data from Los Angeles County Department of Public Works, as well as updated land/parcel usage information. A technical memo from Psomas describing the sewer system model and calibration is expected in March 2024.

Pavement Management System Update

The City of Lomita owns and maintains approximately 35 centerline miles of roadways with approximately 6,529,000 square feet of pavement. The City's Pavement Management System (PMS) is a planning tool that tracks past, present and future pavement conditions and street maintenance/rehabilitation projects. A PMS ensures that the City is prioritizing roadway repairs to best serve the community when prioritizing proposed pavement maintenance projects. The City is required to update the PMS every three years to maintain eligibility for Proposition C funding. The last update was completed in 2021. On November 7, 2023, the council awarded the contract for the Pavement Management System Update to Bucknam Infrastructure Group Inc.

Bucknam prepared a draft report of the Pavement Management System Update in January 2024. City staff reviewed the report and provided comments. Bucknam revised the report in February 2024, and City staff is reviewing the revised report. The final report is expected in late March 2024.

Citywide School Loading Zone Study

Schools within the City of Lomita generate traffic during drop-off and pick-up times which leads to increased traffic congestion, parking/vehicle code violations, as well as pedestrian and bicycle safety concerns. A Study to analyze the existing conditions and provide recommendations to improve safety for students and caregivers walking and bicycling to school is desired. The City has been awarded a Sustainable Transportation Planning Grant from the California Department of Transportation for this Study.

The Notice to Proceed for the grant from Caltrans has been received. City staff is writing a Request for Proposals for a qualified consultant to perform the Citywide School Loading Zone Study. The RFP is expected to be released in March 2024.

Engineering/Regulatory Updates

Encroachment Permit Review/Approval

For the month of February 2024, staff received and reviewed eleven encroachment permit applications from various utility companies, contractors, and residents. Permits were issued to 13 applicants. Public Works now has an on-line portal for encroachment permitting, available at <https://lomitaca.viewpointcloud.com/categories/1081>.

Stormwater

In February, City staff attended the South Santa Monica Bay Watershed Area Steering Committee (WASC) meeting as the designee for the Dominguez Channel Watershed Management Group. The WASC meets to review and recommend Regional funding requests from the Safe Clean Water Program. The WASC heard clarifying presentations on three proposed projects, and reviewed project modification requests for two existing projects.

During February, staff participated in fifteen virtual meetings related to stormwater. On February 29, 2024, the 2023 report for surface water discharge for the City's drinking water system was submitted to the State certifying no non-compliant discharges.

Street Sweeping

Staff met internally and with Athens to discuss proposed changes to street sweeping and waste pick-up. Discussions revolved around routes and logistics. A Street Sweeping Ad Hoc meeting will be scheduled for March.

Public Works Field Operations Division (Parks/Street/Trees) Updates

Parks Division:

Mowed Park Grounds, number of times	34
Playground Safety Inspections	28
Raised Median/Planter Weeding	46
Park Grounds Fertilize	4
Museum/City Hall Grounds Maintenance	4
Sprinkler Repair/Replacement	6
Trimmed Hedges/Trees (City grounds)	30

Streets and Trees Division:

Trees Trimmed (by Crew)	24
Trees Trimmed (by Contractor)	100
Graffiti Locations Cleaned	58
City Drains Cleaned	144
Street Signs Replaced or Repaired	185
Potholes Filled / Patches	103
New work order requests	99
Backlog of work orders	71
Total Trees Planted	1

Reviewed by:

Gary Sugano

Gary Y. Sugano
Assistant City Manager

Approved by:

Joe Hoefgen

Joe Hoefgen
Interim City Manager

Prepared by:

Carla Dillon

Carla Dillon, PE
Public Works Director



CITY OF LOMITA CITY COUNCIL REPORT

TO: City Council **Item No. 7h**
FROM: Joe Hoefgen, Interim City Manager
PREPARED BY: Susan Kamada, Administrative Services Director
MEETING DATE: March 19, 2024
SUBJECT: February 2024 Treasury and Investment Report

RECOMMENDATION

Receive and file the Treasury and Investment Report.

BACKGROUND

Pursuant to Section 41004 of the Government Code of the State of California, the City Treasurer is required to submit a monthly report of all receipts, disbursements and fund balances. The first page of the report summarizes the investment activity for the month and distribution by type of investment, held by the City. The second and third page lists all investments with original maturities exceeding one year as of the month ended February 29, 2024. The fourth page of the report provides a summary of the beginning balance, total receipts, total disbursements, ending balance for all funds, and a listing, by fund, of all month end fund balances.

In summary, all investments of the City of Lomita are in compliance with both the Government Code and our Investment Policy. In addition, the City has sufficient liquidity to meet its expenditure requirements for the ensuing six months.

11.54% of the City's funds are with the State of California Local Agency Investment Fund (LAIF). The remaining funds of the City of Lomita are in active checking accounts, money market funds, U.S. Treasuries, Federal Agency Securities, Corporate Bonds, and FDIC-insured Negotiable Certificates of Deposit that are in compliance with the California Government Code and the City's Investment Policy. The current value of each account is obtained from actual monthly statements for the period ending February 29, 2024.

OPTIONS:

None, information only.

FISCAL IMPACT

None.

ATTACHMENT

1. Treasury and Investment Report for February 2024

Reviewed by:



Gary Y. Sugano
Assistant City Manager

Approved by:



Joe Hoefgen
Interim City Manager

Prepared by:



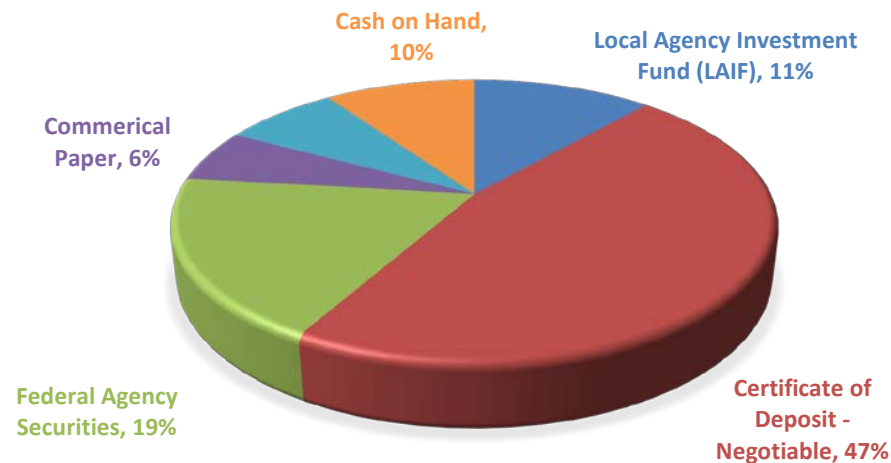
Susan Kamada
Administrative Services Director



City of Lomita Investment Portfolio Report February 29, 2024

Summary of Cash & Investments	Distribution of Cash &				Gain (Loss) on
	Invesments	Book Value	Market Value*	Interest Earned	Investment
Local Agency Investment Fund (LAIF)	11.5393%	3,870,460.50	3,870,460.50	0.00	0.00
Certificate of Deposit - Negotiable	46.6912%	15,661,000.00	15,297,840.78	37,063.44	0.00
Federal Agency Securities	18.6336%	6,250,000.00	6,041,772.50	10,500.00	0.00
Commercial Paper	5.9627%	2,000,000.00	1,808,110.00	2,875.00	0.00
US Treasuries	7.4534%	2,500,000.00	2,457,805.00	0.00	0.00
Total Pooled Investments	90.28%	30,281,460.50	29,475,988.78	50,438.44	0.00
City of Lomita General Account DDA	9.72%	3,260,184.99	3,260,184.99	0.00	0.00
Total Cash	9.72%	3,260,184.99	3,260,184.99	0.00	0.00
Total Cash & Investments	100.00%	33,541,645.49	32,736,173.77	50,438.44	0.00

City of Lomita



	Month to Date & Fiscal Year to Date	
	Interest Earned/ Gain (Loss) on Total Investments	
	<u>MTD</u>	<u>YTD</u>
Jul-23	40,936.35	40,936.35
Aug-23	48,202.54	89,138.89
Sep-23	43,477.59	132,616.48
Oct-23	117,861.01	250,477.49
Nov-23	53,385.88	303,863.37
Dec-23	55,687.24	359,550.61
Jan-24	99,141.84	458,692.45
Feb-24	50,438.44	509,130.89
Mar-24	-	509,130.89
Apr-24	-	509,130.89
May-24	-	509,130.89
Jun-24	-	509,130.89
	509,130.89	509,130.89

*The Governmental Accounting Standards Board (GASB) has established Statement No. 31 for setting investment valuation standards. We report the unrealized gain/(loss) monthly and book realized gain/(loss) at year end as a GASB 31 requirement.

GASB 31 is a reporting requirement that reports the "Fair Value" of investments held in our portfolio. Fair value is the amount at which a financial instrument (investment) could be exchanged in a current transaction between willing parties at current market prices. It is important to understand the relationship between prevailing interest rates and fixed coupon investments. As market interest rates fall, the "Fair Value" of held securities will rise (unrealized Gains). The opposite occurs as market interest rates rise (market prices of held investments will fall). It should be noted that investments held in the city pool are to be held until maturity so both gains and losses (unrealized) will not be taken.



**City of Lomita
Investment Portfolio Report
February 29, 2024**

Account/ Investment Title & Description	Account # CUSIP	Settlement Date	Maturity Date	Yield to Maturity	Beginning Face Amount/Shares	Beginning Market Value	Buy Principal	Sell Principal	Change in Market Value	Ending Market Value	Ending Face Amount/Shares	Interest Earned / (Accrued)	Realized Gain / (Loss) On Investment
Local Agency Investment Fund (LAIF)													
City of Lomita	XX-XX-469		N/A	3.929%	3,870,460.50	3,870,460.50	-	-	-	3,870,460.50	3,870,460.50	-	-
Sub Total / Average				3.929%	3,870,460.50	3,870,460.50	-	-	-	3,870,460.50	3,870,460.50	-	-
Certificate of Deposit - Negotiable													
PCSB Bank	69324MAL9	02/21/20	02/21/24	1.650%	248,000.00	247,496.56	-	(248,000.00)	503.44	-	-	347.54	
Third Federal S & L Assn	88413QDA3	08/13/21	08/13/24	0.500%	249,000.00	243,148.50	-	-	580.17	243,728.67	249,000.00	627.62	
Raymond James Bank NA	75472RBB6	02/14/20	02/14/25	1.750%	248,000.00	240,331.84	-	-	71.92	240,403.76	248,000.00	2,187.84	
Liberty Federal Credit Union	53052LAP4	03/24/23	03/24/25	5.350%	248,000.00	249,559.92	-	-	(605.12)	248,954.80	248,000.00	1,126.87	
Lafayette FCU	50625LAY9	03/31/22	03/31/25	2.200%	249,000.00	241,739.16	-	-	(64.74)	241,674.42	249,000.00	450.25	
Direct Federal Credit Union	25460FDZ6	02/01/23	05/01/25	4.700%	248,000.00	247,828.88	-	-	(548.08)	247,280.80	248,000.00	989.96	
JPMorgan Chase Bank NA	48128WCJ2	12/03/21	05/16/25	0.800%	248,000.00	235,885.20	-	-	111.60	235,996.80	248,000.00		
Institution for Savings Newburyport MA	45780PBL8	05/20/22	05/20/25	3.100%	247,000.00	241,894.51	-	-	(284.05)	241,610.46	247,000.00	659.80	
Axiom Bank Maitland FL	05464LBR1	11/30/21	06/13/25	0.700%	249,000.00	235,793.04	-	-	119.52	235,912.56	249,000.00	148.04	
Bank of Princeton	064520BE8	06/26/20	06/26/25	0.600%	210,000.00	198,324.00	-	-	98.70	198,422.70	210,000.00	107.01	
California Credit Union	130162BL3	12/28/23	06/30/25	5.100%	244,000.00	245,307.84	-	-	(778.36)	244,529.48	244,000.00		
Flushing Bank	34387AFF1	11/04/22	11/04/25	4.700%	249,000.00	249,525.39	-	-	(864.03)	248,661.36	249,000.00	993.95	
Bankunited NA	066519RX9	12/08/21	12/08/25	1.250%	248,000.00	233,568.88	-	-	(314.96)	233,253.92	248,000.00		
USAlliance FCU	90352RCD5	01/28/22	01/28/26	1.350%	249,000.00	234,087.39	-	-	(385.95)	233,701.44	249,000.00	267.08	
Liberty First Credit Union	530520AF2	02/03/23	02/03/26	4.400%	249,000.00	249,054.78	-	-	(981.06)	248,073.72	249,000.00	951.66	
Truiliant	89789AAH0	03/22/23	03/23/26	5.150%	248,000.00	251,486.88	-	-	(1,135.84)	250,351.04	248,000.00	1,084.75	
Pentagon FCU	70962LBK7	03/28/22	03/30/26	2.050%	249,000.00	236,711.85	-	-	(565.23)	236,146.62	249,000.00	433.53	
Kansas State Bank	50116CCV9	03/31/22	03/31/26	2.300%	249,000.00	238,036.53	-	-	(639.93)	237,396.60	249,000.00	455.02	
Netnet Bank	64034KAC5	04/15/21	04/15/26	0.700%	248,000.00	228,770.08	-	-	(327.36)	228,442.72	248,000.00		
Community West Bank NA	20415QHQ5	04/23/21	04/23/26	0.700%	248,000.00	228,465.04	-	-	(300.08)	228,164.96	248,000.00	147.44	
State BK India New York NY	856285VS7	05/19/21	05/19/26	1.000%	247,000.00	228,835.62	-	-	(368.03)	228,467.59	247,000.00		
Toyota Financial Savings Bank	89235MLD1	07/22/21	07/22/26	0.950%	248,000.00	228,474.96	-	-	(322.40)	228,152.56	248,000.00		
Medallion BK Salt Lake City	58404DLD1	07/30/21	07/30/26	0.800%	248,000.00	227,478.00	-	-	(285.20)	227,192.80	248,000.00		
Sallie Mae Bank	795451AK9	08/11/21	08/11/26	1.100%	248,000.00	229,072.64	-	-	(357.12)	228,715.52	248,000.00	1,375.21	
Metro Credit Union	59161YAN6	02/18/22	08/18/26	1.600%	249,000.00	232,770.18	-	-	(388.44)	232,381.74	249,000.00	338.37	
Texas Exchange Bank	88241TML1	11/26/21	11/27/26	1.200%	249,000.00	229,070.04	-	-	(194.22)	228,875.82	249,000.00	253.78	
Beal Bank USA	07371CH69	03/02/22	02/24/27	2.050%	248,000.00	233,149.76	-	-	(111.60)	233,038.16	248,000.00		
Alabama Credit Union	01025RAP4	02/28/24	03/01/27	4.500%			248,000.00	-	2,065.84	250,065.84	248,000.00		
Capital One Bank USA NA	14042TFP7	04/27/22	04/27/27	2.900%	248,000.00	238,749.60	-	-	(228.16)	238,521.44	248,000.00		
Morgan Stanley Bank	61773TDN0	04/29/22	04/29/27	3.000%	246,000.00	237,549.90	-	-	(243.54)	237,306.36	246,000.00		
Discover Bank	254673G83	06/14/22	06/14/27	3.150%	246,000.00	238,462.56	-	-	(255.84)	238,206.72	246,000.00		
The Dart Bank	237412AN1	06/08/22	06/15/27	3.250%	249,000.00	242,147.52	-	-	(229.08)	241,918.44	249,000.00	687.31	
Forbright Bank	34520LAT0	11/02/22	11/02/27	4.600%	249,000.00	253,352.52	-	-	(393.42)	252,959.10	249,000.00	972.81	
Alliant Credit Union	01882MAC6	12/30/22	12/30/27	5.000%	248,000.00	256,228.64	-	-	(488.56)	255,740.08	248,000.00	1,019.18	
First Technology Federal	33715LEL0	02/03/23	02/03/28	5.000%	248,000.00	248,555.52	-	-	(136.40)	248,419.12	248,000.00	1,053.15	
Alaska USA Federal Credit Union	011852AE0	03/08/23	03/08/28	4.600%	249,000.00	253,977.51	-	-	(326.19)	253,651.32	249,000.00	972.81	
Pacific Western Bank	69506YYD5	04/05/23	04/05/28	5.650%	243,000.00	243,556.47	-	-	(308.61)	243,247.86	243,000.00		
Freedom Northwest CU	356436AP0	08/25/23	09/19/28	5.650%	248,000.00	254,324.00	-	-	(406.72)	253,917.28	248,000.00	1,190.06	
Southwest FCU	585899AG2	01/19/24	01/19/29	4.000%	249,000.00	248,950.20	-	-	(532.86)	248,417.34	249,000.00	845.92	
General Electric Credit Union	369674CG 9	01/30/23	01/30/24	5.000%	248,000.00	248,000.00	-	(248,000.00)	-	-	-		
Grow Financial Federal Credit Union	39981MAC6	03/24/23	03/25/24	5.350%	248,000.00	248,002.48	-	-	(29.76)	247,972.72	248,000.00	1,126.87	
Wells Fargo Bank	949763ZA7	04/18/19	04/10/24	2.850%	245,000.00	243,902.40	-	-	463.05	244,365.45	245,000.00	593.03	
Live Oak Bkg Co	538036HY3	02/12/20	08/12/24	1.700%	245,000.00	240,768.85	-	-	448.35	241,217.20	245,000.00	353.74	
Capital One Natl Assn	14042RNE7	08/23/19	08/21/24	2.000%	245,000.00	240,972.20	-	-	318.50	241,290.70	245,000.00	2,470.14	
Connexus CU	20825WCK4	08/25/23	08/23/24	5.500%	248,000.00	248,617.52	-	-	(364.56)	248,252.96	248,000.00	1,169.00	
Morgan Stanley Private Bk Natl Assn	61760AX53	09/05/19	09/05/24	1.900%	100,000.00	98,213.00	-	-	138.00	98,351.00	100,000.00		
Synchrony Bank	87165FF58	11/30/21	11/29/24	0.850%	245,000.00	237,047.30	-	-	411.60	237,458.90	245,000.00		
Workers Federal Credit Union	98138MBC3	01/27/23	01/27/25	4.700%	249,000.00	248,646.42	-	-	(378.48)	248,267.94	249,000.00		
Enerbank USA Salt	29278TMZ0	02/14/20	02/14/25	1.650%	245,000.00	237,140.40	-	-	151.90	237,292.30	245,000.00	343.34	



**City of Lomita
Investment Portfolio Report
February 29, 2024**

Account/ Investment Title & Description	Account # / CUSIP	Settlement Date	Maturity Date	Yield to Maturity	Beginning Face Amount/Shares	Beginning Market Value	Buy Principal	Sell Principal	Change in Market Value	Ending Market Value	Ending Face Amount/Shares	Interest Earned / (Accrued)	Realized Gain / (Loss) On Investment
Merrick Bank	59013KQE9	11/30/21	05/30/25	0.900%	245,000.00	232,955.80	-	-	66.15	233,021.95	245,000.00	181.23	
Spokane Teachers Credit Union	849061AA4	11/23/22	11/24/25	5.000%	248,000.00	249,924.48	-	-	(949.84)	248,974.64	248,000.00	1,105.58	
Eaglemark Savings Bank	27004PBD4	04/07/21	04/07/26	0.700%	245,000.00	226,147.25	-	-	(325.85)	225,821.40	245,000.00		
Greenstate Credit Union	39573LBL1	06/16/21	06/16/26	0.900%	249,000.00	229,553.10	-	-	(311.25)	229,241.85	249,000.00	190.33	
UBS Bk USA Salt Lake	90348JQ29	07/14/21	07/14/26	0.900%	249,000.00	229,094.94	-	-	(291.33)	228,803.61	249,000.00	190.33	
Bank of Frankewing	06221LAE3	11/09/22	11/09/26	4.950%	248,000.00	248,158.72	-	-	34.72	248,193.44	248,000.00	1,042.62	
Baxter Credit Union	07181JAU8	11/22/22	11/23/26	5.000%	248,000.00	253,163.36	-	-	(887.84)	252,275.52	248,000.00	1,053.15	
Celtic Bank	15118RZT7	11/30/22	11/30/26	4.800%	249,000.00	252,934.20	-	-	(906.36)	252,027.84	249,000.00	982.36	
Dept of Commerce Federal CU	24951TAT2	05/13/22	05/13/27	3.250%	249,000.00	242,264.55	-	-	(241.53)	242,023.02	249,000.00	687.31	
BMO Harris Bank NA	05600XFW5	06/15/22	06/15/27	3.300%	249,000.00	242,538.45	-	-	(236.55)	242,301.90	249,000.00	697.88	
Numerica Credit Union	67054NBC6	11/04/22	11/04/27	4.950%	248,000.00	255,363.12	-	-	(448.88)	254,914.24	248,000.00	1,042.62	
University Bk Ann	914098DQ8	04/03/23	04/03/28	4.850%	248,000.00	255,459.84	-	-	(384.40)	255,075.44	248,000.00	1,021.56	
Customers Bank	23204HNZ7	05/31/23	05/31/28	4.450%	244,000.00	241,081.76	-	-	12,070.68	253,152.44	244,000.00		
Calprivate Bank	13135NCB4	12/27/23	12/27/28	3.850%	245,000.00	241,081.76	-	-	1,607.89	242,689.65	245,000.00		
Rogue Credit Union	77535MAR4	01/02/24	12/28/28	5.300%	248,000.00	241,081.76	-	-	7,954.88	249,036.64	248,000.00	1,116.34	
Ledyark NBK/Norwich VT	523343AA9	01/02/24	12/29/28	4.050%	245,000.00	241,081.76	-	-	13,164.54	254,246.30	245,000.00		
National Bank of Commerce	633368GT6	01/05/24	01/05/29	4.800%	249,000.00	241,081.76	-	-	8,588.05	249,669.81	249,000.00	1,015.10	
Sub Total / Average				3.068%	15,909,000.00	15,515,999.09	248,000.00	(496,000.00)	29,841.69	15,297,840.78	15,661,000.00	37,063.44	-
Federal Agency Securities													
Federal Home LN BKS	3130APXC4	12/10/21	12/10/24	1.100%	1,000,000.00	967,970.00	-	-	1,490.00	969,460.00	1,000,000.00	-	
Federal Home LN BKS	3130ALMM3	03/30/21	03/30/26	1.000%	250,000.00	232,810.00	-	-	(1,347.50)	231,462.50	250,000.00	-	
Federal Home LN BKS	3130AR2B6	03/08/22	03/08/27	2.375%	500,000.00	472,260.00	-	-	(4,575.00)	467,685.00	500,000.00		
Federal Home LN BKS	3130ARDY4	03/29/22	03/29/27	2.500%	500,000.00	473,580.00	-	-	(4,610.00)	468,970.00	500,000.00		
Federal Home LN BKS	3130ARGQ8	04/14/22	04/14/27	2.875%	250,000.00	239,342.50	-	-	(1,467.50)	237,875.00	250,000.00		
Federal Home LN BKS	3130ASD22	06/29/22	06/29/27	3.590%	250,000.00	243,737.50	-	-	(1,957.50)	241,780.00	250,000.00		
Federal Home LN MTG	3134GXL28	08/17/22	08/17/27	4.150%	250,000.00	246,160.00	-	-	(1,565.00)	244,595.00	250,000.00	5,187.50	
Federal Home LN MTG	3134GXQ23	08/25/22	08/25/27	4.250%	250,000.00	247,287.50	-	-	(1,355.00)	245,932.50	250,000.00	5,312.50	
Federal Home LN MTG	3134GY3F7	11/22/22	11/22/27	5.125%	250,000.00	249,290.00	-	-	(652.50)	248,637.50	250,000.00		
Federal Home LN MTG	3134GYF31	01/30/23	01/27/28	5.100%	250,000.00	248,295.00	-	-	20.00	248,315.00	250,000.00		
Federal Farm Credit Bank	3133EPC45	11/16/23	11/13/28	4.625%	500,000.00	515,815.00	-	-	(8,740.00)	507,075.00	500,000.00		
Federal Farm Credit Bank	3133ENCD0	11/30/21	10/27/25	1.040%	500,000.00	471,990.00	-	-	(1,615.00)	470,375.00	500,000.00		
Federal Farm Credit Bank	3133EMB76	05/26/21	05/26/26	0.950%	500,000.00	462,980.00	-	-	(2,955.00)	460,025.00	500,000.00		
Federal Home LN MTG	3134GYTP7	06/15/23	06/15/28	5.500%	500,000.00	499,110.00	-	-	(295.00)	498,815.00	500,000.00		
Federal Home LN MTG	3134H1HY2	10/30/23	10/30/28	6.000%	500,000.00	503,150.00	-	-	(2,380.00)	500,770.00	500,000.00		
Sub Total / Average				3.345%	6,250,000.00	6,073,777.50	-	-	(32,005.00)	6,041,772.50	6,250,000.00	10,500.00	-
Commercial Paper													
Bank of America Corp A2	06048WM31	05/28/21	05/28/26	1.250%	1,000,000.00	908,170.00	-	-	3,180.00	911,350.00	1,000,000.00	-	
Goldman Sachs Corp A2	38150AFK6	04/30/21	04/30/26	1.550%	500,000.00	457,805.00	-	-	(2,635.00)	455,170.00	500,000.00		
JPMorgan Chase & Co	48128G4R8	08/17/21	08/17/26	1.150%	500,000.00	444,425.00	-	-	(2,835.00)	441,590.00	500,000.00	2,875.00	
Sub Total / Average				1.317%	2,000,000.00	1,810,400.00	-	-	(2,290.00)	1,808,110.00	2,000,000.00	2,875.00	-
U.S. Treasuries													
US Treasury Note	06048WM31	12/19/23	11/30/24	2.125%	1,000,000.00	978,010.00	-	-	10,230.00	988,240.00	1,000,000.00		
US Treasury Note	06048WM31	12/21/23	06/20/24	0.000%	500,000.00	490,230.00	-	-	1,755.00	491,985.00	500,000.00		
US Treasury Note	912797JX6	01/30/24	05/21/24	0.000%	1,000,000.00	984,240.00	-	-	(6,660.00)	977,580.00	1,000,000.00		
Sub Total / Average				0.000%	2,500,294.27	2,452,480.00	-	-	5,325.00	2,457,805.00	2,500,000.00	-	-
Total / Average - Investments				2.33%	30,529,754.77	29,723,117.09	248,000.00	(496,000.00)	871.69	29,475,988.78	30,281,460.50	50,438.44	-
Demand Deposit Account (DDA)													
Pacific Western - General Account	XXXX259	N/A	N/A	0.000%	3,356,557.26	N/A	N/A	N/A	N/A	3,356,557.26	3,356,557.26	N/A	N/A
(Outstanding Checks)		N/A	N/A		(96,372.27)	N/A	N/A	N/A	N/A	(96,372.27)	(96,372.27)	N/A	N/A
Sub Total / Average				0.000%	3,260,184.99					3,260,184.99	3,260,184.99		-
Total /Cash & Investments					33,789,939.76	29,723,117.09	248,000.00	(496,000.00)	871.69	32,736,173.77	33,541,645.49	50,438.44	-



City of Lomita Investment Portfolio Report February 29, 2024

Previous Balance	\$	3,331,650.66
Deposits		2,056,420.97
Disbursements		(2,033,989.20)
Adjustments		2,474.83
Current Balance		3,356,557.26

GENERAL LEDGER CASH BALANCES		
General Fund - City Operations		
General Fund - City Operations including LAIF and Investments	100	8,888,433.69
Sub Total - General Fund - City Operations including LAIF and Investments		8,888,433.69
Special Revenue Funds		
OPEB Trust Fund - Retiree Health Care	201	256,548.01
Pension Stabilization Fund	202	1,346,646.01
Economic Development	203	746,506.98
General Plan Update	204	509,878.72
Gas Tax Fund - Street Maintenance	205	1,558,231.20
Measure R Local Fund - Street Projects	207	910,028.23
Measure R Highway Fund - Street Projects	208	(106,536.84)
Measure M Fund - Street Projects	209	974,225.80
Economic Stabilization	210	500,000.00
Measure W Fund - Safe Clean Water Program	211	704,142.39
American Rescue Plan	212	1,336,976.00
CDBG Fund - Housing Programs	215	(21,458.01)
Proposition A Fund - Transportation Projects	220	896,324.11
Proposition C Fund - Transportation Projects	225	2,732,917.32
Transportation Development Act Article 3- Transportation Projects	230	(360.00)
Air Quality Fund - Air Quality Projects	235	68,450.43
Landscape Maintenance Fund - Landscape Maintenance District	245	14,653.02
Park Facilities Fee Fund - Quimby Funds	250	584,046.74
Park Athletic Fund - Park Athlete Programs	255	113,762.95
Park Grant Fund - Park Improvement Programs	257	7,679.94
Lomita Manor Fund - Federal Housing Program	260	197,505.04
CA Law Enf. Equip. Program (CLEEP) Fund - Public Safety Equip.	276	6,351.40
Sub Total - Special Revenue Funds		13,336,519.44
Capital Improvement Funds		
Capital Improvement Fund - Capital Improvement Projects	310	185,070.26
Street Improvement Fund - Street Improvement Projects	311	1,976,673.12
Facilities Improvement Fund - Facilities Improvement Projects	312	367,744.23
Stephenson Center Fund - Facilities Improvement Projects	313	85,744.47
Sub Total - Capital Improvement Funds		2,615,232.08



City of Lomita Investment Portfolio Report February 29, 2024

Previous Balance	\$	3,331,650.66
Deposits		2,056,420.97
Disbursements		(2,033,989.20)
Adjustments		2,474.83
Current Balance		3,356,557.26

Proprietary Funds		
Water Operations Fund - Water Operations	510	3,787,390.50
Water Capital Fund - Water Capital Projects	520	2,277,707.92
Rate Stabilization - Cypress Reservoir Bond	530	125,000.00
Internal Service Fund - Equipment Replacement	610	1,190,823.84
PK Equipment Replacement Fund	611	759,297.50
Sewer Replacement Fund	612	538,920.00
Sub Total - Proprietary Funds		8,679,139.76
Trust and Agency Funds		
Museum Foundation Fund - Railroad Museum Programs	720	21,094.52
Tom Rico Memorial Fund - Park Program Scholarships	730	1,226.00
Sub Total - Trust & Agency Funds		22,320.52
Total		33,541,645.49
Pooled Cash	999	(30,185,088.23)
Grand Total		3,356,557.26



CITY OF LOMITA CITY COUNCIL REPORT

TO: Mayor and City Council **Item No. 7i**

FROM: Joe Hoefgen, Interim City Manager

PREPARED BY: Emma Kelley, Recreation Manager

MEETING DATE: March 19, 2024

SUBJECT: Contract with Mercury Events LLC, for the Lomita 5k/10k walk and run (Monster Dash) to be Held on October 26, 2024

RECOMMENDATION

Authorize the Interim City Manager to approve a contract with Mercury Events LLC.

BACKGROUND

On December 19, 2023, the City Council approved the 60th anniversary celebratory events for 2024. Included in that list of exciting events was the return of the Lomita 5k/10k walk and run which has not been held for the past 15 years.

Given the lead time needed to promote and organize this special event, staff reached out to a number of special event promoters seeking proposals to coordinate the 5K/10K walk and run. Fortunately, the city received a favorable reply from Mercury Events LLC – which is the successor company to W2promotions which was the contractor the city hired to organize the 2008 Lomita Run. Mercury Events has successfully conducted many races around the Los Angeles area. Most recently in Long Beach for the 13th Annual “Run Like It’s Recess 5K”, Culver City, “Screenland 5K”, North Hollywood, “Heroes of Hope”, and upcoming “Spring into Summer 5K” on May 5, 2024, to name a few. Additionally, Mercury’s references provided very positive comments about their work.

The Lomita 5k/10k has now been renamed the Monster Dash 5k/10k. This family fun event will take place on Saturday, October 26, 2024. Participants are encouraged to dress up for the event. Following the event, participants are encouraged to head over to Lomita Park, for our annual spooktacular carnival with their families.

With Council concurrence, the attached professional services contract will be signed by the Interim City Manager.

FISCAL IMPACT

The total cost of Mercury Events LLC contract for the planning, organizing, promoting, and marking of the Lomita Monster Dash will be \$19,500 payable in two installments. An initial deposit of \$12,000 due within one week of signing of the contract, and the balance of \$7,500 due on or before October 26, 2024.

During the December 19, 2023, City Council meeting, \$75,000.00 was approved to cover cost associated with the return of the Monster Dash. The remaining funds will be used to cover the cost of street closures, public safety and staff time.

OPTIONS

- 1. Approve the Monster Dash contract with Mercury Events LLC.
- 2. Provide alternative directions.

ATTACHMENTS

- 1. Mercury Events LLC contact

Approved by:

Gary Sugano

Joe Hoefgen

Gary Y. Sugano
Assistant City Manager

Joe Hoefgen
Interim City Manager

Prepared by:

Emma Kelley

Emma Kelley
Recreation Manager

Event Management Contract
Lomita 5/10K walk/run Monster Dash
October 26th, 2024

This agreement is between the City of Lomita (referred to as “LOM” in the text) and Mercury Events LLC (referred to as “The Event Director”) of 3715 Monogram Ave, Long Beach, CA 90808.

Event Name: Lomita 5/10K

Location of Event: City of Lomita

Event Date: October 26, 2024

City of Lomita Contact: Emma Kelley, (310)326-0140, E.kelley@lomitacity.com

Mercury Events LLC Contact: Gavin Mc Kiernan, 562-234-6821, gavin@mercuryevent.com

1. Payments and Fees:

The total cost of \$19,500 is payable by “LOM” in two installments. An initial deposit of \$12,000 due within one week of signing of this contract, and the balance of \$7,500 due on or before October 26, 2024. This cost is for up to 500 participants. For every registered participant over that, starting with participant 501, there will be an additional cost of \$25.00 per person.

Fees of \$13,000.00 are due and not refundable if the event does not occur for any reason, or if another promotion company or person replaces “The Event Director” on or after April 1st, 2024. Except if “The Event Director” breaches this Agreement.

Additional fees for any other staff or services not detailed in this agreement can be agreed upon by separate written agreement or as an addendum to this agreement.

Any additional expenses not previously settled that are incurred by “The Event Director” through the express, written permission of “LOM” will be paid no less than one week after submission of receipts by “The Event Director.”

2. Scope of Work

Planning:

- Work with USATF to officially certify course length.
- Develop race day run of show timeline and manage on race day.
- Attend regular planning meetings.
- Create maps/site plan for vendors and participants. Communicate with vendors the week of the event and onsite to manage load in

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Marketing:

- Consult on and/or execute a marketing campaign to reach runners and walkers. Paid advertisements and placements to be paid by “LOM.”
- Include event in calendar of monthly newsletter emails to over 150,000 runners and walkers.
- Share at least 2 dedicated event promotional emails to the Mercury Events email list. Content provided by event.
- Recommend events and outlets where the City can best advertise the event.
- Distribute “save the date” promotional cards at other events. Cards provided by event.
- List the event on Mercuryevent.com/events and other relevant calendar pages.
- Share at least two facebook & Instagram posts from the City to Mercury Events’ feeds. Event must tag @RunMercury.

Vet and Manage Event Suppliers/Vendors:

- Manage the process of ordering bibs for participants.
- Provide at least three event photographers. Photos will be made available for participants as well as to “LOM.”
- Sourcing of videographers, DJs, bands and other entertainment as necessary/requested (“LOM” to pay contractors separately).
- Work with public works or, if necessary, a traffic management company who is licensed to close the roads and has barricades and other items (“LOM” to pay contractors separately).
- Provide shirts and medals for all participants “LOM” to approve proof of designs/styles before orders are complete.
- Oversee and pay the timing company and ensure they handle their responsibilities and that results are posted promptly and properly.
- Work with “LOM” to reserve rentals of porto-potties, tables, tents, stage, and any other items needed for the event (“LOM” to pay providers separately).
- Manage delivery and pick up of rentals event weekend.
- Purchase and deploy sufficient water, banana’s and granola bars for all participants.

Participant & Volunteer Communications:

- Set up and manage changes to “LOM” Run Sign Up page.
- Answer emails sent through the event registration page.
- Host event photos, tagging them by bib number so they are easy to locate and download for your participants.
- Disseminate volunteer instructions via email and create detailed volunteer instruction sheets similar to <https://www.dropbox.com/s/70hng81mzta13ql/General%20Course%20Instructions.doc?dl=0>

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Sponsor Management:

- Track Vendors/Sponsors on a google sheet for sharing.
- Manage sponsor logo placement on website & shirts.
- Create codes for entries as necessary to fulfill sponsorship deliverables.
- Communicate with vendors/sponsors ahead of event weekend.

Event Day:

- On event day we will be the first to arrive and the last to leave so that we can take care of the following and more...
 - Set up the course & festival. Marking course and festival as necessary and placing signage. Assist in ordering event specific signage. Catalogue current signage stock and create/update signage plan for finish line, parking and route.
 - Set up water/aid stations on course and at finish.
 - Recruit and manage volunteers. Event will assist in recruitment of volunteers.
 - Work with medical team to ensure a safe event for all.
 - Clean up the course and festival area at the end of the event.
 - Provide professional event staff/course marshals to set up and break down the course.
 - Provide safety vests for use by volunteers and event staff on race day.

3. Financial Provisions:

Under the terms of the agreement, “LOM” is financially responsible for Insurance that names “The Event Director,” among others, as a part of the coverage. “LOM” is also responsible for providing and paying for permits, road closure staff and their equipment, medical staff, and rental items mutually agreed upon including tables, stage and tents and any other vendors that “LOM” and “The Event Director” agree are needed to be contracted for the event, through separate agreement. “The Event Director” will provide and pay for medals, shirts, water, bananas, a snack item (granola bars or similar), bibs and official timing for all participants. Mercury Events LLC will be named as a waived party on the registration website and form and additionally insured on all insurance paperwork.

4. Terms of Agreement:

This agreement shall take effect upon the receipt of a signed copy by both parties and the payment of a \$12,000 deposit from “LOM” to “The Event Director” and will continue through event completion. “The Event Director” shall be responsible for duties associated with this agreement only so long as payment terms have been met.

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Neither this agreement nor money due "The Event Director" shall be assigned, sublet, or transferred in whole or any part by "LOM" except by prior written agreement between "The Event Director" and "LOM." Neither this agreement nor services due to "LOM" shall be transferred or assigned by "The Event Director" except by prior written agreement.

5. Taxes:

The total cost of \$19,500 for the services and supplies provided by "The Event Director" include all applicable taxes.

6. Notice:

Any notice or other communication required or permitted in this contract to any party to this agreement shall be in writing and shall be deemed received upon actual receipt by the party to be noticed or 5 business days after being contained in a sealed envelope, sent by Fedex or email to the addresses of the "The Event Director" or "LOM," as appropriate.

7. Reservations:

Reservation and terms for the services and equipment contracted by "The Event Director," are binding upon the signatures of both parties and/or the initial delivery of deposit by "LOM" requested herein. In witness whereof the parties have executed this contract on the date following their signatures, and if an individual is signing on behalf of any legal entity, the individual is signing by authority given by the entity's board of directors or other governing body.

8. Disputes:

All disputes by either party shall be submitted to the other party in WRITING WITHIN THREE (3) DAYS OF EVENT, If a settlement cannot be reached within thirty (30) days after the event, both parties agree to inform the other in writing of further action.

9. Default:

All balances (less pre-paid deposits) are payable upon completion of the event without further notice. In the event of the default or a delinquency in payment of any amount due to "The Event Director," "LOM" agrees to pay or reimburse "The Event Director" all costs associated with the collection of the past due of any delinquent amounts owed at "LOM" expense. This includes, but is not limited to Attorney fees, Travel, and Court Costs.

Continued on Page 5:

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10. Confidentially:

The particulars of this contract are strictly between “The Event Director,” and “LOM” All questions concerning interpretation, agreements and actual payment shall be directed to the signatories of this agreement or their designated representatives only. Representatives and/or independent contractors who sub-contract for fee for services are not considered employees or “The Event Director.” Therefore inquiries should not be directed toward these individuals. The person(s) signing this contract has the authority to bind their organization to make any or all payments due “The Event Director.”

11. General Provisions:

This Agreement shall be governed and construed in accordance with the laws of the State of California. Any suits or actions shall be filed under the laws of, Los Angeles County, State of California. Failure at any time to require performance of any provision of this contract shall not limit the right to enforce the provision, nor shall any waiver of any breach of any provision be a waiver of any succeeding breach of that provision or a waiver of that provision itself or any other provisions. This document is the entire, final, and complete agreement of the parties pertaining to the subject matter and supersedes and replaces all written and oral agreements heretofore made or existing by and between the parties or their representatives insofar as the matter is concerned.

Agreed & Accepted By:



1/17/2024

Gavin L. Mc Kiernan – Director, Mercury Events LLC
562-234-6821, gavin@mercuryevent.com

/2024

Joe Hoefgen, Interim City Manager,
City of Lomita



CITY OF LOMITA CITY COUNCIL REPORT

TO: City Council **Item No. 7j**
FROM: Joe Hoefgen, Interim City Manager
MEETING DATE: March 19, 2024
SUBJECT: City of Lomita Position on C-Line Extension to the South Bay

RECOMMENDATION

Receive report and authorize Mayor to sign the attached letter to LA Metro regarding the C-Line Extension to the South Bay.

BACKGROUND

At the regularly scheduled meeting of February 6, 2024, the City Council made a referral for staff to prepare a letter to the Los Angeles County Metropolitan Transportation Authority (LA Metro) Board regarding the C-Line Extension to the South Bay.

LA Metro (and its predecessor agency) have envisioned a rail connection into the South Bay for over 40 years when Proposition A was passed in 1980. More recently, in January 2023, LA Metro released a draft Environmental Impact Report evaluating different alignments to extend the Metro C Line (which currently ends in Redondo Beach) to the Torrance Transit Center. Attached to this report are materials presented at the South Bay Cities Council of Governments (SBCCOG) meeting on January 25, 2024 along with the SBCCOG position letter dated January 29, 2024 provided to LA Metro.

DISCUSSION

Attached to this report is a letter expressing Lomita's support for the extension of the C-Line as it will help residents throughout the County reach important job centers, LAX, entertainment destinations, and more. Additionally, the letter states Lomita's support for a C-Line extension via an alignment that is cost-effective and environmentally sound.

The draft letter has been reviewed by Councilmember Waite and by Mayor Uphoff who serve as Lomita's delegate and alternate to the SBCCOG Board of Directors. With the concurrence of the City Council, the letter will be forwarded to the LA County Metro Board of Directors and to key LA Metro staff members following the March 19th City Council meeting.

OPTIONS

1. Receive report and direct staff to modify the letter.
2. Receive report and do not authorize submittal of the letter.
3. Request more information or provide other direction as desired.

FISCAL IMPACT

There is no direct fiscal impact to the City of Lomita in authorizing the recommended letter.

However, LA Metro and their consultants have prepared construction cost estimates for the four C-Line extension alignments which range in cost from a low of \$1.96B to a high of \$2.96B.

ATTACHMENTS

1. Draft City of Lomita Letter dated March 20, 2024
2. SBCCOG Background Materials and Approved SBCCOG dated January 29, 2024

Reviewed by:

Gary Sugano

Gary Y. Sugano
Assistant City Manager

Approved by:

Joe Hoefgen

Joe Hoefgen
Interim City Manager

CITY COUNCIL

BILL UPHOFF
MARK A. WARONEK
JAMES GAZELEY
CINDY SEGAWA
BARRY WAITE



ADMINISTRATION

INTERIM CITY MANAGER
JOE HOEFGEN

CITY OF LOMITA

March 20, 2024

Honorable Karen Bass, Chair &
Members of the Board
Los Angeles County Metropolitan Transportation Authority
1 Gateway Plaza
Los Angeles, CA 90012

Subject: City of Lomita Position on the C-Line Extension to the South Bay

Dear Chair Bass:

At the March 19, 2024, meeting of the Lomita City Council, the City Council received a report and voted to authorize the submittal of this letter related to planning effort underway for the proposed C-Line Extension to the South Bay.

Lomita is supportive of this long-awaited project which will help residents throughout the County reach important job centers, LAX, entertainment destinations, and more.

The City of Lomita urges LA Metro to continue work on, and adoption of, an environmental Impact Report with a locally preferred alternative for extension of the C-Line to the Mary K. Giordano Regional Transit Center in Torrance. From Lomita's perspective, the City Council believes that the chosen alignment should complete the C-Line Extension in the most cost effective and environmentally sound manner possible.

We recognize that the LA Metro Board is receiving input on the C-Line Extension from many different stakeholders. Thank you in advance for your consideration of Lomita's position on this important matter.

Sincerely,

Bill Uphoff
Mayor

cc: Stephanie Wiggins, CEO, LA Metro
Georgia Sheridan, Senior Director, Mobility Corridors, LA Metro
Mark Dierking, Director, Community Relations, LA Metro
Lomita City Councilmembers

South Bay Cities Council of Governments

January 25, 2024

TO: SBCCOG Board of Directors

FROM: Jacki Bacharach, Executive Director
David Leger, Senior Project Manager

SUBJECT: Discussion on C Line Extension to Torrance Project

BACKGROUND

Metro is approaching a decision on a Locally Preferred Alternative (LPA) for the C Line Extension to Torrance (Project). A decision was initially anticipated for the October Metro Board meeting, but the item was postponed to allow Supervisor Mitchell additional time to meet with communities she represents along the corridor. Although a date has yet to be announced, the item is not anticipated to return to the Metro Board until early 2024.

Metro (and its predecessor agency) have envisioned a rail connection into the South Bay for over 40 years when Proposition A was passed in 1980. In the early 1990's, Metro purchased the Harbor Subdivision freight corridor from BNSF Railway's predecessor. The light rail extension between Redondo Beach and Torrance was studied in 2009. When Measure R was passed by voters in 2010, Metro began an environmental study. The study was subsequently paused due to funding uncertainty when voters rejected Measure J. The study continued when Measure M was passed with a Supplemental Alternatives Analysis (SSA). In 2018, the Metro Board approved the environmental review of two alignments from the SSA study and removed proposed stations in Lawndale at the city's request. The Metro Board also designated the Project one of four "pillar projects" to indicate its priority in the region.

In January 2023, Metro released a draft Environmental Impact Report (DEIR). The DEIR evaluated an extension along the Metro-owned right-of-way (elevated/at-grade), including a trench option along the right-of-way and Hawthorne Blvd option north of 190th Street. South of 190th Street, all alignments use the Metro right-of-way to end at the Torrance Transit Center.

The DEIR also included three project alternatives which are a Metro right-of-way hybrid with grade separations at 170th and 182nd Streets; a high-frequency bus alternative; and a no project alternative.

ANALYSIS**Ridership:**

Metro estimates that the Project would serve 11,570 to 15,648 daily trips in 2042. The Project would connect many employment centers along the C and K Lines with individuals who currently drive along the I-105 and I-405 corridors. Metro staff's recent update to their committees included following chart with projected travel time savings:

	Travel Time From Torrance Transit Center via Project (Light Rail)	Travel Time From Torrance Transit Center by Vehicle (Afternoon Peak)
LAX (AMC/96 th St)	19 minutes	30-66 minutes
Downtown Inglewood	23.5 minutes	25-55 minutes
Metro E Line (Expo/Crenshaw)	34.5 minutes	30-66 minutes
Downtown LA (7 th /Metro Center)	58.5 minutes	40-85 minutes
Downtown Santa Monica	63.5 minutes	45-110 minutes

Source: AECOM, STV, 2020, Travel time by vehicle-based on google maps driving times in 2023.

Costs:

Metro and their consultants prepared construction cost estimates for the alternatives as follows:

- Metro right-of-way elevated/at-grade: \$1.96B
- Metro right-of-way hybrid: \$2.23B
- Metro right-of-way trench: \$2.84B
- Hawthorne Blvd: \$2.96B

Metro currently has identified \$1.12B in available funding, with estimated escalation to \$1.55B in 2031 dollars. The funding sources include:

- Measure R: \$272M
- Measure M: \$619M (potentially \$993M in 2031 due to escalation, but actual funding amount will depend on when the funds are expended and sales tax collected)
- TIRCP Grant (state funds): \$231M
- 3% Local Match Requirement for cities with a station (Redondo Beach and Torrance): \$59M (estimate based on 15% design for Metro right-of-way alternative; final amount is established at 30% design of the LPA. This means that the higher the project cost, the more cities will have to contribute.) The two cities may be able to get credit towards their contribution requirements through their expenditures on their transit center projects. The details of this would be worked out between Metro and the city directly.

Construction Schedule:

Metro estimates the following construction schedules for the alternatives:

- Metro right-of-way elevated/at-grade: mid-2028 to September 2033
- Metro right-of-way hybrid: mid-2028 to December 2034
- Metro right-of-way trench: mid-2028 to January 2036
- Hawthorne Blvd: mid-2030 to September 2035 (construction start is delayed due to additional pre-construction requirements)

Specific to the Hawthorne Blvd. alignment, Metro will need to receive encroachment permits from Caltrans as it is a state highway. This would also trigger the need to do a NEPA process, adding to the pre-construction work that must be completed. This alignment selection would also bring significant construction impacts and traffic delays for multiple years as the project is built along this major South Bay arterial.

A more detailed summary of the DEIR alignments and alternatives studies excerpted from Metro staff's August 2023 update to the Metro Board are included in Exhibit 1. Maps of the alternatives are shown in Exhibit 2.

Considering the SBCCOG's goal is for its members to act collaboratively on matters of mutual interest and there is significant disagreement between members on the preferred alignment, the South Bay City Managers group and the SBCCOG Officers have recommended the SBCCOG Board not take an alignment position on the C Line Extension project.

RECOMMENDATION

SBCCOG staff recommends the Board of Directors express its support for the rail project, but not select an alignment preference.

Prepared by: Jacki Bacharach, Executive Director & David Leger, Senior Project Manager

Attachments:

Exhibit 1: Detailed Summary of Alignments

Exhibit 2: Project Maps

Summary of Draft EIR Alignments & Alternatives Studied

There are tradeoffs between the alignments and alternatives studied, summarized below. This Fall, staff will prepare a recommendation for the Metro Board to consider in the selection of a Locally Preferred Alternative based on project objectives, findings from environmental and technical studies, community input, and Measure M commitments.

Metro ROW (Elevated/At-Grade): would travel along the Metro ROW for the entire 4.5-mile length and two new stations would be constructed adjacent to the Redondo Beach Transit Center and Torrance Transit Center for convenient transfers between the bus and rail networks. The alignment is elevated between Inglewood Ave and 162nd Street to avoid major traffic impacts and street closures, per Metro’s Grade Separation Policy. South of 162nd Street, the alignment travels at street level (at-grade) within the ROW. Where there is enough room in the Metro ROW, Metro would add new three new neighborhood walking paths (one in each city).

Two at-grade light rail crossings are proposed at 170th and 182nd Street, which would include gates, bells, and other safety measures. The presence of the light rail bells results in a significant and unavoidable long-term noise impact on 170th Street. In other areas, light rail noise impacts through sound walls, special trackwork, and other design tools along the corridor.

Existing freight tracks would be shifted in locations and rebuilt at-grade as they are today within the Metro ROW alongside new light rail tracks. Metro would design and install enhanced safety equipment and treatments at all freight crossings to be “quiet zone ready” per the Federal Railroad Administration (FRA). A quiet zone corridor would mitigate freight noise impacts by eliminating the need for freight trains to blow their horns along the corridor, which would significantly reduce noise in residential neighborhoods. Metro would support the local cities in the application process for a quiet zone corridor in coordination with California Public Utilities Commission (CPUC) and FRA. The nature of the shared freight and light rail corridor, limited freight service, and proximity to homes, makes this corridor a good candidate for a quiet zone. The Metro ROW Alignment has the shortest construction period of the rail alignments studied. No residential properties would need to be acquired to construct the Project.

Topic Area	Metro ROW Elevated/At-Grade Alignment (Proposed Project)
Significant & Unavoidable	Construction (Short-term): Noise and Vibration Operation (Long-term): Noise impact at 170 th Street due

Topic Area	Metro ROW Elevated/At-Grade Alignment (Proposed Project)
Environmental Impacts	to light rail bells
Other Environmental Concerns	Delays to emergency responders at 182 nd Street. Light rail crossings near schools at 170 th and 182 nd Street. Freight track shifted closer to a senior living community (Breakwater Village) near Grant Ave.
Freight Improvements	Quiet zone-ready improvements at eight (8) freight crossings and upgraded trackwork to reduce noise/vibration along the corridor and enhance safety.
Ridership & Access	Two rail stations with direct connections to two bus centers New Daily Riders: 4,694; Daily Project Trips: 11,579
Real Estate Needs & Construction Staging	Limited acquisitions north of 190 th Street. Majority of construction would occur on Metro-owned land. No residential properties would be acquired.
Traffic and parking	No changes to travel lanes or parking.

Trench Option: would travel along the Metro ROW for its entirety but would be constructed in a recessed concrete trench (open to the sky) for 1.8-miles of the alignment. Existing freight tracks would remain at-grade and be shifted and rebuilt alongside the light rail above the trench. The Trench Option would lessen light rail noise impacts but would still require sound walls to mitigate to a less than significant level, like the Metro ROW Alignment. Freight noise would be mitigated through “quiet zone ready” improvements like the Metro ROW Alignment. The Trench Option fully grade separates light rail from streets with eight under-crossings. This avoids significant long-term noise impacts at 170th Street, eliminates delays to emergency responders at 182nd Street, and avoids shifting freight closer to Breakwater Village, a senior living community adjacent to the ROW between Artesia Blvd and Grant Ave.

Due to extensive excavation, the Trench Option would result in an air quality impact during construction. To avoid major underground utilities that cannot be relocated, the Trench would require deep excavation (between 35-45 feet below ground) in the northern section of Lawndale. This area has a high-water table requiring specialized construction techniques and the installation and operation of permanent sump pumps. Excavation near residential properties while maintaining freight operations would be a slow and complex construction process. The Trench Option has the longest construction period.

Topic Area	Trench Option
Significant & Unavoidable Environmental Impacts	Construction (Short-term): Noise & Vibration; Air quality due to extensive excavation and truck hauling trips Operation (Long-term): Less than significant after mitigation
Other Environmental Concerns	Deep excavation (35-45 feet) to avoid major storm drain and other utilities. High water table requires sump pump. Lengthy construction and major excavation adjacent to homes and freight.
Freight Improvements	Quiet zone ready improvements at eight freight crossings and upgraded trackwork to reduce noise/vibration along corridor and enhance safety.
Ridership & Access	Two rail stations with direct connections to two bus centers New Daily riders: 4,694; Daily project trips: 11,579
Real Estate Needs & Construction Staging	Majority of construction would occur on Metro-owned land. No residential properties would be acquired.
Traffic and parking	No changes to travel lanes or parking.

Hawthorne Option: travels along the western embankment of I-405 before turning onto Hawthorne Blvd and traveling in the center of the street. As part of the technical analysis and design work to support the Draft EIR, the Hawthorne Option was revised to be fully elevated based on engineering and safety analysis. A station would be located near the South Bay Galleria south of Artesia Blvd (instead of the Redondo Beach Transit Center), which is about a half-mile walk for riders transferring between bus to rail.

The Hawthorne Option encroaches into Caltrans ROW along I-405 to avoid acquiring homes. Caltrans also has jurisdiction over sections of Hawthorne Blvd, which is a state highway, serving approximately 70,000 vehicles per day. Many intersections along Hawthorne Blvd are highly congested today with a level of service (LOS) between C to F. Caltrans has not yet approved an encroachment permit and would require Metro to complete federal environmental documentation per the National Environmental Policy Act (NEPA) before Caltrans would consider approval of an encroachment permit. This would add approximately two additional years of planning work. The lack of approval from Caltrans on the Hawthorne Option poses a significant risk to the Project implementation. In addition, Caltrans has requested that Metro consider widening existing travel lanes along Hawthorne Blvd as part of the project, would require acquiring slivers of properties along Hawthorne Blvd. Several major utilities would need to be relocated, including a storm drain in the center of Hawthorne

Bldv and three sets of high-tension overhead power lines that need to be raised. Most of the construction would be staged in the street (Caltrans ROW), reducing roadway capacity, and exacerbating existing traffic congestion with lane closures over the five-to-seven-year construction period. There are approximately 170 businesses that front this section of Hawthorne Blvd, some of which would be impacted permanently due to acquisitions needed to construct and operate the light rail. The Hawthorne Option has the longest planning and construction period.

Topic Area	Hawthorne Option
Significant & Unavoidable Environmental Impacts	Construction (Short-term): Noise and Vibration Operation (Long-term): Less than significant after mitigation
Other Environmental Concerns	Encroachment permit needed from Caltrans, not yet approved. Relocation of a major storm drain and three sets of high-tension power lines Lengthy lane closures during construction along the corridor with 170+ businesses
Freight Improvements	No freight improvements or quiet zone corridor north of 190 th Street.
Ridership & Access	Two rail stations: No connection to Redondo Beach Transit Center New Daily Riders: 5,497 / Daily Project Trips: 15,648
Real Estate Needs & Construction Staging	Largest amount of property needed to construct and operate. Several commercial properties needed to construct and operate Project located adjacent to I-405 and Hawthorne Blvd. No residential properties would be acquired. Potential additional impacts to properties if Caltrans requires lane widening along Hawthorne Blvd. Lane closures during construction.
Traffic and parking	Loss of ~20 parking spaces, changes to median, left turn lanes, signalization, realignment of travel lanes.

170th/182nd Grade Separated Light Rail Alternative (Metro ROW Hybrid): would travel along the Metro ROW for the entire 4.5-mile length and connect to both transit centers. Similar to the ROW alignments, this Alternative would include freight improvements to be “quiet zone ready” along the corridor and add three new walking paths (one in each city). However, instead of at-grade

crossings at 170th and 182nd Street, this Alternative would locate the light rail below street level in two short trenches, which would have multiple benefits: reducing significant long-term light rail bell noise impacts at 170th Street, avoiding delays to emergency responders at 182nd Street, enhancing safety along neighborhood routes to schools, and improving operations. Like the Trench Option, this alignment avoids shifting freight closer to Breakwater Village, a senior living community adjacent to the ROW between Artesia Blvd and Grant Ave, which addresses community concerns. Due to less excavation, this Alignment avoids significant air quality impacts during construction generated by the Trench Option.

Topic Area	170th/182nd Grade Separated Light Rail Alternative (Metro ROW Hybrid)
Significant & Unavoidable Environmental Impacts	Construction (Short-term): Noise and Vibration Operation (Long-term): Less than significant after mitigation
Freight Improvements	Quiet zone ready improvements at eight freight crossings and upgrade freight trackwork to reduce noise/vibration along corridor
Ridership & Access	Two new rail stations with direct connection to both transit centers. New daily riders: 4,694/ Daily project trips: 11,579
Real Estate Needs & Construction Staging	Limited real estate acquisitions north of 190 th Street. Majority of construction would occur on Metro-owned land. No residential properties would be acquired.
Traffic and parking	No changes to travel lanes or parking

High Frequency Bus (HFB) Alternative: would travel with other vehicles on city streets between the Redondo Beach (Marine) Station and Torrance Transit Center with four new stops and 10-minute service during peak periods. As mentioned above, many of these streets are congested with a current level of service between C and F, resulting in slower travel times than rail. Traffic signal priority would be explored pending approval by local agencies (cities and Caltrans). Due to the layout of the street grid, the route would require several turns on various streets to travel southeast, resulting in a less direct travel route and lesser travel time savings. The HFB Alternative would not directly connect to the Redondo Beach Transit Center. Instead, a bus stop would be located along Hawthorne Blvd south of Artesia Blvd near the South Bay Galleria. While the HFB Alternative avoids significant impacts during construction and operations, it does not provide comparable levels of benefits to rail. Rail attracts 65% more

trips and results in 88% greater savings of vehicle miles traveled (VMT) to reduce air pollution and greenhouse gas (GHG) emissions. The bus improvements would not have the same ability to support continued growth in the South Bay as the rail alternatives, putting additional strain on the transportation network and resulting in increased roadway congestion and travel times. For this reason, the High Frequency Bus Alternative does not fully meet the project objectives.

Topic Area	High Frequency Bus Alternative
Significant & Unavoidable Environmental Impacts	Construction (Short-term): Less than significant after mitigation Operation (Long-term): Less than significant after mitigation
Other Environmental Concerns	Low ridership, low capacity, and slower travel times Fails to significantly reduce air pollution and GHG emissions and address climate change
Freight Improvements	Not applicable
Ridership & Access	4 Stops: Inglewood Ave/Manhattan Beach Blvd, Artesia/Hawthorne Blvd (South Bay Galleria), 190 th St/Del Amo Blvd, Torrance Transit Center New Daily riders: 1,248 / Daily project trips: 4,084
Real Estate Needs & Construction Staging	The majority of construction would occur on public streets. Some improvements to bus stops on sidewalks.
Traffic and parking	Potential loss of street parking. Anticipated delays to traffic.

No Project Alternative: assumes no transportation project is implemented to connect the Redondo Beach (Marine) Station to the Torrance Transit Center. The No Project Alternative would be contrary to the historical vision of a rail connection to the South Bay as part of the region’s long-term transportation plan, linked to multiple local land use and transportation plans, and which seeks to provide growing travel demand with rapid transportation infrastructure. While the No Project Alternative avoids construction impacts, it fails to address the project need and objectives. No Project would fail to reduce vehicle miles traveled by providing a viable transit alternative to driving. The No Project Alternative would fail to link the two new bus transit centers to the regional rail network. Congestion would continue to worsen, as would air pollution and greenhouse emissions, which contribute to climate change. Climate change contributes to increased energy usage and public health issues around extreme heat. For these reasons, the No Project Alternative results in multiple significant and unavoidable long-term impacts related to transportation, land use, air quality, GHG emissions, and

energy due to potential inconsistencies with the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP)/SCS.

With a No Project Alternative, the South Bay and greater LA region would not receive the following Project benefits:

- Increased mobility: 3.6 million project trips/year
- Expanded access: 1.49 million new riders/year
- Reduced vehicle miles traveled: 19.5 million VMT/year
- Reduced GHG emissions: 2,369.4 MTCO₂e/year

Lastly, the No Project Alternative could result in a loss of the \$231 million TIRCP grant, intended for a transit project.

Topic Area	No Project Alternative
Significant & Unavoidable Environmental Impacts	<p>Construction (Short-term): None</p> <p>Operation (Long-term): Transportation, Land Use and Planning, Air Quality, Greenhouse Gas emissions, Energy</p>
Other Concerns	<p>Fails to increase ridership and attract new riders</p> <p>Fails to reduce vehicle miles traveled</p> <p>Fail to reduce air pollution and GHG emissions, which contribute to climate change, energy use, and heat-related health concerns</p> <p>Fails to connect new transit centers with the regional rail network</p>

Attachment A: Project Maps for C Line Extension to Torrance Project

Light Rail Alignments Studied in DEIR



170th & 182nd Grade Separated Light Rail Alternative (Metro ROW Hybrid)



High Frequency Bus (HFB) Alternative





SOUTH BAY CITIES
COUNCIL OF GOVERNMENTS

2355 Crenshaw Blvd., #125
Torrance, CA 90501
(310) 371-7222
sbccog@southbaycities.org
www.southbaycities.org

January 29, 2024

Honorable Karen Bass, Chair &
Members of the Board
Los Angeles County Metropolitan Transportation Authority
1 Gateway Plaza
Los Angeles, CA 90012

Subject: South Bay Cities Council of Governments Position on C-Line Extension to the South Bay

Dear Chair Bass:

At the January 25th, 2024 meeting of the South Bay Cities Council of Governments (SBCCOG) Board of Directors there was a discussion as to whether the SBCCOG should take a position on the proposed C-Line Extension to the South Bay. The Board of Directors voted to support the extension project, but stay neutral on an alignment preference.

The SBCCOG's goal is for its members to act collaboratively on matters of mutual interest and there is significant disagreement between members on the proposed project alignments. Given there was no unanimity on a preferred alignment, the Board of Directors felt it was most prudent to remain neutral on how the project will ultimately reach the Mary K. Giordano Regional Transit Center in Torrance, but affirm our support for the overall project and the vision of bringing mass rail transit to the South Bay.

The SBCCOG urges LA Metro to continue work on, and adoption of, an Environmental Impact Report with a locally preferred alternative. This project is important to the South Bay and will help residents throughout the county reach important job centers, entertainment destinations, and more. We also look forward to working with LA Metro to secure the remaining funding needed to complete the project.

Should you have any questions, please feel free to contact SBCCOG Executive Director, Jacki Bacharach, at (310) 371-7222.

Sincerely,

Cedric Hicks, SBCCOG Chair
Councilman, City of Carson

CC: Stephanie Wiggins, CEO, LA Metro
Georgia Sheridan, Senior Director, Mobility Corridors, LA Metro
Mark Dierking, Director, Community Relations, LA Metro
SBCCOG Board of Directors

LOCAL GOVERNMENTS IN ACTION

Carson El Segundo Gardena Hawthorne Hermosa Beach Inglewood Lawndale Lomita
Manhattan Beach Palos Verdes Estates Rancho Palos Verdes Redondo Beach Rolling Hills
Rolling Hills Estates Torrance Los Angeles District #15 Los Angeles County



CITY OF LOMITA CITY COUNCIL REPORT

TO: City Council **Item No. 7k**

FROM: Joe Hoefgen, Interim City Manager

PREPARED BY: Carla Dillon, P.E., Public Works Director

MEETING DATE: March 19, 2024

SUBJECT: Agreement with West Basin Municipal Water District for Flow Signal

RECOMMENDATION

Approve an Agreement with West Basin Municipal Water District for Power at Service Connection WB-07; and authorize the Interim City Manager to execute the Agreement.

BACKGROUND

The Metropolitan Water District (Metropolitan) identified that that the City of Lomita has been receiving a flow signal and 120-volt power at WB-7 from Metropolitan. The signal allows the City to see the real-time status and flow of the water delivered from Metropolitan to the City at this connection. This information is visible to City staff through the Supervisory Control And Data Acquisition (SCADA) system. The power connection and flow signal were installed many years ago without an agreement or documentation.

Metropolitan has agreed to continue to allow this at no cost but will require a telemetry agreement with the West Basin Municipal Water District, Lomita's water wholesaler. Without this agreement in place, Metropolitan will not allow the continued flow signal or power.

FISCAL IMPACT

There is no direct fiscal impact.

OPTIONS

1. Approve staff's recommendation.
2. Provide alternative direction.

ATTACHMENT

1. Agreement

Reviewed by:

Gary Sugano

Gary Y. Sugano
Assistant City Manager

Approved by:

Joe Hoefgen

Joe Hoefgen
Interim City Manager

Prepared by:

Carla Dillon

Carla Dillon, P.E.
Public Works Director

Power at Service Connection WB-07 Agreement

West Basin Municipal Water District (West Basin) provides potable water to the City of Lomita (City) at WB-07. West Basin has an agreement with Metropolitan Water District (Metropolitan) per Resolution 3705, dated May 14, 1948 and Board Letter 12011, dated December 17, 1948 for the construction of water services, which includes WB-07. Metropolitan is requiring that West Basin amend this agreement to allow for the use of a 120-volt power at Service Connection WB-07 and for the use of a communication signal (Agreement), which is attached hereto as Exhibit A and incorporated herein by reference, and which benefits City. To induce West Basin to enter into the Agreement to City's benefit, West Basin requires that City agrees as follows:

To the fullest extent permitted by law, City shall defend, indemnify with counsel of West Basin's choosing, and hold West Basin, its officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury, in law or equity, to property or persons, including wrongful death, including without limitation the payment of all consequential damages, attorneys' fees and other related costs and expenses, in whole or in part and in any manner arising out of, related to, or incident to the Agreement, including by way of illustration and not by limitation, to the same extent that West Basin is responsible to Metropolitan under the Agreement or to the same extent that West Basin would be responsible to any other person in connection with matters that arise out of, relate to, or are incident to the Agreement, except (1) to the extent such are caused by the active negligence, recklessness, or willful misconduct of West Basin, or (2) to the extent such claims pertain the negligence (active or passive, ordinary or gross), recklessness, or willful misconduct of West Basin and arise out of deficiencies with respect to water quantity, quality, or flow rate.

City shall defend, at City's own cost, expense and risk, any and all such aforesaid suits, actions or other legal proceedings of every kind that may be brought or instituted against West Basin, its officials, officers, employees, agents or volunteers. City shall pay and satisfy any judgment, award or decree that may be rendered against West Basin or its officials, officers, employees, agents or volunteers, in any such suit, action or other legal proceeding. City shall reimburse West Basin and its officials, officers, employees, agents and/or volunteers, for any and all legal expenses and costs, including reasonable attorneys' fees, incurred by each of them in connection therewith or in enforcing the indemnity herein provided. City's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by West Basin or its officials, officers, employees, agents or volunteers.

If you are in agreement with these conditions, please sign, date, and return one copy of this Agreement.

DATED: _____

City of Lomita

By _____

Exhibit A

EXHIBIT A



THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

December 29, 2023

VIA E-MAIL

Mr. E.J. Caldwell
General Manager
West Basin Municipal Water District
17140 S. Avalon Blvd, Suite 210
Carson, CA 90746
edwardc@westbasin.com

Dear Mr. Caldwell:

Communication Telemetry Signal and Power at Service Connection WB-07, Agreement No. A0-5304

In conjunction with service provided under Resolution 3705, dated May 14, 1948, and Board Minute Item 12011, dated December 17, 1948, the Metropolitan Water District of Southern California (Metropolitan) agrees to provide West Basin Municipal Water District (West Basin) a 4-20 mA telemetric flow signal (flow signal) and 120-volt power at Service Connection WB-07, subject to the terms memorialized in this letter agreement (Agreement).

1. Equipment installed pursuant to this Agreement shall not interfere with the operation of Metropolitan's system. In the event that Metropolitan notifies West Basin in writing at any time that such interference has occurred and Metropolitan requests the interference be rectified or equipment be removed, at a mutually agreed upon time, West Basin shall at its sole expense rectify the interference to Metropolitan's satisfaction or remove its equipment. Metropolitan is under no obligation to assist West Basin in this removal of equipment but may elect to do so. In the event of an emergency, if Metropolitan needs to remove West Basin's equipment without West Basin's consent, Metropolitan agrees to notify West Basin of the removal as soon as the emergency is rectified.

2. Any damage to Metropolitan's equipment during installation or operation of West Basin's equipment will be repaired by Metropolitan and the repair costs shall be reimbursed by West Basin.

3. West Basin shall install its equipment at its own risk and hold Metropolitan harmless if any damage to the equipment occurs. West Basin shall schedule an installation date with Metropolitan at least five business days in advance, and a Metropolitan representative shall be on-site during installation.

4. West Basin agrees to maintain, repair, and replace its own equipment as necessary, at no cost to Metropolitan. If West Basin requires access to Metropolitan's cabinet or other facilities,

EXHIBIT A

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Mr. E.J. Caldwell
Page 2
December 29, 2023

West Basin shall notify Metropolitan at least five business days in advance unless it is an emergency, and a Metropolitan representative shall be on-site to provide access.

5. Metropolitan does not guarantee the presence or accuracy of the flow signal.

6. The flow signal shall not be used for water billing.

7. West Basin can use the flow signal for information only. The signal provided under this Agreement shall not be used for any automatic control valve or equipment controlled by West Basin. Metropolitan shall not be liable for any West Basin equipment or system failures caused by failures of Metropolitan's equipment.

8. Metropolitan agrees to provide West Basin with 120-volt power and one 15-amp breaker dedicated for West Basin's use. Metropolitan agrees not to bill West Basin for the cost of power usage; however, Metropolitan reserves the right to charge West Basin for power in the future at Metropolitan's sole discretion. If Metropolitan elects to begin charging for power, it will provide West Basin with a 60-day advance notice of the rate.

9. Metropolitan does not guarantee an uninterrupted or permanent supply of power.

10. The undersigned agrees to all conditions stated above. The installation of the equipment referenced herein will be performed subject to the terms of the existing service connection agreement and the Metropolitan Water District Administrative Code.

If you are in agreement with these conditions, please sign, date, and return one copy of this Agreement to Ms. Patricia Bonaparte at pbonaparte@mwdh2o.com.

If you have any questions regarding this project, please contact Ms. Bonaparte at (213) 217-6661. If Ms. Bonaparte is not available, please contact Mr. Ricardo Hernandez at (213) 217-6441.

Very truly yours,

Mickey Chaudhuri
Interim Chief of Operations, Water System Operations Group

DATED: _____

WEST BASIN MUNICIPAL WATER
DISTRICT

By _____
E.J. Caldwell
General Manager

EXHIBIT A

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Mr. E.J. Caldwell
Page 3
December 29, 2023

cc: Uzi Daniel
Uzid@westbasin.org

Frank Fuchs
Frankf@westbasin.org

Barkev Meserlian
Barkevm@westbasin.org



CITY OF LOMITA CITY COUNCIL REPORT

TO: City Council **Item No. 71**

FROM: Joe Hoefgen, Interim City Manager

PREPARED BY: Brianna Rindge, Community & Economic Development Director

MEETING DATE: March 19, 2024

SUBJECT: 2023 Annual General Plan and Housing Element Progress Reports

RECOMMENDATION

Receive and file the City's 2023 Annual General Plan and Housing Element Progress Reports.

BACKGROUND

Pursuant to Government Code Section 65400(a)(2), by April 1 of each year, City staff is required to submit an Annual Progress Report (APR) for the General Plan and also specifically for the Housing Element to the State Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR). This annual report must address the City's efforts in meeting the programs and Regional Housing Needs Assessment (RHNA) targets within its adopted Housing Element. Pursuant to this requirement, staff prepared the 2023 APRs for Planning Commission and City Council review. This item is also scheduled for the April 8, 2024 Planning Commission meeting.

Please note that the progress reports do not take into account the General Plan Update currently in process and projected for adoption by the end of 2024.

The city adopted its current Housing Element in December 2021, revised in October 2022, and received certification from HCD on October 14, 2022. The current Housing Element covers the years 2021 through 2029 and is a mandated element of the City's General Plan. It includes information related to the City's existing housing needs, an analysis of the City's population and employment trends, household characteristics, an inventory of land suitable for residential development, and goals, policies, and programs intended to meet the identified housing needs and state-mandated requirements. For more information, visit lomitacity.com/general-plan.

Assembly Bill 72 provides HCD authority to revoke Housing Element compliance if it determines that a jurisdiction is not adequately implementing the adopted Housing Element. The City is required to closely track the status of its Housing Element programs to ensure continued compliance. While the City has control over zoning and other development regulations and policies, the City does not construct or finance actual units. The effective level of housing construction is impacted by a multitude of financial, geographic, and sociopolitical factors that are beyond the City's regulatory control.

GENERAL PLAN APR

The State does not provide a specific forms or format to submit the General Plan APR. The purpose of the report is to demonstrate how the City's activities correspond to the General Plan's adopted goals, policies, and implementation measures. The report features those activities that played a significant role in implementation of the existing General Plan for the calendar year.

HOUSING ELEMENT APR

The APR covers activity from January 1, 2023, to December 31, 2023. The State developed a standardized APR form for municipalities to utilize for annual reporting purposes, which includes the following tables. The City used the Southern California Association of Governments' accessory dwelling unit rent analysis to determine RHNA income categories.

Table A – Housing Development Applications Submitted – lists all new residential units submitted and deemed complete for building permit or entitlement.

Table A2 – Annual Building Activity Report Summary – lists entitlement approvals, building permits, and Certificates of Occupancy for all new residential units, by income level.

Table B – Regional Housing Needs Allocation Progress – autopopulates with data from prior years and Table A2. This table keeps track of the City's progress in meeting its RHNA allocation by affordability.

Tables C, E, F, F2, G, H, I, J, K, & LEAP – City has no related data to share for 2023.

Table D – Program Implementation Status – describes progress made on the 31 programs identified in the City's certified Housing Element.

Summary – autopopulates according to data entered into the other tables.

CEQA

Review and submittal of the attached report is not a project requiring review under the California Environmental Quality Act (CEQA).

OPTIONS

Information only. Receive and file.

ATTACHMENTS

1. 2023 Annual Progress Report of Lomita's Adopted General Plan
2. 2023 Annual Progress Report of Lomita's Housing Element - State Reporting Forms

Reviewed by:

Gary Sugano

Gary Y. Sugano
Assistant City Manager

Prepared by:

Brianna Rindge

Brianna Rindge
Community & Economic Development Director

Approved by:

Joe Hoefgen

Joe Hoefgen
Interim City Manager

Prepared by:

Laura MacMorran

Laura MacMorran
Associate Planner

City of Lomita Community & Economic Development Department



2023 General Plan Annual Progress Report

Annual Progress Report on the Currently Adopted Lomita General Plan

Reporting Period: Year 2023
(January 1, 2023 – December 31, 2023)

The purpose for the Annual Progress Report is to:

- assess the status of General Plan implementation in accordance with adopted goals, policies and action measures
- identify any necessary adjustments or modifications to the General Plan as a means to improve local implementation
- convey a clear correlation between land use decisions made during the 12-month reporting period and the goals, policies and implementation measures contained in the General Plan; and
- provide information regarding local agency progress in meeting its share of regional housing needs.

The current Lomita General Plan was adopted by the Lomita City Council on May 4, 1998. The Lomita General Plan contains the seven state-required elements which are land use, circulation, housing, conservation, open space, safety and noise. The State allows the combining of elements or the addition of new elements as long as the required seven elements are present in some fashion. Lomita’s General Plan contains the following elements.

Lomita General Plan Element	Update Status
Safety	Updated & adopted December 2021
Housing	Updated & certified October 14, 2022
Land Use	Currently undergoing update; projected completion by end of 2024
Circulation	
Resource Management (Open Space & Conservation)	
Noise	
Economic Development	
Implementation	

On February 23, 2023, the City released a request for proposals for its General Plan Update, Program Environmental Impact Report, and zoning code update including objective design standards. By the end of 2023, the City completed the Existing Conditions Report, implemented a comprehensive public engagement strategy, and selected a Preferred Future Land Use Plan.

Implementation Progress Review by Element

Several of the activities listed contribute to multiple Elements. Four activities contribute to the success of all 7 Elements:

- Released Request for Proposals for a General Plan Update and zoning ordinance update including further affordable housing incentives, rezoning, objective design standards, and CEQA documentation. By the end of 2023, the City completed the Existing Conditions Report, implemented a comprehensive public engagement strategy, and selected a Preferred Future Land Use Plan.
- Extended agreement with Kiley and Associates to Provide Federal Legislative Advocacy Services Approved July 2023
- Involvement with Contract Cities, The League, SBCCOG, NLC, SCAG, and various other
- legislative partners
- Continued monitoring and communicating formal positions on proposed bills to State and Federal representatives
- continue to work with California Consulting on the procurement of grants for City projects such as park improvements and multi-modal transportation improvements
- Participated at two Contract Cities conferences with State legislators

Housing Element

In 2022, the State certified the City of Lomita's Housing Element. The Annual Housing Progress Report (**Table 4 of Attachment 2 to the staff report**) provides detailed analysis of the progress made towards achieving the housing goals within the 31 programs including meeting the Regional Housing Needs Allocation. For the Sixth Housing Cycle (2021-2029), the City's Regional Housing Need Allocation (RHNA) is 827 units. Although cities do not control and are not required to directly participate in housing production, Lomita aims to work towards and facilitate the production of housing.

Safety Element

On December 21, 2021, City Council certified the Initial Study/Mitigated Negative Declaration and adopted General Plan Amendment 2021-02 for the updated 2021-2029 Safety Element. The Safety Element goals, policies, and actions provide the City's safety roadmap with a 20-year horizon, including a comprehensive hazard mitigation and emergency response strategy with five goals, 21 policies, and 64 action items. Since adoption, the City took the following steps towards achieving its safety goals.

- Approved American Red Cross facility use agreement to designate the Tom Rico Center and Marc Fosnaugh gym an official disaster shelter. Staff monitoring for

grant opportunities to help fund improvements.

- Secured FEMA funding of \$72,680 for project costs and \$3,622 for grant management costs to update the City's Local Hazard Mitigation Plan under the Hazard Mitigation Grant Program. Awarded Request for Proposals.
- Active Community Response Emergency Team (CERT) committee meeting monthly. CERT is a group of Federal Emergency Management Agency trained volunteers who provide relief to victims of disasters by assisting the City of Lomita in preparing for, responding to, and recovering from emergencies.
- Emergency generator and new roof for Appian Way Pump Station.
- Worked with Area G Disaster Management Area Coordinator to conduct a preliminary review of Lomita's Emergency Response plan.
- Provided sandbags to mitigate the impact of potential flooding and established a readily available sandbag distribution point for residents.
- Obtained Government Emergency Telecommunications Service (GETS) cards for Emergency Operations Center employees.
- Marketed the importance of address number posting for emergency services through the City's website, social media, newsletter, and e-newsletter.
- Coordinated with the American Red Cross Executive Director for the South Bay Chapter to establish a collaboration for the City to host smoke detector alarm installation and blood drive events.
- Passed an ordinance to amend emergency shelter regulations in line with State law.
- Code enforcement staff opened cases on dwellings constructed or converted without building permits and secured several vacant unsecured buildings to reduce risk of fire related to unsafe structures or hazardous conditions related to vegetation or outdoor storage.
- Regular contact with public safety partners for situational awareness.

Circulation Element

Last updated in 1998, the Circulation Element will be updated by January 1, 2025. The element establishes 9 policies and, in 2022, the City deployed the following.

- Obtained Sustainable Communities Grant of \$289,500 for Lomita's Citywide School Loading Zone Study for Vision Zero Neighborhood Planning Initiatives & Infrastructure.
- Conducted and completed Traffic Calming Study/Toolkit including public engagement meetings.
- Awarded Request for Proposals and kicked-off Pavement Management Program including extensive field investigation and sampling to extend the life of the street across approximately 6,529,000 square feet of pavement, yielding significant repairs and resurfacing of streets where slurry seal would not be sufficient.
- Began field surveyance of each segment of pavement within the City to update the City's Pavement Management System which tracks past, present, and future

pavement conditions and street maintenance/rehabilitation projects, establishing project prioritization.

- Completed Street reconstruction in Zones C & F.
- Managed Dial-a-Ride program yielding over 1,500 trips.
- Adopted ordinance to expand commercial parking configuration options to include time-limited parking, designated parking spaces, and wayfinding for pick-up or drive-up retail.
- Adopted ordinance defining vehicle movement following 72-hour parking notice.
- Adopted ordinance to amend covered parking requirements per State law.
- Hired City's first Parking Enforcement Supervisor and officers.
- Citywide refuse collection and street sweeping improvements.
- Initiated City street signage inspection & inventory project.

Resource Management Element

Last updated in 1998, the Resource Management Element, which includes a focus on both open space and conservation, will be updated by January 1, 2026. The element institutes 17 policies and, in 2023, the City implemented the following related projects.

- Hired multiple new engineer positions to improve completion time of capital projects.
- Awarded FEMA Hazard Mitigation Assistance Grant in the amount of \$1,124,884.50 for the 247th Street Area Water Main Replacement Project. Scope of work approved and authorized for bidding.
- Awarded contract for Sewer System Master Plan. Established sewer system model based upon land/parcel usage, data from Los Angeles County Department of Public Works on sewer maintenance, and flow monitoring conducted in the sewer to validate the model. Conducted two week-long flow monitoring. Created a sewer system model and working calibration.
- Awarded Request for Proposals for and conducted New Groundwater Well Feasibility Study.
- Progressed on construction of the Cypress Water Production Facility (CWPF) Upgrade with Granular Activated Carbon (GAC) Project. Hazen and Sawyer continue to provide support for the permitting with the Division of Drinking Water (DDW). During this period, RC Foster worked on pipe labelling, security camera system, the data control system, internet service, electrical components, security camera system, the data control system (SCADA), electrical/instrumentation work, and more.
- As part of the City's commitment to transparent operations of the City's water system, Lomita hosts monthly tours of CWPF open to residents and business owners in the Lomita area. The tours are an opportunity for residents to get answers to some common water questions and to learn more about the City's water supply and upcoming projects and programs.
- Tested all 160+ backflow devices within the water system.

- Completed Water Supply and Demand Assessment resulting in anticipation that the City maintains adequate water supply to meet water demands.
- Awarded design and construction contract for the Downtown Lomita Multi-Benefit Stormwater Project for stormwater features along Lomita Boulevard and Narbonne Avenue consisting of constructing approximately 3,300 linear feet of PVC water pipeline and appurtenances to mitigate local and downstream flood risk, improve water quality, and reduce the heat island effect in the downtown Lomita area. In addition, the project includes features to beautify the neighborhood and promote healthy transportation and recreation.
- Hired consultant to ensure new construction projects adhere to stormwater best management practices and Low Impact Development requirements.
- Released Request for Proposals for additional efforts toward stormwater/MS4 compliance.
- Enrolled in the Clean Truck Check Program with the California Air Resources Board for heavy duty vehicles.
- Organic waste collection ongoing.
- Maintained robust parks & recreation athletics and wellness program of classes for everyone from youth to seniors.
- Worked with the Port of LA to benefit from a loan of a replica Waterfront Red Car to display at the Lomita Railroad Museum property.
- Improved parks facilities including new and/or improved athletic equipment, security lighting, benches, tables, and building maintenance.
- Ongoing evaluation and maintenance of citywide sidewalks, trees, drains, curb/gutters, pipes, potholes, landscaped areas, telecommunications, water mains, and City facilities.
- Completed and shared Consumer Confidence Report providing updated water quality system information to customers.

Land Use Element

Last updated in 1998, the Land Use Element will be updated in time for the State's October 2024 deadline for rezoning. The element conveys 19 policies and in 2023, the City completed the following related projects.

- Revised and streamlined project review process across departments.
- Established online permitting system for all planning and public works discretionary and ministerial applications.
- Adopted ordinance to expand outdoor dining standards.
- Passed an ordinance expanding zoning districts where the keeping of chickens is allowed.
- Adopted ordinance updating building code.
- Approved 1,123 building permits
- Inspected over 1,000 private properties to ensure a safely built environment.
- Declared a prominent site a public nuisance through the provisions of the municipal

- code; awarded the contract for abatement and testing for lead and asbestos.
- Hired City's first code enforcement supervisor as well as a part-time contract officer and full-time contract officer.
- Removed 650+ graffiti & dumping instances.
- Generated 80+ residential property records reports to advise new homebuyers of existing permits and code violations.
- Through the combined efforts of Planning and Code Enforcement, 350+ properties gained new compliance with Lomita Municipal Code.
- Contracted with DataTicket to encourage compliance by collecting upon code enforcement citations; moved from written citations to electronically recorded citations.
- Planned and hosted over 30 community events including the Anti-Gang and Drug Free Walk, Lemonade Day, and Health Fair for all ages.
- Kaia South Bay officially opened and held ribbon-cutting.

Economic Development Element

The City most recently updated its Economic Development Element in 1998 and is currently updating the element although not required by the State. In 2023, the City took the following steps towards achieving the Economic Development Element's goals and implementation efforts.

- Approved permits for the opening of a new Target and also a Grocery Outlet at a major node near the middle of the city to spawn further investment within the city and diminish leakage.
- The City's Community Development Advisory Board approved the Community Development Block Grant roster (budget) for FY 23-24 in the amount of \$140,077 to fund Residential Rehabilitation, Lifeline and the Job Creation and Business Incentive Loan Programs. For Residential Rehabilitation, Two applications were approved and both projects began construction. The Lifeline program provides emergency response service for a total of 19 subscribers currently enrolled. The program accepts applications from Lomita residents who are at least 55 years old or disabled.
- Continued to award businesses through the ARPA-funded Façade Improvement Program and Job Creation Program.
- Selected for the USC Sunstone Business Improvement Program to expand entrepreneurship in Lomita.
- Collaborated with the Lomita Chamber of Commerce to host the State of the City Address and national Lemonade Day to encourage youth entrepreneurship.
- Completed 500+ business zoning clearances.

Noise Element

Last updated in 1998, the Noise Element will be updated by January 1, 2026. The element institutes 17 policies and, in 2023, the City implemented the following related projects.

- Approved \$50,000 for the purchase of a zero-emission vehicle for parking enforcement use.
- Approved \$35,000 for the purchase of an Electric Vehicle for Public Works' Water Division.
- Adopted ordinance to mitigate sound created by animals including chickens.
- Rotation of speed radar signs ongoing.
- Continue to monitor noise throughout Lomita and enforce the standards and regulations of the City's Noise Control Ordinance.
- Consider noise during public hearings of all discretionary entitlements.
- Review adjacent jurisdictions' discretionary projects for noise impacts on Lomita.

For questions, please contact:

Brianna Rindge, AICP
Director of Community & Economic Development
City of Lomita
b.rindge@lomitacity.com

Jurisdiction	Lomita	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bc Applicz			
1				2	3	4	5							6	7	8	9	10		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	
Summary Row: Start Data Entry Below							0	4	0	12	0	1	15	32	25	7				
7375-014-029	7375-014-029	25107 Eshelman Ave		ADU 134	ADU	R	1/7/2023				1					1	1		NONE	No
7373-012-039	7373-012-039	25308 Cypress Street		ADU 135	ADU	R	1/20/2023							1		1	1		NONE	No
7376-019-005	7376-019-005	2122 247th St		ADU 136	ADU	R	3/2/2023				1					1		1	NONE	No
7374-007-019	7374-007-019	2129 240th St		ADU 137	ADU	R	3/20/2023						1			1	1		NONE	No
7373-018-080	7373-018-080	2423 256th St		ADU 145	ADU	R	1/27/2023				1					1	1		NONE	No
7376-018-012	7376-018-012	24672 Woodward Ave		ADU 138	ADU	R	1/20/2023							1		1	1		NONE	No
7374-013-031	7374-013-031	24324 Lomita Dr		ADU 139	ADU	R	3/27/2023		1							1	1		NONE	No
7376-017-011	7376-017-011	24709 Woodward Ave		ADU 140	ADU	R	4/4/2023				1					1	1		NONE	No
7553-009-035	7553-009-035	26038 Oak Street		ADU 142	ADU	R	4/19/2023							2		2		2	NONE	No

7373-017-030	7373-017-030	2432 254th Street	JADU 3	ADU	R	4/19/2023					1						1	1	NONE	No	
7549-003-007	7549-003-007	2005 263rd St	ADU 143	ADU	R	5/9/2023											1	1	1	NONE	No
7549-004-004	7549-004-004	26208 Oak St	ADU 144	ADU	R	5/18/2023					1							1	1	NONE	No
7372-018-040	7372-018-040	24718 Walnut	ADU 145	ADU	R	5/1/2023											1	1	1	NONE	No
7553-017-038	7553-017-038	1922 261st St	ADU 146	ADU	R	7/6/2023											1	1	1	NONE	No
7374-008-019	7374-008-019	23833 Eshelman Ave	JADU 4	ADU	R	8/17/2023				1								1	1	NONE	No
7411-014-049	7411-014-049	26230 Western Ave	ADU 147	ADU	R	8/18/2023											1	1	1	NONE	No
7411-014-049	7411-014-049	24600 Cypress Street	ADU 148	ADU	R	8/21/2023											1	1	1	NONE	No
7553-017-018	7553-017-018	26116 Regent Ave	ADU 149	ADU	R	8/2/2023					1							1	1	NONE	No
7374-002-025	7374-002-025	2050 Lomita Park Pl	ADU 150	ADU	R	9/8/2023					1							1	1	NONE	No
7376-018-013	7376-018-013	24676 Woodward Avenue	ADU 151/SB 9	2 to 4	R	9/12/2023					1						2	3	3	NONE	No
7373-007-002	7373-007-002	25618 Reed Drive	ADU 152	ADU	R	9/18/2023				1								1	1	NONE	No

7376-019-011	7376-019-011	2137 248th St		ADU 153	ADU	R	9/18/2023					1						1	1		NONE	No		
7376-012-020	7376-012-020	24615 Moon St		ADU 154	ADU	R	9/28/2023					1						1	1		NONE	No		
7553-017-016	7553-017-016	1884 261st St.		ADU 155	ADU	R	9/29/2023											1	1	1		NONE	No	
7375-018-004	7375-018-004	1912 253rd St		ADU 156	ADU	R	10/9/2023					1						1	1			NONE	No	
7373-014-036	7373-014-036	2219 254th St		ADU 157	ADU	R	11/16/2023											1	1	1		NONE	No	
7376-007-034	7376-007-034	2355 249th St.		ADU 158	ADU	R	11/8/2023				1							1	1			NONE	No	
7375-023-033	7375-023-033	25612 Oak St		ADU 159	ADU	R	11/28/2023											1	1		1		NONE	No
7376-022-018	7376-022-018	2059 248th Street		ADU 160	ADU	R	12/18/2023											1	1	1			NONE	No
																			0					
																			0					
																			0					
																			0					
																			0					

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement									
1				2	3	4							5	6	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	3	0	10	0	1	8		22
	7373004007	25215 Cypress St.		2012030022	ADU	R									0
	7553003114	26103 & 26103 1/2 Narbonne Ave.		2105130003	2 to 4	O									0
	7553003114	26105 & 26105 1/2 Narbonne		2105130004	2 to 4	O									0
	7553003114	26107 & 26107 1/2 Narbonne		2105130005	2 to 4	O									0
	7553003114	26109 & 26109 1/2 Narbonne		2105130006	2 to 4	O									0
	7373007032	25622 1/2 Pennsylvania Ave.		2108110025	ADU	R									0
	7373011004	25018 Cypress St.		2109130019	ADU	R									0
	7376002018	24373 Pennsylvania Ave.		2202010027	ADU	R									0
	7376004029	2416 1/2 247th St.		2203040004	ADU	R									0
	7549002033	26217 Ocean		2205130006	ADU	R									0
		26016 Oak St.		2207070022	SFD	O									0
	7375006007	2116 250th St.		2207270012	ADU	R									0
	7374013020	24202 1/4 Lomita Dr.		2210270028	ADU	R									0
	7411-014-050	26320 Western Ave.		2305160010	SFD	O									0
	7374008021	23843 Eshelman Ave.		2306090001	ADU	R									0
	7553017018	26114 Regent Ave.		2309280023	ADU	R									0
	7373006048	2325 Stratford Ave.		2207070004	ADU	R									0
	7373009002	25612 1/2 Lucille Ave		2207270032	ADU	R									0
	7373010002	25506 Cypress St.		2210070012	ADU	R									0
	7373013010	2229 255th St.		2103040033	ADU	R									0
	7373017030	2432 1/2 254th		2304140003	ADU	R									0
	7373018081	2425 256th St.		2207140052	ADU	R									0
	7375007011	25032 1/2 Oak		2210210002	ADU	R									0
	7375011011	25422 Oak St.		2305120001	ADU	R									0
	7410016011	1739 1/2 252nd St.		2303090023	ADU	R									0
	7375020011	1921 1/2 257th St.		2208170022	ADU	R									0
	7376005022	2456 1/2 248th St.		2210270027	ADU	R									0

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
Current APN	Street Address	Project Name*	7							Building Permits Date Issued	# of Units Issued Building Permits
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income		
			0	2	0	10	0	1	18		31
7373004007	25215 Cypress St.										0
7553003114	26103 & 26103 1/2 Narbonne Ave.										0
7553003114	26105 & 26105 1/2 Narbonne Ave.										0
7553003114	26107 & 26107 1/2 Narbonne Ave.										0
7553003114	26109 & 26109 1/2 Narbonne Ave.										0
7373007032	25622 1/2 Pennsylvania Ave.										0
7373011004	25018 Cypress St.										0
7376002018	24373 Pennsylvania Ave.										0
7376004029	2416 1/2 247th St.					1				6/27/2023	1
7549002033	26217 Ocean Ave.										0
	26016 Oak St.										0
7375006007	2116 250th St.										0
7374013020	24202 1/4 Lomita Dr.										0
7411-014-050	26320 Western Ave.										0
7374008021	23843 Eshelman Ave.							1		11/29/2023	1
7553017018	26114 Regent Ave.					1				9/25/2023	1
7373006048	2325 Stratford Ave.								1	5/4/2023	1
7373009002	25612 1/2 Lucille Ave			1						6/8/2023	1
7373010002	25506 Cypress St.								1	4/25/2023	1
7373013010	2229 255th St.								1	6/20/2023	1
7373017030	2432 1/2 254th			1						11/27/2023	1
7373018081	2425 256th St.					1				10/16/2023	1
7375007011	25032 1/2 Oak					1				10/4/2023	1
7375011011	25422 Oak St.								1	12/7/2023	1
7410016011	1739 1/2 252nd St.								1	10/2/2023	1
7375020011	1921 1/2 257th St.					1				8/10/2023	1
7376005022	2456 1/2 248th St.					1				10/31/2023	1
7376009033	24659 Cypress St.								1	3/21/2023	1
7376010022	2353 246th Pl								1	5/12/2023	1
7376011005	24340 1/2 Pennsylvania Ave.					1				3/6/2023	1
7376017018	24673 1/2 Woodward Ave.					1				3/28/2023	1
7376020001	2136 1/2 248th St.					1				12/12/2023	1
7411030007	26343 Alta Vista Ave.								1	6/9/2023	1
7549004004	26208 1/2 Oak St.					1				9/27/2023	1
7553009039	26016 Oak St.								9	11/27/2023	9
7375-018-004	1912 253rd St										0
7375-014-029	25107 Eshelman Ave										0
7373-012-039	25308 Cypress Street										0
7374-007-019	2129 240th St										0
7373-018-080	2423 256th St										0
7376-018-012	24672 Woodward Ave										0
7374-013-031	24324 Lomita Dr										0
7376-017-011	24709 Woodward Ave										0

7373-017-030	2432 254th Street										0
7549-003-007	2005 263rd St										0
7549-004-004	26208 Oak St										0
7372-018-040	24718 Walnut										0
7553-017-038	1922 261st St										0
7374-008-019	23833 Eshelman Ave										0
7411-014-049	26230 Western Ave										0
7411-014-049	24600 Cypress Street										0
7553-017-018	26116 Regent Ave										0
7374-002-025	2050 Lomita Park Pl										0
7373-007-002	25618 Reed Drive										0
7376-019-011	2137 248th St										0
7376-012-020	24615 Moon St										0
7376-008-004	2322 247th St.							1	9/19/2023		1
7373-014-036	2219 254th St										0
7376-007-034	2355 249th St.										0

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy									
Current APN	Street Address	Project Name*	10						11	12		
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	
			0	0	0	6	0	0	11		17	
7373004007	25215 Cypress St.								1	9/25/2023	1	
7553003114	26103 & 26103 1/2 Narbonne Ave.								2	5/9/2023	2	
7553003114	26105 & 26105 1/2 Narbonne Ave.								2	5/9/2023	2	
7553003114	26107 & 26107 1/2 Narbonne Ave.								2	5/9/2023	2	
7553003114	26109 & 26109 1/2 Narbonne Ave.								2	5/9/2023	2	
7373007032	25622 1/2 Pennsylvania Ave.					1				8/1/2023	1	
7373011004	25018 Cypress St.					1				3/2/2023	1	
7376002018	24373 Pennsylvania Ave.					1				3/7/2023	1	
7376004029	2416 1/2 247th St.					1				1/25/2023	1	
7549002033	26217 Ocean Ave. 26016 Oak St.					1				8/31/2023	1	
7375006007	2116 250th St.								1	11/13/2023	1	
7374013020	24202 1/4 Lomita Dr.					1				8/21/2023	1	
7411-014-050	26320 Western Ave.										0	
7374008021	23843 Eshelman Ave.								1	12/14/2023	1	
7553017018	26114 Regent Ave.										0	
7373006048	2325 Stratford Ave.										0	
7373009002	25612 1/2 Lucille Ave										0	
7373010002	25506 Cypress St.										0	
7373013010	2229 255th St.										0	
7373017030	2432 1/2 254th										0	
7373018081	2425 256th St.										0	
7375007011	25032 1/2 Oak										0	
7375011011	25422 Oak St.										0	
7410016011	1739 1/2 252nd St.										0	
7375020011	1921 1/2 257th St.										0	
7376005022	2456 1/2 248th St.										0	
7376009033	24659 Cypress St.										0	
7376010022	2353 246th Pl										0	
7376011005	24340 1/2 Pennsylvania Ave.										0	
7376017018	24673 1/2 Woodward Ave.										0	
7376020001	2136 1/2 248th St.										0	
7411030007	26343 Alta Vista Ave.										0	
7549004004	26208 1/2 Oak St.										0	
7553009039	26016 Oak St.										0	
7375-018-004	1912 253rd St										0	
7375-014-029	25107 Eshelman Ave										0	
7373-012-039	25308 Cypress Street										0	
7374-007-019	2129 240th St										0	
7373-018-080	2423 256th St										0	
7376-018-012	24672 Woodward Ave										0	
7374-013-031	24324 Lomita Dr										0	
7376-017-011	24709 Woodward Ave										0	
7373-017-030	2432 254th Street										0	
7549-003-007	2005 263rd St										0	
7549-004-004	26208 Oak St										0	
7372-018-040	24718 Walnut										0	
7553-017-038	1922 261st St										0	
7374-008-019	23833 Eshelman Ave										0	
7411-014-049	26230 Western Ave										0	
7411-014-049	24600 Cypress Street										0	
7553-017-018	26116 Regent Ave										0	
7374-002-025	2050 Lomita Park Pl										0	
7373-007-002	25618 Reed Drive										0	
7376-019-011	2137 248th St										0	
7376-012-020	24615 Moon St										0	
7376-008-004	2322 247th St.										0	
7373-014-036	2219 254th St										0	
7376-007-034	2355 249th St.										0	

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			13	Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units - Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0	NONE	Y											
7373004007	25215 Cypress St.		0	NONE	Y											
7553003114	26103 & 26103 1/2 Narbonne Ave.		0	NONE	Y											
7553003114	26105 & 26105 1/2 Narbonne Ave.		0	NONE	Y											
7553003114	26107 & 26107 1/2 Narbonne Ave.		0	NONE	Y											
7553003114	26109 & 26109 1/2 Narbonne Ave.		0	NONE	Y											
7373007032	25622 1/2 Pennsylvania Ave.		0	NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations								
7373011004	25018 Cypress St.		0	NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations								
7376002018	24373 Pennsylvania Ave.		0	NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations								
7376004029	2416 1/2 247th St.		0	NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations								
7549002033	26217 Ocean Ave.		0	NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations								
	26016 Oak St.		0	NONE	Y					1	Demolished	0				
7375006007	2116 250th St.		0	NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations								
7374013020	24202 1/4 Lomita Dr.		0	NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations								
7411-014-050	26320 Western Ave.		0	NONE	Y					1	Destroyed	0				
7374008021	23843 Eshelman Ave.		0	NONE	Y											
7553017018	26114 Regent Ave.		0	NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations								
7373006048	2325 Stratford Ave.		0	NONE	Y											
7373009002	25612 1/2 Lucille Ave		0	NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations								
7373010002	25506 Cypress St.		0	NONE	Y											
7373013010	2229 255th St.		0	NONE	Y											

7373017030	2432 1/2 254th		0	NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations										
7373018081	2425 256th St.		0	NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations										
7375007011	25032 1/2 Oak		0	NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations										
7375011011	25422 Oak St.		0	NONE	Y													
7410016011	1739 1/2 252nd St.		0	NONE	Y													
7375020011	1921 1/2 257th St.		0	NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations										
7376005022	2456 1/2 248th St.		0	NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations										
7376009033	24659 Cypress St.		0	NONE	Y													
7376010022	2353 246th Pl		0	NONE	Y													
7376011005	24340 1/2 Pennsylvania Ave.		0	NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations										
7376017018	24673 1/2 Woodward Ave.		0	NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations										
7376020001	2136 1/2 248th St.		0	NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations										
7411030007	26343 Alta Vista Ave.			NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations										
7549004004	26208 1/2 Oak St.		0	NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations										
7553009039	26016 Oak St.		0	NONE	Y													
7375-018-004	1912 253rd St		0	NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations										
7375-014-029	25107 Eshelman Ave		0	NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations										
7373-012-039	25308 Cypress Street			NONE	Y													
7374-007-019	2129 240th St			NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations										
7373-018-080	2423 256th St			NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations										
7376-018-012	24672 Woodward Ave			NONE	Y													
7374-013-031	24324 Lomita Dr			NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations										
7376-017-011	24709 Woodward Ave			NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations										
7373-017-030	2432 254th Street			NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations										
7549-003-007	2005 263rd St			NONE	Y													

7549-004-004	26208 Oak St			NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations										
7372-018-040	24718 Walnut			NONE	Y													
7553-017-038	1922 261st St			NONE	Y													
7374-008-019	23833 Eshelman Ave			NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations										
7411-014-049	26230 Western Ave			NONE	Y													
7411-014-049	24600 Cypress Street			NONE	Y													
7553-017-018	26116 Regent Ave			NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations										
7374-002-025	2050 Lomita Park Pl			NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations										
7373-007-002	25618 Reed Drive			NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations										
7376-019-011	2137 248th St			NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations										
7376-012-020	24615 Moon St			NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations										
7376-008-004	2322 247th St.			NONE	Y													
7373-014-036	2219 254th St			NONE	Y			ADUs were classified using SCAG's 17% Ex.Low and Very Low, 43% Low, 6% Mod, and 35% Above Mod. Allocations										
7376-007-034	2355 249th St.			NONE	Y													

Jurisdiction	Lomita	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
		1	2									3	4	
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021- 10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	239	-	-	-	-	-	-	-	-	-	-	4	235
	Non-Deed Restricted		-	1	1	2	-	-	-	-	-	-	-	-
Low	Deed Restricted	124	-	-	-	-	-	-	-	-	-	-	15	109
	Non-Deed Restricted		-	-	5	10	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	128	-	-	-	-	-	-	-	-	-	-	3	125
	Non-Deed Restricted		-	-	2	1	-	-	-	-	-	-	-	-
Above Moderate		338	-	1	32	18	-	-	-	-	-	-	51	287
Total RHNA		829												
Total Units			-	2	40	31	-	-	-	-	-	-	73	756
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5										6	7	
Extremely low-Income Need			2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		120	-	-	-	-	-	-	-	-	-	-	-	120

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Lomita
Reporting Year	2023 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1: Housing Rehabilitation Grant Program	Provide rehabilitation assistance to 5 households annually throughout the 2021–2029 planning period.	Continuous	Ongoing
Program 2: Code Enforcement	(1) Track and monitor code enforcement cases as complaints are submitted. (2) Conduct outreach to property owners with possible violations through direct contact, and inform these households of steps to correction of violations. (3) Assist 80 households to correct and close violation cases annually.	Continuous/annual	Staff notes code violations during residential property report inspections and informs residents about any violation, with a 90-day grace period to come into compliance. The City hired a Planning Intern to prioritize Property Record Reports which identifies and helps clean up residential code violations and safety hazards. The City promoted the Code Enforcement Officer to Code Enforcement Supervisor in fall 2023. The City hired a new part-time code enforcement officer in January 2023 to assist in casework and maintained the contract through the end of the year, up to \$100,000 in expenditures. The City advertised for a new full-time code enforcement officer city employment position at the end of 2023 and hired an individual in early 2024. City Council adopted a substandard living conditions ordinance that went into effect April 20, 2023 to improve enforcement of residential building and safety violations. In 2023, staff completed over 80 property records reports for home sales and gained compliance of 350+ violations, including both
Program 3: Mobile Home Park Regulations	Amend Mobile Home Park Regulations to ensure consistency with SB 330, 2019 by fall 2024.	Fall 2024	Timeframe upcoming
Program 4: Lower-Income Housing Preservation	(1) Contact the Retirement Housing Foundation and qualified entities to identify and pursue a strategy for ongoing preservation of affordability for the Lomita Kiwanis Gardens by fall 2024. (2) Provide information on priority Section 8 assistance through the Los Angeles County Housing Authority, should Section 8 contracts expire or in the event of a change in property ownership. (3) Where needed, provide funding assistance for the preservation of Lomita Kiwanis Gardens through technical assistance with grant pursuits and letters of support for grants pursued by the Retirement Housing Foundation.	Fall 2024	Staff developed a new "Additional Housing Resources" webpage with information on Section 8 that was posted on a permanent webpage on the City's website, shared in the City's newsletter, and on the City's social media outlets.
Program 5: Replacement Requirements	(1) Amend staff procedures related to the review and issuance of demolition and development permits by spring 2022. (2) Enforce replacement requirements in accordance with Government Code Section 66300 throughout and beyond the planning period.	Spring 2022 (1) Continuous (2)	The City continuously mandates replacement requirements consistent with the Housing Crisis Act of 2019 for proposed housing developments on sites that currently have residential uses, or within the past 5 years have had residential uses that have been vacated or demolished, that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low income, subject to any other form of rent or price control, or occupied by low- or very low-income households.
Program 6: Accessory Dwelling Units	(1) Adopt an amendment to the City's Zoning Code, consistent with or less restrictive than State requirements, by spring 2023. (2) Develop and adopt an affordable ADU incentive program by spring 2023.	Spring 2023	City Council adopted an updated ADU to respond to new State ADU law. The ordinance went into effect July 20, 2023 and was sent to the State for review. City Council adopted an ordinance for affordable housing incentives for 4 or fewer residential units within the Downtown-Commercial District that went into effect October 19, 2023.

Program 7: Incentives and Regulations	<p>(1) To assist in the development of housing for lower income households, including extremely low-income households, the city will annually and proactively reach out to developers of affordable housing to identify development opportunities and assist with development, including funding, supporting funding applications, ministerial reviews of naturally affordable housing types, easing development standards including parking and front setback requirements, fee waivers, reduction or deferrals, and incentives and concessions beyond those in State Density Bonus law. The City will target 200 units in the planning period throughout the City and 30 percent in higher resource or higher income areas and 30 percent in lower-income areas.</p> <p>(2) Amend the Density Bonus ordinance to ensure consistency with State law, including the provision of a bonus for student affordable housing, senior housing, and 100 percent affordable developments by spring 2023.</p> <p>(3) Improve development regulations intended to incentivize affordable and mixed-income housing development through regulatory inducements such as incentive zoning paired with objective</p>	<p>Annual (1) (4) Spring 2023 (2) Fall 2023 (3) Continuous (5)</p>	<p>On February 23, 2023, the City released an RFP for a General Plan Update and zoning ordinance update including further affordable housing incentives, rezoning, objective design standards, and CEQA documentation. By the end of 2023, the City completed the Existing Conditions Report, implemented a comprehensive public engagement strategy, and selected a Preferred Future Land Use Plan. The City is currently working on the updates to the Noise, Land Use, Economic Development, Circulation, and Resource Management/Open Space Elements, the Environmental Impact Report, and zoning code update. Staff works with developers on a one-on-one basis daily, consistently asking for input and best practices with the intention of improving the City's regulations and services.</p>
Program 8: Low-Barrier Navigation Centers	<p>Amend the Zoning Code, consistent with State requirements, by spring 2023.</p>	<p>Spring 2023</p>	<p>City Council adopted an ordinance permitting Low-Barrier Navigation Centers consistent with State requirements on March 21, 2023.</p>
Program 9: Supportive Housing	<p>Amend the Zoning Code, consistent with State requirements, by spring 2023.</p>	<p>Spring 2023</p>	<p>City Council adopted an ordinance permitting Supportive Housing consistent with State requirements on March 21, 2023.</p>
Program 10: Affordable Housing Streamlining	<p>(1) Continue to provide SB 35 streamlining to qualifying projects throughout the planning period.</p> <p>(2) Amend the Zoning Code and staff procedures, consistent with State requirements, by spring 2023.</p>	<p>Continuous (1) Spring 2023 (2)</p>	<p>The City provides an affordable housing streamlined approval process in accordance with State requirements for qualifying development proposals and reports on affordable housing streamlining applications in the Housing Element Annual Progress Report. Staff is analyzing existing municipal code and its compliance with State law to determine the need for another ordinance.</p>
Program 11: Objective Design Standards	<p>(1) Ongoing monitoring of Zoning Code amendments to ensure any new design standards are objective.</p> <p>(2) Pair rezone program (Program 14) with objective standards that ensure that maximum permitted densities can be achieved by fall 2024.</p>	<p>Ongoing (1) Fall 2024 (2)</p>	<p>On February 23, 2023, the City released an RFP for a General Plan Update and zoning ordinance update including further affordable housing incentives, rezoning, objective design standards, and CEQA documentation. By the end of 2023, the City completed the Existing Conditions Report, implemented a comprehensive public engagement strategy, and selected a Preferred Future Land Use Plan. The City is currently working on the updates to the Noise, Land Use, Economic Development, Circulation, and Resource Management/Open Space Elements, the Environmental Impact Report, and zoning code update to include objective design standards. City Council adopted 13 housing-related ordinances in 2023 (ADU update, lot design update, building code update, multifamily housing signage, supportive housing, transitional housing, employee housing, low-barrier navigation centers, reasonable accommodation, covered parking elimination, emergency shelter parking, substandard living conditions, and affordable housing incentives for 4 or fewer residential units within the Downtown-Commercial District).</p>
Program 12: Lot Consolidation	<p>Amend the Zoning Code to enhance lot consolidation incentives by spring 2023.</p>	<p>Spring 2023</p>	<p>On February 23, 2023, the City released an RFP for a General Plan Update and zoning ordinance update including further affordable housing incentives, rezoning, objective design standards, and CEQA documentation. By the end of 2023, the City completed the Existing Conditions Report, implemented a comprehensive public engagement strategy, and selected a Preferred Future Land Use Plan. The City is currently working on the updates to the Noise, Land Use, Economic Development, Circulation, and Resource Management/Open Space Elements, the Environmental Impact Report, and zoning code update to include lot consolidation incentives.</p>

<p>Program 13: Zoning Revisions for Special Housing Needs</p>	<p>(1) Amend the Zoning Code to remove discretionary permit requirements for Emergency Shelters in the M-C zone. (2) Amend the Zoning Code to consider transitional as a residential use of property and to permit transitional housing in the same manner as other residential uses in the same zone. (3) Permit employee and farmworker housing in accordance with the Health and Safety Code Sections 17021.5 and 17021.6 and the Employee Housing Act. (4) Amend the Zoning Code to provide a process by which large residential care facilities with seven or more residents may be permitted, without discretion, in commercial and mixed-use zones. (5) Reduce development standards for Senior Planned Unit Developments through the adoption of a reduction in parking requirements and a reduction in minimum unit size requirements. (6) Amend Reasonable Accommodation procedures to remove the major Reasonable Accommodation Process and analyze the Planning Commission hearing requirement as a constraint. (7) Amend zoning and permit procedures to permit group homes in all residential zones with objectivity and approval certainty including Community Care</p>	<p>Spring 2023 (1) (2) (3) (4) (5) (6) Fall 2024 (7)</p>	<p>City Council adopted an ordinance permitting Emergency Shelters, Transitional Housing, Employee (and farmworker) housing, Senior Planned Unit Development parking requirements, and Reasonable Accommodation procedures, removing all discretionary requirements, consistent with State law on March 21, 2023.</p>
<p>Program 14: Rezone Program</p>	<p>(1) The rezone will occur no later than October 15, 2024. (2) Evaluate for General Plan consistency and amend General Plan as necessary, concurrent with the rezone. (3) Rezone sites selected from Sites A–Y as identified in Table B of the Sites Inventory Form.</p>	<p>October 15, 2024</p>	<p>On February 23, 2023, the City released an RFP for a General Plan Update and zoning ordinance update including further affordable housing incentives, rezoning, objective design standards, and CEQA documentation. By the end of 2023, the City completed the Existing Conditions Report, implemented a comprehensive public engagement strategy, and selected a Preferred Future Land Use Plan. The City is currently working on the updates to the Noise, Land Use, Economic Development, Circulation, and Resource Management/Open Space Elements, the Environmental Impact Report, and zoning code update to include the rezoning of selected sites. The City is on track for the rezoning to be completed by the October 15, 2024 State deadline.</p>
<p>Program 15: Supporting Low Density</p>	<p>(1) Implement the provisions of SB 9 by January 1, 2022 and consider ordinance amendment to establish ministerial review procedures and objective development and design standards for any proposed housing development, or proposed lot splits of existing single-family residential lots, in the R-1 and A-1 zones (as they exist on January 1, 2022) by spring 2023. (2) Determine the need for an ordinance amendment to establish ministerial review procedures and objective development and design standards or proposed housing development, or proposed lot splits of existing single-family lots, in the R-1 and A-1 zones, which are not subject to SB 9 by Spring</p>	<p>Spring 2023</p>	<p>On September 6, 2022, City Council adopted an ordinance permitting Planned Residential Unit Developments by-right administratively according to objective design standards, in compliance with SB9, allowing additional dwelling units. On February 23, 2023, the City released an RFP for a General Plan Update and zoning ordinance update including further affordable housing incentives, rezoning, objective design standards, and CEQA documentation. By the end of 2023, the City completed the Existing Conditions Report, implemented a comprehensive public engagement strategy, and selected a Preferred Future Land Use Plan. The City is currently working on the updates to the Noise, Land Use, Economic Development, Circulation, and Resource Management/Open Space Elements, the Environmental Impact Report, and zoning code update to include objective design standards.</p>
<p>Program 16: No Net Loss</p>	<p>(1) Amend staff procedures to ensure all development proposals and rezone proposals are reviewed against the capacity identified for sites in the Sites Inventory Form within 3 months of Housing Element adoption. (2) Develop a methodology for tracking remaining capacity within 1 year of Housing Element adoption</p>	<p>January 2023 (1) October 2023 (2)</p>	<p>Staff actively improves upon procedures to ensure all development proposals and rezone proposals are reviewed against the capacity identified for sites in the Sites Inventory Form as well as tracking remaining capacity.</p>
<p>Program 17: Annual Progress Reports</p>	<p>(1) Submit approved Annual Progress Reports to HCD annually by April 1. (2) Mid-Term evaluation in 2025.</p>	<p>Annually by April 1</p>	<p>On track for full compliance</p>

Program 18: Surplus Lands	<p>(1) Identify and track surplus City-owned sites annually.</p> <p>(2) If surplus sites are identified and available for the purpose of developing low- and moderate-income housing, prior to the disposal of surplus lands, the City shall provide a written notice of availability to any local public entity and housing sponsors that have notified the Department of Housing and Community Development of their interest in surplus land.</p> <p>(3) Release RFP for affordable housing development at Housing Authority owned</p>	<p>Continuous (1) (2) December 2023 (3)</p>	<p>The City tracks surplus City-owned sites continuously.</p>
Program 19: Accessibility	<p>(1) Continue to enforce accessibility requirements through development approvals throughout the planning cycle.</p> <p>(2) Create a housing resources webpage that connects developers and residents to accessibility resources, such as home retrofit guides and universal design standards that can increase in-unit accessibility, among other housing-related information and resources, by summer 2023. The City will target marketing in areas of higher need with a goal of 50 persons assisted in the planning period.</p> <p>(3) Residents and property owners will be notified of updates to the City's website through the City's monthly e-newsletters that are sent to the City's listserv.</p>	<p>Continuous (1) Summer 2023 (2) (3)</p>	<p>Staff created a new "Additional Housing Resources" webpage with accessibility regulations and standards. Accessibility standards information was featured in the City's bi-weekly newsletter during March 2023. The City practices continuous enforcement of accessibility requirements through development approvals by planning staff. Staff is currently amending the ADU ordinance to require accessible design on the bottom floor when two ADUs are stacked above a certain height.</p>
Program 20: Homebuyer Assistance Programs	<p>(1) Include updated information in City newsletters annually.</p> <p>(2) Update the City's website with relevant information and resources by fall 2023 and ensure that all web materials use best practices for user accessibility through information that is perceivable, operable, understandable, and robust.</p>	<p>Annually (1) Fall 2023 (2)</p>	<p>Staff created a new "Additional Housing Resources" webpage with accessibility regulations and standards. Information on Homebuyer Assistance Programs was featured in the City's bi-weekly newsletter during March 2023.</p>
Program 21: Section 8 Housing Choice Voucher Program	<p>(1) Provide 70 Section 8 vouchers annually and target 50% of housing choice vouchers in higher opportunity and higher income areas.</p> <p>(2) Update the City's website to create a housing resources page that connects residents, developers, non-profits, property owners, and other interested parties to relevant information and resources on available housing programs, regulations, events, and other relevant information no later than summer 2023.</p> <p>(3) Include updated information to connect property owners and residents to the City's housing resources webpage in City newsletters, which are sent to all property owners in the City's boundaries bi-annually.</p> <p>(4) Include updated information to connect property owners and residents to the City's housing resources webpage in the monthly e-newsletters that are sent to the City's listserv.</p> <p>(5) To Affirmatively Further Fair Housing, beginning in 2023, the City will conduct an analysis every two-years to target Section 8 Housing Choice Vouchers in higher opportunity areas throughout the</p>	<p>Continuous (1) Summer 2023 (2) Not specified (3) (4)</p>	<p>Staff created a new "Additional Housing Resources" webpage with accessibility regulations and standards. Section 8 was featured in the City's bi-weekly newsletter during April 2023. The "Additional Housing Resources" webpage was developed in a visually compelling manner to get spread the information with positivity. The various topics were scheduled to be disseminated incrementally throughout 2023 into both the e-newsletters and physical newsletters so as to not inundate the public with information and maximize digestion.</p>

Program 22: Fair Housing	(1) Include updated information in the City's monthly newsletters. (2) Update the City's website with relevant information and resources on fair housing from HRC within 1 year of Housing Element adoption; distribute information in the City's monthly newsletter. (3) Provide annual staff trainings on how to refer complaints and inquiries to HRC with a goal of 200 households assisted throughout the City within the planning period. (4) Coordinate with HRC to gather and analyze local data collected annually and	Continuous (1) (4) October 2023 (2) Annual (3)	Staff created a new "Additional Housing Resources" webpage with accessibility regulations and standards. Fair Housing information was featured in the City's bi-weekly newsletter during April 2023. The City continues to contract with the Housing Rights Center to promote equal housing opportunities
Program 23: Fair Housing Marketing	(1) Develop and promote marketing material standards, consistent with the standards outlined in State law, to ensure representative materials are provided by developers by summer 2024. (2) Ensure standards are easily available for development applicants at the permit counter and on the City's website by summer 2024.	Summer 2024: Develop and promote marketing material standards, and ensure that standards are easily available for development applicants at the permit counter and on the City's website	Staff created a new "Additional Housing Resources" webpage with accessibility regulations and standards. Fair Housing Marketing information was featured in the City's bi-weekly newsletter during May 2023.
Program 24: Analysis of Impediments to Fair Housing Choice	(1) Continue to participate in the Analysis of Impediments to Fair Housing Choice every 5 years. (2) Collaborate with the Community Development Commission and the Housing Authority of the County of Los Angeles through continued communication and data-sharing for the completion of the Analysis of Impediments to Fair Housing Choice every 5 years.	Every 5 years	Timeframe upcoming
Program 25: Energy Conservation Program	(1) Periodically review zoning and subdivision requirements to promote energy conservation measures, concurrent with updates to the Building Code or by 2026, whichever is sooner. (2) Promote energy conservation strategies on the City's website by summer 2023 and in the City's summer iteration of the bi-annual newsletter. (3) Continue to provide fee waivers that are available for solar projects throughout the planning period.	2026 (1) Summer 2023 (2) Continuous (3)	Staff created a new "Additional Housing Resources" webpage with accessibility regulations and standards. Energy Conservation information was featured in the City's bi-weekly newsletter during May 2023. Energy Conservation information was featured in the Summer 2023 printed newsletter mailed to every property in the city. The City continues to provide fee waivers that are available for solar projects throughout the planning period.
Program 26: Increased Transparency	(1) Ensure all relevant information is provided on the City's website within 1 year of Housing Element adoption. (2) Continue to update information as changes to the City's regulations are made and as new information becomes available throughout the planning period.	October 2023 (1) Continuous (2)	Staff confirmed that information regarding the current schedule of fees (most recently updated in January 2023 and again in February 2024), exactions, applicable affordability requirements, all zoning ordinances, development standards, and annual fee reports or other relevant financial reports are immediately available on the City's website. Staff is actively making available "cheat sheets" and other information on the City's website to more effectively disseminate information to the public on various permits and processes.

Program 27: Reduced Parking Requirements	(1) Amend the Zoning Code to identify a process by which parking requirements can be reduced for religious institutions in exchange for housing development, consistent with the requirements of AB 1851 (2020) by spring 2023. (2) Amend the zoning code to adhere to the requirements of AB 139 (2019) regarding parking for emergency shelters. This includes sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. (3) Implement parking reductions for multifamily housing and remove garage parking requirements across all residential zones by spring 2024. This will include the removal of garage parking requirements across all residential zones, a reduction to covered parking requirements and overall parking requirements for multifamily housing, and will ensure that covered parking requirements are not	Spring 2023 (1) Unspecified (2) Spring 2024 (3)	City Council adopted an ordinance requiring minimum parking for Emergency Shelter consistent with State law on March 21, 2023. Also on March 21, 2023, City Council adopted an ordinance removing garage and covered parking requirements across all residential zones and the Mixed-Use Overlay Zone and permitting tandem parking, consistent with State law.
Program 28: Rezone Opportunities	(1) Coordinate with the Housing Authority of Los Angeles to identify opportunities for increased densities and future redevelopment within the planning period. (2) Continue to evaluate opportunities for updated land use plans and zoning ordinances that can increase densities through annual informational sessions with the Planning Commission.	Continuous	The City coordinates with the Housing Authority of Los Angeles to identify opportunities for increased densities and future redevelopment within the planning period. The Planning Commission discussed updated land use plans and zoning ordinances that can increase densities on April 10, 2023. On February 23, 2023, the City released an RFP for a General Plan Update and zoning ordinance update including further affordable housing incentives, rezoning, objective design standards, and CEQA documentation. By the end of 2023, the City completed the Existing Conditions Report, implemented a comprehensive public engagement strategy, and selected a Preferred Future Land Use Plan. The Housing Element identifies enough sites to meet the RHNA plus a 35% buffer.
Program 29: Ongoing Code Updates	(1) Annually monitor State legislative changes and amend regulations accordingly. (2) Continue to accept recommendations from the development community for ideas on how the City can increase flexibility and certainty in the development process. This will be achieved through continued project coordination meetings with developers through the submittal process.	Annual (1) Continuous (2)	The City continues to monitor State legislative changes and amend regulations accordingly. City staff continues to accept recommendations from the development community for ideas on how the City can increase flexibility and certainty in the development process, both during and outside of the permitting process.
Program 30: Inclusionary Housing Ordinance	(1) Conduct an inclusionary housing feasibility analysis by spring 2024. (2) Adopt an inclusionary housing ordinance, where feasible, by winter 2025.	Spring 2024 (1) Winter 2024 (2)	Inclusionary housing feasibility analysis was conducted in late 2023.
Program 31: Place-Based Strategies for Community Revitalization	Complete a minimum of one improvement project annually in lower income areas.	Annual	City staff meets monthly with a contracted grant writing team to seek funding for place-based strategies in areas of higher need or lower income.



CITY OF LOMITA CITY COUNCIL REPORT

TO: City Council **Item No. SCH 8a**

FROM: Joe Hoefgen, Interim City Manager

PREPARED BY: Carla Dillon, P.E., Public Works Director

MEETING DATE: March 19, 2023

SUBJECT: Discussion and Consideration of the Local Travel Network, Measure M Application

RECOMMENDATION

Authorize the South Bay Cities Council of Governments to submit the “South Bay Local Travel Network in the City of Lomita” Project for funding from the Measure M Transportation System and Mobility Improvements Program.

BACKGROUND

The South Bay Local Travel Network (LTN) is a proposed 243-mile network of existing, low-speed routes designed to accommodate travel via small, low-speed vehicles (aka street-worthy golf carts, e-bikes, pedal bikes, e-scooters, etc.) in the South Bay. This effort is led by the South Bay Cities Council of Governments (SBCCOG) and can provide connectivity for City of Lomita residents. In addition, the LTN can help in reducing vehicular congestion while providing a network for alternative transportation.

Over the past 15 years, research conducted by SBCCOG demonstrated that approximately 70% of trips in the South Bay are within 3 miles of an individual’s home, and 90% are within 10 miles. The data showed that these trips are too short for the frequency and quality of the transit service in the South Bay, but too far to walk. By replacing the trips that are currently being made with internal combustion engine powered cars with zero-emission micro-mobility vehicles, GHG emissions would be reduced.

Within Lomita, approximately 5.35 miles of network would be deployed for the LTN if the funding is approved, and the below map shows the proposed routes. The details of the improvements included in this project are shown in greater detail in the attachments.

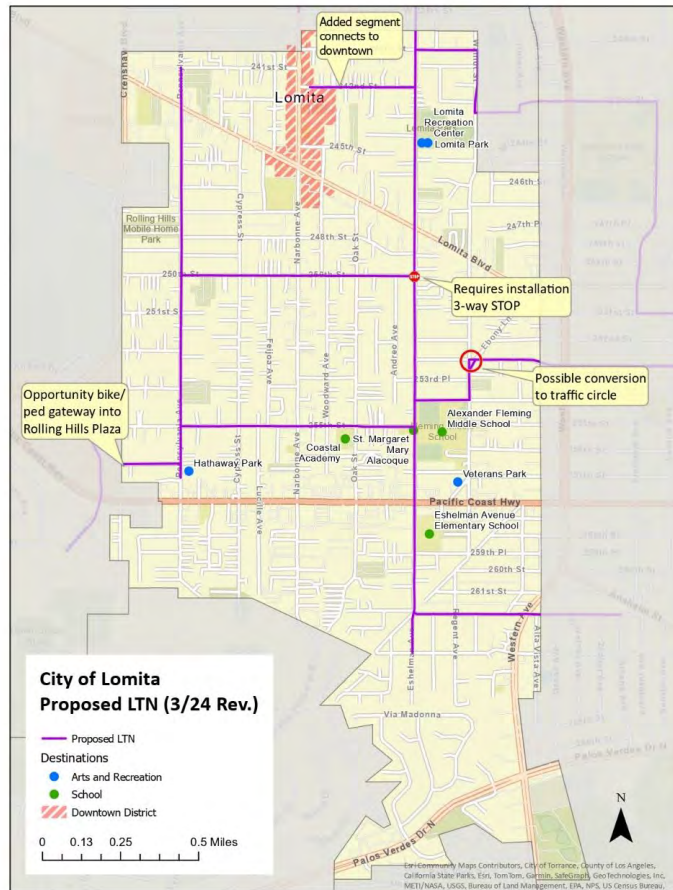


Figure 1: Project Phase I Map

The SBCCOG, in conjunction with staff, has prepared an application for regional funding through the Measure M Transportation System and Mobility Improvements Program. Project elements include:

- Phase I: Signage and wayfinding signs for the LTN
- Phase I: Pavement markings for the LTN and bike lanes
- Phase II: Workshops and consensus building
- Phase II: Eshelman Avenue Traffic Calming features (medians, flashing crosswalk at Park with pedestrian bulb outs, rumble strips, high visibility cross walk at 257th, pedestrian refuse island, stop at 250th St)
- Phase II: City-wide Wayfinding and signage
- Phase II: Traffic calming with consideration for traffic circles at Ebony/Walnut/253rd
- Phase II: Traffic calming with consideration for traffic circle at Eshelman/262nd St.

The network was specifically designed to operate predominately on 25 mph streets, but never on streets above 35 mph. Although many micro-mobility devices, such as bikes and e-bikes, can travel on streets with posted speeds higher than 35 mph, the mixing of these slow-moving vehicles with significantly higher speed and heavier weighted automobile traffic on major streets poses significant safety concerns.

As referenced earlier, additional street calming facilities would be completed in phase two of the project to provide safety facilities on Eshelman between 240th Street and 262nd streets as well as street calming improvements at the intersections of Ebony, Walnut, and 253rd – safety facilities to integrate both LTN routes and existing bicycle infrastructure; deployment of parking facilities and amenities will also be part of this project’s scope.

It is important to note that the project’s scope will include extensive Community workshops, outreach, and consensus building events. Subsequent LTN and wayfinding implementation goals may include the use of QR codes to further guide travelers if they so desire. Motorists will identify the shared nature of the street through the sharrow markings and network signs. A subsequent goal is to eventually add the LTN to electronic wayfinding (e.g. Google Maps, Apple Maps, etc.).

If funding is approved, Phase I work on the LTN signage and street markings would begin as early as Fall 2024. The Phase II work with traffic calming elements would proceed in the Spring of 2025 and continuing into fiscal year 2025-26.

FISCAL IMPACT

If approved, the Measure M funds would allocate \$6,651,895 to improvements within Lomita for the LTN, traffic calming, and active transportation.

OPTIONS

1. Approve staff’s recommendation.
2. Provide alternative direction.

ATTACHMENTS

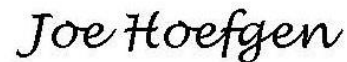
1. South Bay MSP Candidate Project Fact Sheet

Reviewed by:



Gary Y. Sugano
Assistant City Manager

Approved by:



Joe Hoefgen
Interim City Manager

Prepared by:



Carla Dillon, P.E.
Public Works Director

South Bay MSP Candidate Project Fact Sheet

PROJECT TITLE: South Bay Local Travel Network in the City of Lomita

PROJECT LOCATION:

The project is located in the City of Lomita.

PROJECT LIMITS:

This project limits are citywide. Specific street segments are available in the spreadsheet included as Exhibit 1 with the project maps. Phase 1 is city-wide; Phase 2 – traffic calming facilities (Eshelman between 240th and 262nd + Intersections of Ebony/Walnut/253rd St.)

PROJECT DESCRIPTION INCLUDING MULTI-YEAR SUBREGIONAL PROGRAM AND PROJECT NEXUS:

The purpose of this project is to support the goals of active transportation, reduce vehicle miles travelled and greenhouse gas emissions, and support the adoption of zero-emission micro-mobility vehicles. This project will be a phased implementation of the City's Local Travel Network. Phase 1 will be the deployment of 5.35 LTN route miles (see Exhibit 1) as a Class III shared lane (sharrow) network and branded wayfinding system on low-speed neighborhood streets to connect individuals with key destinations. Phase 2 will include the construction and installation of additional street calming facilities on Eshelman which will serve as LTN safety enhancements when completed.

PROJECT BACKGROUND:

Over the past 15 years, research conducted by the South Bay Cities Council of Governments (SBCCOG) demonstrated that approximately 70% of trips in the South Bay are within 3 miles of an individual's home, and 90% are within 10 miles. The data showed that these trips are too short for the frequency and quality of the transit service in the South Bay, but too far to walk. Micro-mobility, however, does offer a solution. By replacing the trips that are currently being made with internal combustion engine powered cars with zero-emission micro-mobility vehicles, GHG emissions would be reduced. Micro-mobility devices are generally low-speed pedal/battery powered devices including, but not limited to, pedal bikes, e-bikes, e-scooters, e-skateboards, and neighborhood electric vehicles (street legal golfcarts). The market and use of these types of vehicles continues to grow. E-bike use has exploded through the COVID-19 pandemic and is likely to continue as the State of California implements an e-bike rebate program.

The initial conceptual plan for a "slow-speed" network to support micro-mobility modes was funded by Metro in 2017. From this effort a Caltrans Sustainability grant provided funding to refine the concept into what is now called the South Bay Local Travel Network

(LTN). A route network of South Bay streets which connects neighborhoods to neighborhoods to destinations both within and between South Bay cities. The plan proposes a system of low-speed neighborhood streets with crossings of major streets at controlled intersections. The network was specifically designed to operate predominately on 25 mph streets, but never on streets above 35 mph. Although many micro-mobility devices, such as bikes and e-bikes, can travel on streets with posted speeds higher than 35 mph, the mixing of these slow-moving vehicles with significantly higher speed and heavier weighted automobile traffic on major streets poses significant safety concerns.

Through a collaborative process, the SBCCOG worked with the City of Lomita to develop the network of neighborhood streets as shown in the city's project maps (below). Through a Class III shared lane (sharrow) network and a branded wayfinding system, users will be able to reach destinations such as schools, parks, civic centers, business/employment centers, and other destinations throughout the city and, ultimately, as the LTN is implemented, between adjacent South Bay cities. The City's phased approach to this project will provide implementation of branded LTN signs along the rights of way with wayfinding signs and MUTCD Class III road markings (Map – Phase 1).

Additional street calming facilities (Map Phase 2) will be implemented to provide safety facilities on Eshelman between 240th Street and 262nd streets as well as street calming improvements at the intersections of Ebony, Walnut, and 253rd – safety facilities to integrate both LTN routes and existing bicycle infrastructure; deployment of parking facilities and amenities will also be part of this project's scope. The project's scope will include extensive Community workshops; outreach; and consensus building events. Subsequent LTN and wayfinding implementation goals may include the use of QR codes to further guide travelers if they so desire. Motorists will identify the shared nature of the street through the sharrow markings and network signs. A subsequent goal is to eventually add the LTN to electronic wayfinding (e.g. Google Maps, Apple Maps, etc.).

REQUESTED FUNDING SOURCE:

Please indicate the program from which you are requesting funds.

Measure R South Bay Highway Program

Measure M Highway Efficiency and Operational Improvements Program

Measure M Transportation System and Mobility Improvements Program

PROJECT BUDGET:

Funding Source	Total Amount	Requested
PA/ED	\$	\$
PS&E	\$409,347	\$409,347
R/W Support	\$	\$
R/W Capital	\$	\$
Construction Support	\$818,695	\$818,695
Construction Capital	\$5,423,853	\$5,423,853
Total	\$6,651,895	\$6,651,895

QUALITATIVE PROJECT PERFORMANCE EVALUATION (FOR MEASURE M MSP PROJECT REQUESTS ONLY):

[For Measure M MSP project requests, please use the Harvey Ball assessment process to include a projection of the anticipated performance of the project for each of the following five themes: mobility, economy, accessibility, safety, and sustainability/quality of life. Within each of the five themes, the appropriate Harvey Ball should be used to reflect the following criteria:

To achieve the following score in a single theme:	Project must meet the corresponding criterion:
● HIGH BENEFIT (100% score)	Significantly benefits one or more theme goals or metrics on a <u>subregional</u> scale
◐ MEDIUM BENEFIT (50% score)	Significantly benefits one or more theme goals or metrics on a <u>corridor or activity center</u> scale
◑ LOW BENEFIT (25% score)	Address one or more theme goals or metrics on a <u>limited/localized scale</u> (e.g., at a single intersection)

○ NEUTRAL BENEFIT (0% score)	Has no cumulative positive or negative impact on theme goals or metrics
— NEGATIVE IMPACT	Results in cumulative negative impact on one or more theme goals or metrics

Copy and paste the following into the chart below for this project:



Project's Harvey Ball Assessment Projection:

Mobility	Economy	Accessibility	Safety	Sustainability/ Quality of Life
●	●	●	●	●

SCOPE:

Deploy a Class III shared lane system (sharrow markings) on the identified street segments. The city will also implement an accompanying wayfinding system.

DESIGN (Phase 1 and Phase 2)

I. Final Design – Plans, Specifications and Estimates

Tasks to be performed include, but are not limited to, the following:

- A. City selection process to solicit project consultant(s).
- B. City engagement of SBCCOG to provide capacity, planning, and support for outreach and engagement support services for the project. Scope will include and is not limited to the following tasks: community workshops; micro-mobility events and safety trainings; inter-city meetings/planning for sub-regional LTN connectivity between Lomita and adjacent South Bay communities.
- C. Design the ultimate build out of Multiple Roads (See exhibit 1)
- D. Prepare civil roadway plans for the required improvements, consistent with City format. At a minimum, the plan set shall include Title Sheet, Site Plan, General Construction Notes, Horizontal Control, Typical Sections and Details, Plan and Profile, Drainage/BMP Structure(s) Details, Traffic Striping/Signage/Signal Plans, Street Lighting/Electrical, Bike Lane Plans, and Median/Landscaping Plans.
- E. Submittal of plan set shall be delivered at 50% and 90% complete and final (five (5) sets per submittal). When project is complete, the Consultant shall provide AutoCAD files for all plan sheets.
- F. Prepare construction specifications consistent with City format (SSPWC "Greenbook" APWA, current edition with updates).
- G. Submittal of specifications shall be delivered to the City at 90% complete and final. When project is complete, the Consultant shall provide a digital file of specification package in Microsoft Word format for Windows.
- H. Prepare an engineer's construction cost estimate based on the itemized quantity take-off from the contract documents.
- I. Submittal of the engineer's construction cost estimate shall be delivered to the City at 90% complete and final in a spreadsheet format.

II. Project Management (Consultants + SBCCOG) and Preparation of Periodic Updated Schedule, Deliverables and Meetings

Tasks to be performed include, but are not limited to, the following:

- A.** Meet as needed with the City to accomplish Project tasks as outlined. Meetings expected between the Consultant, and City, shall be and not be limited to: Project Kick-off Meeting, progress meetings and preparation for the Community Information Workshops and outreach events at 90% design completion; additional events, in support of the project implementation, will be planned and produced in advance of both Phase 1 and Phase 2 Ribbon Cutting events.
- B.** Provide periodic schedule updates on deliverables and meetings as changes to original schedule occur or as needed based on the needs of the project.

CONSTRUCTION:

Grantee expects to provide construction oversight, procure a consultant for construction management, award a contract for construction and to perform the following tasks:

- A.** Contract with a separate engineering firm to provide Construction Management for the Project. This will be accomplished through an RFP.
- B.** Contract with a Contractor for construction or have City Staff do the installation or a combination of both.
- C.** Phase 1 Deliverables to include:
 - i. Installation of LTN signage and wayfinding signs (see Exhibit 1)
 - ii. Installation of stop sign(s) at Eshelman and 250th Street
 - iii. City-Wide Wayfinding and Signage Plan
 - iv. Community workshops; Outreach; and consensus building events
- D.** Phase 2 Deliverables to include:

Eshelman Ave Traffic Calming:	
Mid street stop sign/barricade at 255th	Ped refuge Island (At Lomita Park Pl)
6 sets of rumble strips (253rd Pl to 255th St.)	Bulb outs (at Lomita Park Pl)
2 raised medians in center lane (btwn 254th-255th)	Rapid Flashing Beacon (at Lomita Park Pl.)
Large raised median (north of 257th)	Traffic Circle Eshelman & 262nd
High vis cross walk at 257th	
4 on street speed limits (s/o 253rd Pl, n/o 257th, n/o Eshelman Wy, s/o 242nd)	Improvements at Ebony/Walnut/253 rd St.:
Raised median (n/o 242nd)	Roundabouts, curblineline modifications, diverters

MILESTONES: The implementation schedule for this project will be as follows.

	Phase 1 LTN + Wayfinding		Phase 2 – Street Calming Facilities	
	START DATE	COMPLETION DATE	START DATE	COMPLETION DATE
PS&E				
65% PS&E				
Civil Design Plans	February 2024	June 2024	February 2024	June 2024
Right-of-Way Engineering				
Structural Design				
Prepare Project Cost Estimate	June 2024	June 2024	June 2024	June 2024
95% PS&E				
Civil Design Plans	August 2024	August 2024	November 2024	November 2024
Structural Design				

CONSTRUCTION MILESTONES: The implementation schedule for this project will be as follows.

	Phase 1		Phase 2	
	START DATE	COMPLETION DATE	START DATE	COMPLETION DATE
Solicitation (Bid/Proposal)				
Develop Solicitation Package	June 2025	June 2025	March 2025	March 2025
Solicitation Response	July 2025	July 2025	April 2025	April 2025
Evaluations	August 2025	August 2025		
Selection	August 2025	August 2025	May 2025	May 2025
Board Approval Process	September 2025	September 2025	June 2025	June 2025
Contract Award	September 2025	September 2025	June 2025	June 2025
Fully Executed Contract	October 2025	October 2025	September 2025	September 2025
Traffic Control				
TMP	October 2025	October 2025	January 2026	January 2026
Materials				

Long-Lead Equipment				
Staging				
Material Lay Down Area				
Signage	September 2025	September 2025		
Street Calming Materials			January 2026	January 2026
General Construction/close out project	November 2025	November 2025	June 2026	June 2026
Project Outreach/Engagement	September 2025	June 2026	January 2026	June 2026
Ribbon-Cutting	November 2025	November 2025	June 2026	June 2026
Change Orders				
P.O. Processing Time				
Weather				
Third Party Issues				
Strike Labor Walk Outs				
Force Majeure				
Claims				

Map – Phase 1

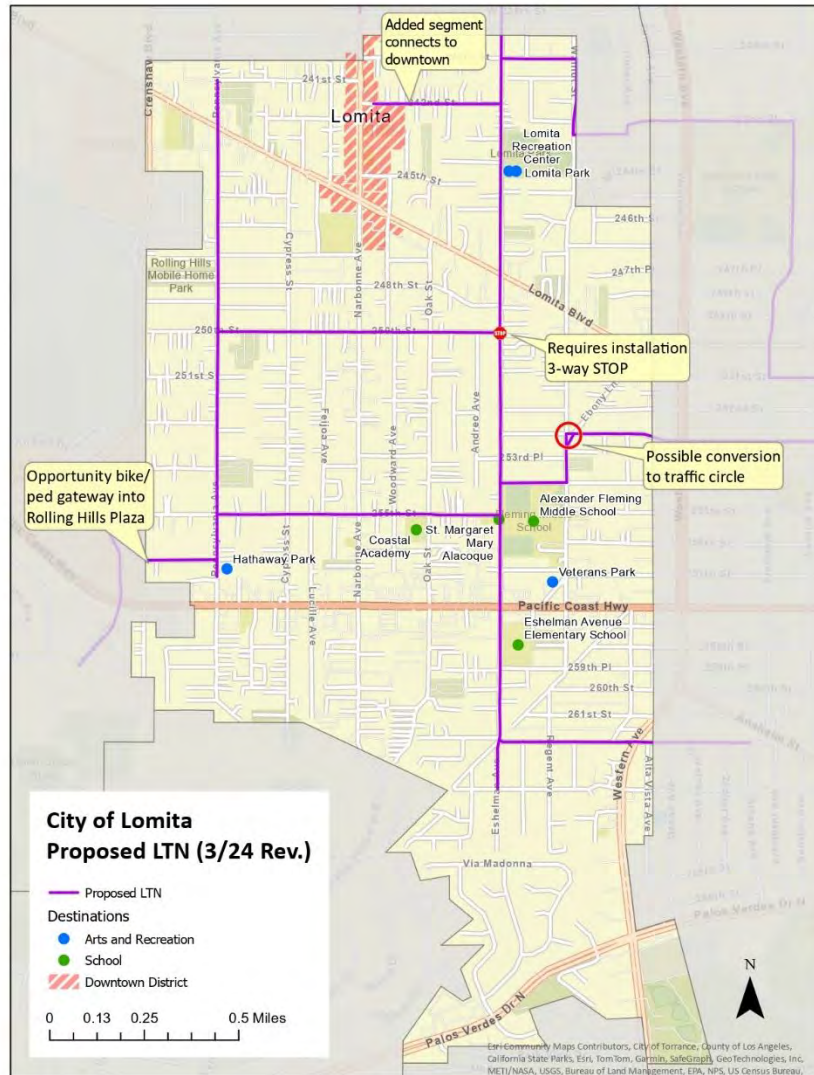


Exhibit 1 – LTN Route Segment Mileage

**Lomita LTN Route Segment Mileage
(for Cost Estimating)**

From	To	Length (Mi)	Class III- Existing
North city boundary	263rd St	1.65	1.62
Eshelman Ave	Walnut St (east city boundary)	0.16	
240th St	242nd Pl	0.17	
Eshelman Ave	Walnut St	0.15	
253rd St	254th St	0.14	
Walnut St	East city boundary	0.25	
Pennsylvania Ave	Eshelman Ave	0.62	
Eshelman Ave	East city boundary	0.34	
241st St	Forrester Dr/Hathaway Park	1.09	
Pennsylvania Ave	Eshelman Ave	0.62	
Gate to RH Plaza (west city boundary)	Pennsylvania Ave	0.16	
	Total	5.35	



CITY OF LOMITA CITY COUNCIL REPORT

TO: Mayor and City Council **Item No. SCH 8b**

FROM: Joe Hoefgen, Interim City Manager

PREPARED BY: Emma Kelley, Recreation Manager

MEETING DATE: March 19, 2024

SUBJECT: Discussion and Consideration to allow the consumption of alcohol on city-owned property, for three specified 60th anniversary city events

RECOMMENDATION

Permit the consumption of alcohol on city-owned properties for three city organized 60th anniversary events pursuant to Lomita Municipal Code (LMC) Section 4-3.10.

BACKGROUND

On December 19, 2023, City Council approved the 60th anniversary celebratory events for 2024 which will include the return of concerts in the park and the first annual cornhole tournament as follows:

- August 9th, Concert in the Park, City Hall Front Lawn 6:00pm - 8:00 PM
- August 23rd, Concert in the Park, City Hall Front Lawn 6:00pm – 8:00 PM
- September 7th, Cornhole Tournament, Lomita Park, Belba Field.

Pursuant to Section 4.3-10 of the Lomita Municipal Code, the City Council may authorize the sale, consumption, or possession of alcoholic beverages at city-sponsored functions located within the city where the main purpose of the function, as determined by the city council, is the promotion or betterment of the City of Lomita.

Staff discussed the merits of allowing the consumption of alcohol as part of these events with the Special Events Ad Hoc committee on February 8, 2024.

Concerts in the park will take place on Friday August 9th and 23rd from 6:00pm – 8:00pm. During that time guests would be allowed to consume alcohol on the city hall, front lawn only. No alcohol sales will be allowed on city grounds. It is recommended that both private security and supplemental LASD deputies be retained to ensure public safety and to ensure that all consumption stays on city grounds.

The first annual cornhole tournament will take place on Saturday, September 7th, on the Lomita Park, Belba field. Staff will be reaching out to our local breweries, to be a sponsor for this event. All proceeds raised from the cornhole tournament will go to our Lomita Park, youth sports programs, and Tom Rico Foundation. This event will give our local breweries exposure and help them promote their product during the event as well. With Council concurrence, they would be allowed to sell their alcohol in the north parking lot which is an enclosed area adjacent to Belba field. Staff will work to retain private security and the LASD to check ID's and ensure public safety at the event. Any breweries willing to participate will need to provide all required licenses and or forms.

FISCAL IMPACT

It is anticipated that the cost for private security and two deputies from our LASD station would be approximately \$5,000 for all 3 events. This cost has been accounted for in the upcoming FY 24/25, 60th anniversary celebration.

OPTIONS

1. Approve staff's recommendation.
2. Provide alternative direction.

Approved by:

Gary Sugano

Joe Hoefgen

Gary Y. Sugano
Assistant City Manager
Prepared by:

Joe Hoefgen
Interim City Manager

Emma Kelley

Emma Kelley
Recreation Manager



CITY OF LOMITA CITY COUNCIL REPORT

TO: City Council **Item No. PH 9a**

FROM: Joe Hoefgen, Interim City Manager

THROUGH: Brianna Rindge, Community & Economic Development Director

PREPARED BY: Laura MacMorran, Associate Planner

MEETING DATE: March 19, 2024

SUBJECT: Discussion and Consideration of Zone Text Amendment No. 2024-01 Amending Lomita Municipal Code Title XI (Planning and Zoning) to Allow, Through a Conditional Use Permit Approved By Planning Commission, Two-Story Stacked Accessory Dwelling Units Up to 20 Feet in Height Within Multifamily Zoning Only Under Limited Conditions

RECOMMENDATION

Conduct Public Hearing, introduce first reading of Ordinance 860, an ordinance accepting the Planning Commission's recommendation, and find the California Environmental Quality Act (CEQA) not applicable to the ordinance.

BACKGROUND

Rand Relatores, Rand Architecture, and Rick Buchta (owner of 26038 Oak Street) request to increase allowable ADU height from 16' to 20' to allow ADU stacking (one ADU on top of another) instead of requiring both on ground level. The co-applicants own a single-story, multifamily property within a multifamily zone so State law allows two ADUs, each up to 16' in height. Lomita's current zoning regulations allow ADUs up to 27' if built within the underlying zoning district's minimum required setbacks, but currently does not allow two stories of ADUs.

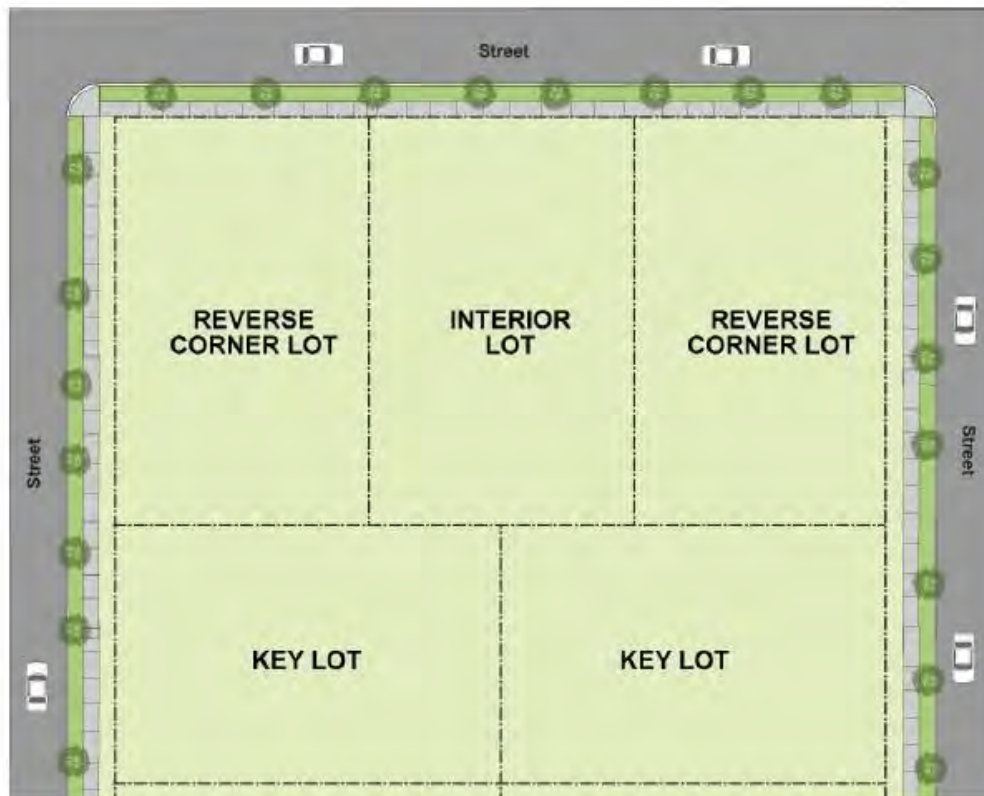
ANALYSIS

The applicants request additional by-right height allowance up to 20', however, staff recommends that such requests be processed on a case-by-case basis through Planning Commission approval through the conditional use permit process. The amendment would only apply to multifamily lots with a rear property line abutting an adjacent property's side property line and multifamily residential properties abutting nonresidential zones. In

addition, for any properties south of Pacific Coast Highway, the owner would still require approval of a Height Variation Permit above 16', which involves silhouetting and neighbor input as well. The proposal includes a minimum rear yard setback of 5', the same distance the Code requires for a primary dwelling's side yard setback.

1) SUBDIVISION DESIGN & LOT ORIENTATION

The subdivision process is the method used to establish a city's street design and land configuration. Some areas of Lomita were subdivided in an orderly manner, and other properties were carved out incrementally and irregularly using grant deeds (this is no longer permitted). These idiosyncratic properties must adhere to the same development standards as regular blocks. Staff recognizes the prevalence of irregular property shapes and block configurations and supports offering an opportunity to use residential lots more efficiently, yielding significantly more open space. The proposal increases height and establishes 5' setback standards for properties abutting key lots (See Figure 1). Lomita's Municipal Code defines a key lot as "an interior lot adjoining the rear lot line of a reversed corner lot."



2) HEIGHT

In determining suitable height at a certain location, it is necessary to consider massing, road width, setbacks, location other buildings, and light. Any newly constructed, detached ADU with 4' side and rear yard setbacks may reach up to 16' in height, identical to Lomita's detached accessory structure's height standard (LMC Sec. 11-1.30.02). The difference is that accessory structures (such as garages) require a minimum of only 3' side and rear yard setbacks. Through the years, the State expanded circumstances

allowing ADU height to exceed 16'. The following table summarizes City and State height standards.

Lomita's Existing Accessory Structure Height & Setback Standards			
Building Type	Height	Side/Rear Setbacks	Source
Accessory structure (garage, workshop, etc.)	16'	3'/3'	Lomita
ADU new construction detached	16'	4'/4'	State
ADUs for properties with a multi-story, multifamily building	18'	4'/4'	State
ADUs located within 0.5 miles of 15 min. interval transit stop	20' (18' +2' pitched roof)	4'/4'	State
ADUs attached to primary dwelling	25' or height of principal structure, whichever is lower ^{1,2}	5'/20'	State
Detached ADUs that meet underlying zone setbacks	27' ²	5'/20'	Lomita

¹ If an 800 ft² cannot be built, then the setbacks are modified.

² Height Variation Permit applies to properties south of Pacific Coast Highway.

Not only can State law on ADUs change, bus line schedules sometimes change over time, so adjacent properties may have ADUs of differing height depending on when each ADU was built. This means that property owners may not have the ability to construct the same as their neighbor did the year prior. Many South Bay cities allow ADU heights greater than mandated by the State. Attachment 4 summarizes local height options.

As space on the ground is finite, additional building footprints directly impact available space for trees, landscaping, water infiltration, and parking. By offering an avenue through which an applicant may stack two ADUs rather than require the buildings to take up double the space on the ground, a meaningful portion of the open space on the ground level is preserved. In addition, the ability to capture airspace and preserve trees and landscaping via building footprint reduction lowers building costs.

The ordinance includes a provision that properties south of Pacific Coast Highway remain subject to the existing height variation permit public process.

3) KEY LOT DEFINITION

The City of Lomita defines a key lot as “an interior lot adjoining the rear lot line of a

reversed corner lot.” This definition is restricted to a lot’s orientation to a reversed corner lot. In comparison, the City of Rolling Hills Estates defines a key lot as “a lot where the side lot line abuts the rear lot line of one or more other lots, and not separated by an alley.” Similarly, Redondo Beach defines a key lot as “any lot where the side property line abuts the rear property line of one or more lots and where such lots are not separated by an alley or any public way.” Given the prevalence of irregularly configured lots in Lomita, a more expansive definition may prove more useful and fitting. Staff recommends updating the existing definition and replacing it with language similar to what’s stated above.

4) ACCESSIBLE DESIGN & GENERAL PLAN

One of the General Plan’s Housing Element goals is to build an equitable and inclusive community (Goal 4). Also, the House Element’s Program 6 directs the City to adopt programs that incentivize creation of ADUs that can be offered at affordable rent or for those with disabilities. The Lomita population is older than the Metropolitan Statistical Area. As mobility decreases with age, designing more accessible units would provide more local housing options. Pursuant to State law, properties with a multifamily building may build two ADUs detached from the primary multifamily building by right. The proposed text amendment provides an opportunity for single-story ADUs to be combined into a two-story building. While second floor walk-up units will not increase the supply of accessible units, the ground floor units can adhere to crucial accessible design standards. Staff proposes requirements pertaining to bathroom turning radius, rough plumbing locations, rough electrical fixture locations, doorway framing widths, and entrance slope. Such minimum requirements make it simpler and less expensive to modify a dwelling unit to accommodate a person with physical challenges.

5) PLAN REVIEW & PROJECT AUTHORIZATION

Plan review is an administrative review process to verify that a project’s design complies with applicable codes. Some projects additionally require Planning Commission approval of discretionary entitlements, such as a site plan review or conditional use permit, where Planning Commission determines whether each individual, specific project meets the findings in Lomita Municipal Code Sec. 11-1.70.07(B) or Sec. 11-1.70.09(B).

The applicant team proposes a one-size-fits-all administrative review one for two-story ADUs on key lots. This streamlined process saves time and is less expensive than a discretionary review. An administrative review authorizes a project if it meets the development standards; however, there is not an opportunity to analyze the specific site and how it will affect the unique situation of the surrounding lots and buildings. If it could be seen with certainty that an amendment’s proposed development standards would satisfy the findings, regardless of lot or building configuration, a discretionary process would be unnecessary.

Rather, staff recommends requiring discretionary entitlement approval for two-story ADUs up to 20’. If blanket development standards may not confidently satisfy concerns arising from unique situations, case-by-case review instead could ensure a specific project does not cause materially detrimental or adverse impacts on adjacent properties. Discretionary approval provides the public an opportunity to express individual viewpoints, sometimes

literally. Disadvantages include higher fees and extended time for approval. As Lomita contains many nonstandard properties, it is difficult to know with certainty that by-right approval won't create any significant adverse effects or unintended consequences.

6) APPLICABILITY

Beyond the applicant's request, staff recommends that this text amendment apply to any residential lot/ADU that abuts a nonresidential lot. Such an amendment furthers the goals and policies of the recently adopted and certified Housing Element, providing a wider range of housing by size, affordability, and proximity to services.

CEQA

The City Council finds and determines that the adoption of an ordinance regarding Accessory Dwelling Units (ADUs) in a single-family or multifamily residential zone to implement the provisions of Government Code Sections 65852.2 is exempt from CEQA review pursuant to Public Resources Code Section 21080.17. Therefore, this ordinance does not require any environmental review under CEQA.

PUBLIC NOTICE

Notice of this hearing dated February 29, 2024, was published in the Daily Breeze Newspaper and posted at City Hall and Lomita Park.

OPTIONS

1. Accept Planning Commission's recommendation and approve the ordinance on first reading and find the California Environmental Quality Act (CEQA) not applicable to the ordinance.
2. Approve on first reading with amendments and find the California Environmental Quality Act (CEQA) not applicable to the ordinance.
3. Do not approve.
4. Provide alternate direction.

ATTACHMENTS

1. Redline
2. Proposed Ordinance
3. Letter from the Applicant
4. Applicants' Examples
5. South Bay Cities COG ADU Height Table
6. Notice of Exemption
7. Approved Planning Commission Resolution

Reviewed by:

Gary Sugano

Gary Y. Sugano
Assistant City Manager

Prepared by:

Brianna Rindge

Brianna Rindge
Community & Economic Development Director

Approved by:

Joe Hoefgen

Joe Hoefgen
Interim City Manager

Prepared by:

Laura MacMorran

Laura MacMorran
Associate Planner

Sec. 11-1.15.12(L).

(No other changes to subsection)

Lot, key, shall mean ~~an interior lot adjoining the rear lot line of a reversed corner lot, a lot where the side property line abuts the rear property line of one or more lots and where such lots are not separated by an alley or any public way.~~

Sec. 11-1.30.06. Accessory and junior accessory dwelling units.**(A) Purpose.**

- (1) The purpose of this section is to provide for the creation of accessory dwelling units and junior accessory dwelling units consistent with section 65852.2 of the Government Code, as amended from time to time. In any instance where there is conflict, state law shall govern.

(bB) Definitions.

- (1) *Accessory dwelling unit/ADU* has the same meaning as that stated in Government Code section 65852.2 as that section may be amended from time to time.
- (2) *Attached ADU* means an ADU that shares at least one common wall with the primary dwelling unit.
- (3) *Converted ADU* means an ADU that is constructed within all or a portion of the legally permitted existing interior space of an accessory structure or within all or a portion of the permitted existing interior space of a dwelling structure, including bedrooms, attached garages, and storage areas.
- (4) *Detached ADU* means an ADU that is physically separated from, but located on the same lot as, a primary dwelling structure.
- (5) *Existing*. A structure is "existing" if it was legally constructed, and the construction has passed all required final inspections.
- (6) *Junior accessory dwelling unit/JADU* shall have same meaning as that stated in Government Code section 65852.22(h)(1) as that section may be amended from time to time.
- (7) *Public transit* has the same meaning as that stated in Government Code section 65852.2 as that section may be amended from time to time.
- (8) *Floor area of an accessory dwelling unit* means, for the purpose of this chapter, the area of each floor level included within the walls enclosing each dwelling unit. The floor area shall be measured from the outside face of the walls enclosing each dwelling unit including all closet space and storage areas contained within the unit, including habitable basements and attics, but not including unenclosed porches, balconies, or any enclosed garages or carports. For purposes of calculating allowable floor area of accessory dwelling units based on a proportion of the size of the primary residence, only the livable floor area of the primary residence shall be counted. The floor area of any other structures, for

purposes of calculating total floor area, lot coverage, or other calculations, shall be calculated in the manner described in the relevant zoning regulations.

(eC) Applicability and Permissible Use.

- (1) *Accessory dwelling units required by state law.* Accessory dwelling units required by state law are allowed on lots located within a residential or mixed-use zone as provided in section 65852.2(e) of the Government Code, in compliance with all applicable provisions of subsection (E) of this section, development standards and requirements, except for those provisions which do not allow an accessory dwelling unit otherwise in compliance with section 65852.2(e) of the Government Code. An accessory dwelling unit pursuant to section 65852.2(e)(1)(B) of the Government Code shall be limited to a maximum floor area size of eight hundred (800) square feet and a maximum height of sixteen (16) feet. The combination of accessory dwelling unit categories set forth in section 65852.2(e)(A) through (D) of the Government Code is prohibited.
- (2) Applications for accessory dwelling units and junior accessory dwelling units shall be reviewed within sixty (60) days from the date the city receives a complete application if there is an existing single-family or multifamily dwelling on the lot. If the application to create an accessory dwelling unit or a junior accessory dwelling unit is submitted with a permit application to create a new single-family dwelling or multifamily dwelling on the lot, the city may delay acting on the application for the accessory dwelling unit or the junior accessory dwelling unit until the city acts on the permit application to create the new single-family dwelling or multifamily dwelling, but the application to create the accessory dwelling unit or junior accessory dwelling unit shall be considered without discretionary review or hearing. If the applicant requests a delay, the sixty (60) day time period shall be tolled for the period of the delay.
- (3) Approval of a permit for the creation of an accessory dwelling unit or junior accessory dwelling unit shall not be conditioned on the correction of nonconforming conditions on the subject property. However, this does not prevent the city from enforcing compliance with applicable building standards in accordance with California Health and Safety Code section 17980.12.
- (4) For the purpose of this section, a structure with two (2) or more attached dwellings on a single lot is considered a multifamily dwelling structure. Multiple detached single-family dwellings on the same lot are not considered multifamily dwellings. A lot with multiple detached single-family dwellings is eligible for creation of one accessory dwelling unit per lot by converting space within the proposed or existing space of a single-family dwelling or existing structure or new construction of a detached accessory dwelling unit.
- (5) It is prohibited to convert existing floor area or construct an accessory dwelling unit without first obtaining approval and issuance of a building permit. Such permit shall be issued if it is determined that the accessory dwelling unit will conform to the provisions of this section.

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- (6) Applicant shall pay all applicable development impact fees established by city council resolution. Accessory dwelling units of less than seven hundred fifty (750) square feet in size shall be exempt from all impact fees. Accessory dwelling units of greater than seven hundred fifty (750) square feet in size shall be charged impact fees.

~~(d)~~ *State exempt accessory dwelling units.*

- (1) All development standards (including, but not limited to lot coverage, floor area ratio, required building separation and open space) are reduced solely to the extent necessary to allow either of the following:

- a. On a lot with a proposed or existing single-family dwelling, one attached or detached ADU that is eight hundred (800) square feet or less, with a height not exceeding sixteen (16) feet, with setbacks of at least four (4) feet from the side and rear yards and complies with applicable front yard setbacks.
- b. Converted detached ADU that does not add more than one hundred fifty (150) square feet of floor area for ingress and egress.
- c. On a lot with an existing multifamily dwelling, up to two (2) detached ADUs that are eight hundred (800) square feet or less and which have a height not exceeding sixteen (16) feet, and which comply with setbacks of at least four (4) feet from the side and rear yards, and which comply with front yard setbacks.
- d. No more than twenty-five (25) percent of the number of the existing units, but at least one unit, shall be permitted as ADUs constructed within the non-livable space and are enclosed on at least three (3) sides (e.g., storage rooms, boiler rooms, attics, basements, or garages) of the existing multifamily dwelling structure provided that applicable building codes are met; fractions shall be rounded down to the next lower number of dwelling units, except that at least one accessory dwelling unit shall be allowed; development standards and requirements. Accessory dwelling units shall comply with the following development standards and requirements:

(2) *Number of units.*

- a. For lots with an existing or proposed single-family dwelling, one accessory dwelling unit shall be allowed on a lot.
- b. For lots with an existing or proposed multifamily residential dwelling structure
 1. No more than twenty-five (25) percent of the number of the existing units, but at least one unit, shall be permitted as ADUs constructed within the non-livable space and are enclosed on at least three (3) sides (e.g., storage rooms, boiler rooms, attics, basements, or garages) of the existing multifamily dwelling structure provided that applicable building codes are met; fractions shall be rounded down to the next lower number of dwelling units, except that at least one accessory dwelling unit shall be allowed; or

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2. Up to two (2) accessory dwelling units shall be permitted as detached from the multifamily residential structure and may be attached or detached to each other.

(3) *Height.*

a. In accordance with CA Government Code Section 65852.2.

1. Attached or detached ADUs complying with a four (4) foot side and four (4) foot rear setback shall not exceed one story and a height of sixteen (16) feet.
- 2.b. On a lot that is within one-half (½) of one mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in section 21155 of the Public Resources Code, attached or detached ADUs complying with a four (4) foot side and four (4) foot rear setback shall not exceed one story and a height of eighteen (18) feet. A local agency shall also allow an additional two (2) feet in height to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the of the primary dwelling unit.
- 3.e. On a lot with an existing or proposed multifamily, multistory dwelling, detached ADUs complying with a four (4) foot side and four (4) foot rear setback shall not exceed a height of eighteen (18) feet.
- 4.d. A height of twenty-five (25) feet or the height limitation of in the zoning ordinance that applied to the ~~primary principal~~ dwelling, whichever is lower, for an accessory dwelling unit that is attached to the ~~primary principal~~ dwelling. Pursuant to section 11-1.70.11 residential lots south of Pacific Coast Highway shall obtain a height variation permit for an attached ADU over sixteen (16) feet in height measured from the natural grade. Converted area from the existing dwelling is exempt from this requirement.
5. Any mandatory accessory dwelling unit height standard adopted by the State subsequent to this ordinance.

b.e. Local allowances.

1. An attached or detached accessory dwelling unit(s) complying with the ~~primary principal~~ structure's setback requirements of the underlying zone shall not exceed sixteen (16) feet at one story and twenty-seven (27) feet at two (2) stories. An individual ADUs shall not exceed two (2) stories. Pursuant to section 11-1.70.11 residential lots south of Pacific Coast Highway shall obtain a height variation permit for an attached ADU over sixteen (16) feet in height measured from the natural grade. Converted area from the existing dwelling is exempt from this requirement.
2. Subject to a conditional use permit (Sec. 11-1.70.09), each detached accessory dwelling unit upon a key lot or any residential lot abutting a nonresidential zone along the residential lot's rear property line with a

twenty (20) foot front yard setback, ten (10) foot secondary front yard setback, five (5) foot side yard setback, and five (5) foot rear yard setback requirement shall not exceed twenty (20) feet if all the following are met. A one-story ADU does not qualify for this height provision; only two-story ADUs or two stacked ADUs may qualify.

- a. The total combined area for all buildings and structures shall not occupy more than fifty (50) percent of the rear yard setback area.
- b. Pursuant to section 11-1.70.11 residential lots south of Pacific Coast Highway shall obtain a height variation permit for an attached ADU over sixteen (16) feet in height measured from the natural grade.
- c. ADU structures with exterior stairs shall locate the stairs on the side of the building facing the front property line.
- d. Accessible design features.
 - i. Entry route and door route no greater than two (2) percent slope.
 - ii. Door openings 32 (thirty-two) inches clear minimum.
 - iii. One-level ground-floor unit must provide at least one three-quarter or full bathroom that is a minimum of 8 (eight) feet 6 (six) inches by 8 (eight) feet 10 (ten) inches and has minimum clear opening of either 36 inches by 36 inches or 30 inches by 48 inches for toilet and sink, or two-story-unit with 200 feet of ground-floor area must provide an ADA-compliant half-bathroom.
 - iv. Route to bathroom minimum clear opening of 34 (thirty-four) inches.
 - v. Light switches, receptables and environmental controls mounted between 15 (fifteen) inches and 48 (forty-eight) inches above the floor.

(4) *Setbacks.*

- a. *Front yard.* Twenty (20) feet to a front property line.
 1. *Secondary front.* Ten (10) feet to property line.
- b. *Side yard.* Four (4) feet to a side property line.
- c. *Rear yard.* Four (4) feet to a rear property line.
- d. *Building separation.* Six (6) feet to the exterior wall of a dwelling, garage, or accessory structure located on the same lot.
- e. Setbacks required by utility easements and recorded setbacks shall be maintained. No portion of an ADU shall be constructed on a public or private easement. Roof eaves may not be eliminated to meet this requirement.

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- f. No setback is required for an existing living area or existing accessory structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit.
 - g. ADUs are not eligible for modifications to yard setbacks pursuant to Article 70.
- (5) *Lot coverage.* An accessory dwelling unit exceeding eight hundred (800) square feet shall comply with the lot coverage and floor area ratio of underlying zone requirements of Article 30.
- (6) *Useable open space.* Accessory dwelling units exceeding eight hundred (800) square feet shall provide, at a minimum, a continuous private recreation area of two hundred twenty-five (225) square feet with minimum interior dimensions of ten (10) feet. The private recreation shall be open and unobstructed from the ground to the sky and may be located within the interior, street side, or rear setback areas.
- (7) *Floor area size.*
- a. *Maximum floor area size for new construction units.*
 - 1. Attached accessory dwelling units with zero (0) bedrooms or one bedroom are subject to a maximum size of eight hundred fifty (850) square feet or fifty (50) percent of the size of the dwelling unit, whichever is less. Attached accessory dwelling units with two (2) or more bedrooms are subject to a maximum size of one thousand (1,000) square feet or fifty (50) percent of the size of the dwelling unit, whichever is less. In no event less than eight hundred (800) square feet. Accessory dwelling units located on lots with multifamily dwelling structures shall not exceed eight hundred (800) square feet.
 - 2. Detached accessory dwelling units with zero (0) bedrooms or one bedroom are subject to a maximum size of eight hundred fifty (850) square feet. The maximum size of an accessory dwelling unit with two (2) or more bedrooms is one thousand (1,000) square feet. Accessory dwelling units located on lots with multifamily dwelling structures shall not exceed eight hundred (800) square feet.
 - b. *Minimum floor area size.* An attached or detached accessory dwelling unit shall provide a minimum floor area no less than one hundred fifty (150) square feet.
 - c. *Converted floor area size.* The conversion of an existing accessory structure or a portion of the existing primary dwelling to an accessory dwelling unit is not subject to the maximum floor area size requirement when no expansion or addition is proposed beyond the physical dimensions of the structure or dwelling other than an expansion of not more than one hundred fifty (150) square feet limited to accommodating ingress and egress for the purpose of an accessory dwelling unit; otherwise the converted floor area size shall be governed by the maximum floor area size requirement.

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- d. An accessory dwelling unit shall not be subject to the accessory buildings and structures requirements of section 11-1.30.05.
 - e. Accessory structures including, but not limited to garages and patios attached to accessory dwelling units shall comply with section 11-1.30.05— Accessory buildings and structures.
- (8) *Floor area ratio.* In general, the floor area ratio for all ADUs shall be subject to the floor area ratio requirements of section 11-1.30.02. However, ADUs which are eight hundred (800) square feet or less are exempt from floor area ratio calculation.
- (9) *Density.* For purposes of calculating allowable density under the General Plan and Zoning Code an accessory dwelling unit is an accessory use that does not count toward the allowable density for the lot.
- (10) *Parking and vehicular access.*
- a. One parking space is required per accessory dwelling unit.
 - b. Parking shall be located on the same lot containing the accessory dwelling unit and may be provided as tandem parking on a driveway. Parking shall conform to the requirements of Article 66.
 - c. Parking for the accessory dwelling unit is waived pursuant to section 65825.2(d)(1) through (5) of the Government Code.
 - d. Replacement parking is not required if a garage or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit
- (11) *City and public utilities.*
- a. All ADUs must be connected to public utilities, or their private equivalent, including water, electric, and sewer services. For example, if required by the building standards code, dwelling units that are proposed to be installed on a property with only septic tanks are prohibited.
 - b. Except for ADUs created solely by converting an existing single-family dwelling or a single-family accessory structure, the city may require a separate utility connection.
- (12) Design standards applicable to new construction of ADUs exceeding eight hundred (800) square feet and ADUs converted from existing structures adding more than one hundred fifty (150) square feet.
- a. Building architecture including roof type, roof pitch, exterior materials, finishes and color shall match the primary dwelling.
 - b. Address numerals of all dwelling units shall be clearly visible from the street or displayed in a building directory.
 - c. ADUs shall have a main entrance separate from the primary dwelling.
 - d. New entry door shall not open directly toward an alley.

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- e. Replacement of the garage door shall include a new façade. The new façade shall include a minimum of one window or entryway.
 - f. Entryway shall include an exterior light fixture.
 - g. Tree preservation: Any plans for an addition or new construction shall identify the location of any mature trees onsite and provide protective measures to ensure preservation of mature trees. A mature tree is defined as any tree having a main trunk or stem measuring twenty-four (24) inches in diameter, or seventy-five (75) inches in circumference, measured at a height of four and one-half (4½) feet above ground level at the root crown. A removal includes moving a tree or removing more than one-third of a tree's vegetation. Sites without an existing mature tree must provide at least two 24-inch box trees within the front yard setback or open space area.

(13) Owner-occupancy shall adhere to Government Code section 65852.2.

(14) *Illegal accessory dwelling units.* This section shall not validate any existing illegal accessory dwelling units. Any conversions from illegal units to a conforming legal accessory dwelling unit shall be considered a new accessory dwelling unit subject to the provisions of this section.

- a. Effective January 1, 2020, the property owner of a lot containing an accessory dwelling unit built before January 1, 2020, that receives a notice to correct a violation of building standards may submit an application to the community development department requesting that enforcement of the violation be delayed for up to five (5) years on the basis that correcting the violation is not necessary to protect health and safety as determined by the building official; provided, that all other violations not related to the accessory dwelling unit are corrected. This provision shall expire January 1, 2030, as provided in state law.

(eE) *Junior accessory dwelling units.*

(1) *Purpose.* The purpose of this section, junior accessory dwelling units, is to provide for the creation of junior accessory dwelling units consistent with California Government Code section 65852.22, as amended from time to time. In any instance where there is conflict, state law shall govern.

(2) *Definitions.*

- a. *Junior accessory dwelling unit* is a unit no more than five hundred (500) square feet in size and contained entirely within a proposed or existing single-family dwelling or within the walls of a garage attached to an existing single-family dwelling. It shall include permanent provisions for living, sleeping, eating, and cooking. A junior accessory dwelling unit shall not be operated as a short-term rental or rented for a period less than thirty (30) days.

(3) *Applicability and permissible use.*

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- a. Junior accessory dwelling units are allowed on lots that contain a proposed or existing single-family dwelling. Junior accessory dwelling units are not allowed on a lot with more than one residence.
 - b. Junior accessory dwelling units may be combined with an accessory dwelling unit on lots located within a residential or mixed-use zone with a proposed or existing single-family dwelling as provided in section 65852.2(e) of the Government Code.
 - c. Junior accessory dwelling units are prohibited on lots that contain multiple detached single-family dwellings.
- (4) *Development standards and requirements.* Junior accessory dwelling units shall comply with the following development standards and requirements:
- a. *Number of units.* One junior accessory dwelling unit shall be allowed on a lot.
 - b. *Owner-occupancy.* The property owner shall reside on the lot. The owner may reside in the remaining portion of the single-family dwelling or the newly created junior accessory dwelling unit.
 - c. *Covenant restriction.* A covenant restriction shall be completed and recorded, as provided in subsection (13) of this section.
 - d. *Location of junior accessory dwelling unit.* A junior accessory dwelling unit shall be created within the walls of a proposed or existing single-family dwelling, or within the walls of a garage attached to an existing single-family dwelling.
 - e. *Separate entry required.* An exterior entrance is required for all junior accessory dwelling units, independent of the exterior entrance for the single-family dwelling and shall not open directly toward an alley.
 - f. *Kitchen requirements.* The junior accessory dwelling unit shall include an efficiency kitchen, which includes a cooking facility with appliances, a food preparation counter, and storage cabinets that are reasonable to size of the unit.
 - g. *Common sanitation.* Where a junior accessory dwelling unit shares the bathroom facilities contained in the single-family dwelling, a direct unobstructed interior connection shall be provided at all times between the junior accessory dwelling unit and the bathroom facilities, and the interior connection shall not require passage through a locked door (except for a privacy lock on the bathroom door) or passage outside of the gross floor area of the junior accessory dwelling unit or single-family dwelling.
- (5) *Design standards.*
- a. Building architecture, exterior materials, finishes and color shall match the primary dwelling.
 - b. Address numerals of all dwelling units shall be clearly visible from the street or displayed in a building directory.

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- c. JADUs shall have a main entrance separate from the primary dwelling.
 - d. New entry door shall not open directly toward an alley.
 - e. Replacement of the garage door shall include a new façade. The new façade shall include a minimum of one window or entryway.
 - f. Entryway shall include an exterior light fixture.
- (6) *Parking.* No parking is required for the junior accessory dwelling unit beyond the required parking for the proposed or existing single-family dwelling. However, replacement parking for the existing single-family dwelling is required when an attached garage or portion thereof is converted to a junior accessory dwelling unit. Parking shall conform to the requirements of Article 66.
 - (7) *Setbacks and other zoning regulations.* The junior accessory dwelling unit shall be considered a part of the single-family dwelling and shall be subject to the same requirements of the underlying zoning district as required for the single-family dwelling.
 - (8) *Density.* For purposes of calculating allowable density under the General Plan and Zoning Code a junior accessory dwelling unit is an accessory use that does not count toward the allowable density for the lot.
 - (9) *Maximum floor area.* A junior accessory dwelling unit shall not exceed five hundred (500) square feet in floor area.
 - (10) *Minimum floor area.* A junior accessory dwelling unit shall provide a minimum floor area no less than one hundred fifty (150) square feet.
 - (11) *Utility service.* For purposes of providing service for water, sewer, or power, including a connection fee, a junior accessory dwelling unit shall not be considered a separate or new dwelling unit. An inspection may be assessed to confirm the junior accessory dwelling unit complies with development standards.
 - (12) *Illegal junior accessory dwelling units.* This section shall not validate any existing illegal junior accessory dwelling units. Any conversions from illegal units to a conforming legal junior accessory dwelling unit shall be considered a new junior accessory dwelling unit subject to the provisions of this section.
 - (13) *Covenant restriction.*
 - a. Prior to issuance of the building permit for a junior accessory dwelling unit, a covenant restriction, approved by the city attorney, shall be recorded with the Los Angeles County Recorder's Office, which shall include the pertinent restrictions and limitations of a junior accessory dwelling unit identified in this section. Said covenant restriction shall run with the land, and shall be binding upon any future owners, heirs, or assigns. A copy of the recorded covenant restriction shall be filed with the community development department as part of the building permit application. The recorded covenant restriction shall state that:

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1. The junior accessory dwelling unit shall not be sold separately from the single-family dwelling
 2. The junior accessory dwelling unit shall be restricted to the maximum size allowed per the development standards
 3. The junior accessory dwelling unit shall be considered legal only so long as either the single-family dwelling or the junior accessory dwelling unit is occupied by the property owner
 4. The junior accessory dwelling unit shall not be operated as a short-term rental or rented for periods less than thirty (30) days
 5. The restrictions shall be binding upon any successor in ownership of the property and lack of compliance with this provision may result in legal action against the property owner, including revocation of any right to maintain a junior accessory dwelling unit on the property.

ORDINANCE NO. 860

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 UNIT STANDARDS AND A DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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

Section 1. Recitals.

- A. An existing ordinance addressing mixed-use developments is codified in Title XI of the Lomita Municipal Code.
- B. The City desires to amend Title XI of the Lomita Municipal Code to modify accessory dwelling unit standards of development regulations and update the definition of key lot.
- C. Government Code Section 65852.2(a)(1)(B) authorizes cities to impose standards on accessory dwelling units in conformance with state law that include, but are not limited to, parking, height, setback, landscape, architectural review, maximum unit size, and standards that prevent adverse impacts on any real property that is listed in the California Register of Historic Resources.
- D. Government Code Section 65852.2(h)(A) provides that the state Department of Housing and Community Development (HCD) is to make findings regarding local agency ordinance compliance with Section 65852.2.
- E. On February 12, 2024, the Planning Commission held a duly noticed public hearing on Zone Text Amendment No. 2024-01 where public testimony was accepted on the item and recommended City Council find the.
- F. On March 19, 2024, City Council held a duly noticed public hearing to consider the proposed text amendment regarding Accessory Dwelling Units.

Section 2. General Plan

This Ordinance's amendments to Title XI of the Lomita Municipal Code are consistent with, and in furtherance of, the City's adopted General Plan as they effectuate the following Policies of the General Plan:

- A. Housing Element Goal 4 pertains to a community built on equity and inclusion.

- B. Housing Element Program 6 states that the City “will develop and adopt a program that incentivizes and promotes the creation of ADUs that can be offered at an affordable rent for very low-, low-, moderate-income households, or those with disabilities”.

Section 3. Environmental Review

The City Council finds and determines that the adoption of an ordinance regarding Accessory Dwelling Units (ADUs) in a single-family or multifamily residential zone to implement the provisions of Government Code Sections 65852.2 is exempt from CEQA review pursuant to Public Resources Code Section 21080.17. Therefore, this ordinance does not require any environmental review under CEQA.

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

Section 4. Zoning Amendments

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

- A. The definition of “lot, key” under Section 11-1.15.03(L) of Title XI of the Lomita Municipal Code is amended to read as follows:

“*Lot, key*, shall mean a lot where the side property line abuts the rear property line of one or more lots and where such lots are not separated by an alley or any public way.”

- B. Section 11-1.30.06 (“Accessory and junior accessory dwelling units”) of Title XI (“Planning and Zoning”) of the Lomita Municipal Code is amended in full to read as follows:

“Sec. 11-1.30.06. Accessory and junior accessory dwelling units.

(A) Purpose.

- (1) The purpose of this section is to provide for the creation of accessory dwelling units and junior accessory dwelling units consistent with section 65852.2 of the Government Code, as amended from time to time. In any instance where there is conflict, state law shall govern.

(B) Definitions.

- (1) *Accessory dwelling unit/ADU* has the same meaning as that stated in Government Code section 65852.2 as that section may be amended from time to time.

- (2) *Attached ADU* means an ADU that shares at least one common wall with the primary dwelling unit.
- (3) *Converted ADU* means an ADU that is constructed within all or a portion of the legally permitted existing interior space of an accessory structure or within all or a portion of the permitted existing interior space of a dwelling structure, including bedrooms, attached garages, and storage areas.
- (4) *Detached ADU* means an ADU that is physically separated from, but located on the same lot as, a primary dwelling structure.
- (5) *Existing*. A structure is "existing" if it was legally constructed, and the construction has passed all required final inspections.
- (6) *Junior accessory dwelling unit/JADU* shall have same meaning as that stated in Government Code section 65852.22(h)(1) as that section may be amended from time to time.
- (7) *Public transit* has the same meaning as that stated in Government Code section 65852.2 as that section may be amended from time to time.
- (8) *Floor area of an accessory dwelling unit* means, for the purpose of this chapter, the area of each floor level included within the walls enclosing each dwelling unit. The floor area shall be measured from the outside face of the walls enclosing each dwelling unit including all closet space and storage areas contained within the unit, including habitable basements and attics, but not including unenclosed porches, balconies, or any enclosed garages or carports. For purposes of calculating allowable floor area of accessory dwelling units based on a proportion of the size of the primary residence, only the livable floor area of the primary residence shall be counted. The floor area of any other structures, for purposes of calculating total floor area, lot coverage, or other calculations, shall be calculated in the manner described in the relevant zoning regulations.

(C) *Applicability and Permissible Use.*

- (1) *Accessory dwelling units required by state law.* Accessory dwelling units required by state law are allowed on lots located within a residential or mixed-use zone as provided in section 65852.2(e) of the Government Code, in compliance with all applicable provisions of subsection (E) of this section, development standards and requirements, except for those provisions which do not allow an accessory dwelling unit otherwise in compliance with section 65852.2(e) of the Government Code. An accessory dwelling unit pursuant to section 65852.2(e)(1)(B) of the Government Code shall be limited to a maximum floor area size of eight hundred (800) square feet and a maximum height of sixteen (16) feet.

The combination of accessory dwelling unit categories set forth in section 65852.2(e)(A) through (D) of the Government Code is prohibited.

- (2) Applications for accessory dwelling units and junior accessory dwelling units shall be reviewed within sixty (60) days from the date the city receives a complete application if there is an existing single-family or multifamily dwelling on the lot. If the application to create an accessory dwelling unit or a junior accessory dwelling unit is submitted with a permit application to create a new single-family dwelling or multifamily dwelling on the lot, the city may delay acting on the application for the accessory dwelling unit or the junior accessory dwelling unit until the city acts on the permit application to create the new single-family dwelling or multifamily dwelling, but the application to create the accessory dwelling unit or junior accessory dwelling unit shall be considered without discretionary review or hearing. If the applicant requests a delay, the sixty (60) day time period shall be tolled for the period of the delay.
- (3) Approval of a permit for the creation of an accessory dwelling unit or junior accessory dwelling unit shall not be conditioned on the correction of nonconforming conditions on the subject property. However, this does not prevent the city from enforcing compliance with applicable building standards in accordance with California Health and Safety Code section 17980.12.
- (4) For the purpose of this section, a structure with two (2) or more attached dwellings on a single lot is considered a multifamily dwelling structure. Multiple detached single-family dwellings on the same lot are not considered multifamily dwellings. A lot with multiple detached single-family dwellings is eligible for creation of one accessory dwelling unit per lot by converting space within the proposed or existing space of a single-family dwelling or existing structure or new construction of a detached accessory dwelling unit.
- (5) It is prohibited to convert existing floor area or construct an accessory dwelling unit without first obtaining approval and issuance of a building permit. Such permit shall be issued if it is determined that the accessory dwelling unit will conform to the provisions of this section.
- (6) Applicant shall pay all applicable development impact fees established by city council resolution. Accessory dwelling units of less than seven hundred fifty (750) square feet in size shall be exempt from all impact fees. Accessory dwelling units of greater than seven hundred fifty (750) square feet in size shall be charged impact fees.

(D) *State exempt accessory dwelling units.*

- (1) All development standards (including, but not limited to lot coverage, floor area ratio, required building separation and open space) are reduced solely to the extent necessary to allow either of the following:
 - a. On a lot with a proposed or existing single-family dwelling, one attached or detached ADU that is eight hundred (800) square feet or less, with a height not exceeding sixteen (16) feet, with setbacks of at least four (4) feet from the side and rear yards and complies with applicable front yard setbacks.
 - b. Converted detached ADU that does not add more than one hundred fifty (150) square feet of floor area for ingress and egress.
 - c. On a lot with an existing multifamily dwelling, up to two (2) detached ADUs that are eight hundred (800) square feet or less and which have a height not exceeding sixteen (16) feet, and which comply with setbacks of at least four (4) feet from the side and rear yards, and which comply with front yard setbacks.
 - d. No more than twenty-five (25) percent of the number of the existing units, but at least one unit, shall be permitted as ADUs constructed within the non-livable space and are enclosed on at least three (3) sides (e.g., storage rooms, boiler rooms, attics, basements, or garages) of the existing multifamily dwelling structure provided that applicable building codes are met; fractions shall be rounded down to the next lower number of dwelling units, except that at least one accessory dwelling unit shall be allowed; development standards and requirements. Accessory dwelling units shall comply with the following development standards and requirements:
- (2) *Number of units.*
 - a. For lots with an existing or proposed single-family dwelling, one accessory dwelling unit shall be allowed on a lot.
 - b. For lots with an existing or proposed multifamily residential dwelling structure
 1. No more than twenty-five (25) percent of the number of the existing units, but at least one unit, shall be permitted as ADUs constructed within the non-livable space and are enclosed on at least three (3) sides (e.g., storage rooms, boiler rooms, attics, basements, or garages) of the existing multifamily dwelling structure provided that applicable building codes are met; fractions shall be rounded down to the next lower number of dwelling units, except that at least one accessory dwelling unit shall be allowed; or

2. Up to two (2) accessory dwelling units shall be permitted as detached from the multifamily residential structure and may be attached or detached to each other.

(3) *Height.*

- a. In accordance with CA Government Code Section 65852.2.
 1. Attached or detached ADUs complying with a four (4) foot side and four (4) foot rear setback shall not exceed one story and a height of sixteen (16) feet.
 2. On a lot that is within one-half ($\frac{1}{2}$) of one mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in section 21155 of the Public Resources Code, attached or detached ADUs complying with a four (4) foot side and four (4) foot rear setback shall not exceed one story and a height of eighteen (18) feet. A local agency shall also allow an additional two (2) feet in height to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the of the primary dwelling unit.
 3. On a lot with an existing or proposed multifamily, multistory dwelling, detached ADUs complying with a four (4) foot side and four (4) foot rear setback shall not exceed a height of eighteen (18) feet.
 4. A height of twenty-five (25) feet or the height limitation of in the zoning ordinance that applied to the primary dwelling, whichever is lower, for an accessory dwelling unit that is attached to the primary dwelling. Pursuant to section 11-1.70.11 residential lots south of Pacific Coast Highway shall obtain a height variation permit for an attached ADU over sixteen (16) feet in height measured from the natural grade. Converted area from the existing dwelling is exempt from this requirement.
 5. Any mandatory accessory dwelling unit height standard adopted by the State subsequent to this ordinance.
- b. Local allowances.
 1. An attached or detached accessory dwelling unit(s) complying with the primary structure's setback requirements of the underlying zone shall not exceed sixteen (16) feet at one story and twenty-seven (27) feet at two (2) stories. An individual ADU shall not exceed two (2) stories. Pursuant to section 11-1.70.11 residential lots south of Pacific Coast Highway shall obtain a height variation permit for an attached ADU over sixteen (16)

feet in height measured from the natural grade. Converted area from the existing dwelling is exempt from this requirement.

2. Subject to a conditional use permit (Sec. 11-1.70.09), each detached accessory dwelling unit upon a key lot or any residential lot abutting a nonresidential zone along the residential lot's rear property line with a twenty (20) foot front yard setback, ten (10) foot secondary front yard setback, five (5) foot side yard setback, and five (5) foot rear yard setback requirement shall not exceed twenty (20) feet if all the following are met. A one-story ADU does not qualify for this height provision; only two-story ADUs or two stacked ADUs may qualify.
 - a. The total combined area for all buildings and structures shall not occupy more than fifty (50) percent of the rear yard setback area.
 - b. Pursuant to section 11-1.70.11 residential lots south of Pacific Coast Highway shall obtain a height variation permit for an attached ADU over sixteen (16) feet in height measured from the natural grade.
 - c. ADU structures with exterior stairs shall locate the stairs on the side of the building facing the front property line.
 - d. Accessible design features.
 - i. Entry route and door route no greater than two (2) percent slope.
 - ii. Door openings 32 (thirty-two) inches clear minimum.
 - iii. One-level ground-floor unit must provide at least one three-quarter or full bathroom that is a minimum of 8 (eight) feet 6 (six) inches by 8 (eight) feet 10 (ten) inches and has minimum clear opening of either 36 inches by 36 inches or 30 inches by 48 inches for toilet and sink, or two-story-unit with 200 feet of ground-floor area must provide an ADA-compliant half-bathroom.
 - iv. Route to bathroom minimum clear opening of 34 (thirty-four) inches.
 - v. Light switches, receptables and environmental controls mounted between 15 (fifteen) inches and 48 (forty-eight) inches above the floor.

(4) *Setbacks.*

- a. *Front yard.* Twenty (20) feet to a front property line.
 1. *Secondary front.* Ten (10) feet to property line.
- b. *Side yard.* Four (4) feet to a side property line.
- c. *Rear yard.* Four (4) feet to a rear property line.
- d. *Building separation.* Six (6) feet to the exterior wall of a dwelling, garage, or accessory structure located on the same lot.
- e. Setbacks required by utility easements and recorded setbacks shall be maintained. No portion of an ADU shall be constructed on a public or private easement. Roof eaves may not be eliminated to meet this requirement.
- f. No setback is required for an existing living area or existing accessory structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit.
- g. ADUs are not eligible for modifications to yard setbacks pursuant to Article 70.

(5) *Lot coverage.* An accessory dwelling unit exceeding eight hundred (800) square feet shall comply with the lot coverage and floor area ratio of underlying zone requirements of Article 30.

(6) *Useable open space.* Accessory dwelling units exceeding eight hundred (800) square feet shall provide, at a minimum, a continuous private recreation area of two hundred twenty-five (225) square feet with minimum interior dimensions of ten (10) feet. The private recreation shall be open and unobstructed from the ground to the sky and may be located within the interior, street side, or rear setback areas.

(7) *Floor area size.*

a. *Maximum floor area size for new construction units.*

1. Attached accessory dwelling units with zero (0) bedrooms or one bedroom are subject to a maximum size of eight hundred fifty (850) square feet or fifty (50) percent of the size of the dwelling unit, whichever is less. Attached accessory dwelling units with two (2) or more bedrooms are subject to a maximum size of one thousand (1,000) square feet or fifty (50) percent of the size of the dwelling unit, whichever is less. In no event less than eight hundred (800)

square feet. Accessory dwelling units located on lots with multifamily dwelling structures shall not exceed eight hundred (800) square feet.

2. Detached accessory dwelling units with zero (0) bedrooms or one bedroom are subject to a maximum size of eight hundred fifty (850) square feet. The maximum size of an accessory dwelling unit with two (2) or more bedrooms is one thousand (1,000) square feet. Accessory dwelling units located on lots with multifamily dwelling structures shall not exceed eight hundred (800) square feet.
 - b. *Minimum floor area size.* An attached or detached accessory dwelling unit shall provide a minimum floor area no less than one hundred fifty (150) square feet.
 - c. *Converted floor area size.* The conversion of an existing accessory structure or a portion of the existing primary dwelling to an accessory dwelling unit is not subject to the maximum floor area size requirement when no expansion or addition is proposed beyond the physical dimensions of the structure or dwelling other than an expansion of not more than one hundred fifty (150) square feet limited to accommodating ingress and egress for the purpose of an accessory dwelling unit; otherwise the converted floor area size shall be governed by the maximum floor area size requirement.
 - d. An accessory dwelling unit shall not be subject to the accessory buildings and structures requirements of section 11-1.30.05.
 - e. Accessory structures including, but not limited to garages and patios attached to accessory dwelling units shall comply with section 11-1.30.05—Accessory buildings and structures.
- (8) *Floor area ratio.* In general, the floor area ratio for all ADUs shall be subject to the floor area ratio requirements of section 11-1.30.02. However, ADUs which are eight hundred (800) square feet or less are exempt from floor area ratio calculation.
- (9) *Density.* For purposes of calculating allowable density under the General Plan and Zoning Code an accessory dwelling unit is an accessory use that does not count toward the allowable density for the lot.
- (10) *Parking and vehicular access.*
 - a. One parking space is required per accessory dwelling unit.
 - b. Parking shall be located on the same lot containing the accessory dwelling unit and may be provided as tandem parking on a driveway. Parking shall conform to the requirements of Article 66.

- c. Parking for the accessory dwelling unit is waived pursuant to section 65825.2(d)(1) through (5) of the Government Code.
- d. Replacement parking is not required if a garage or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit

(11) *City and public utilities.*

- a. All ADUs must be connected to public utilities, or their private equivalent, including water, electric, and sewer services. For example, if required by the building standards code, dwelling units that are proposed to be installed on a property with only septic tanks are prohibited.
- b. Except for ADUs created solely by converting an existing single-family dwelling or a single-family accessory structure, the city may require a separate utility connection.

(12) Design standards applicable to new construction of ADUs exceeding eight hundred (800) square feet and ADUs converted from existing structures adding more than one hundred fifty (150) square feet.

- a. Building architecture including roof type, roof pitch, exterior materials, finishes and color shall match the primary dwelling.
- b. Address numerals of all dwelling units shall be clearly visible from the street or displayed in a building directory.
- c. ADUs shall have a main entrance separate from the primary dwelling.
- d. New entry door shall not open directly toward an alley.
- e. Replacement of the garage door shall include a new façade. The new façade shall include a minimum of one window or entryway.
- f. Entryway shall include an exterior light fixture.
- g. Tree preservation: Any plans for an addition or new construction shall identify the location of any mature trees onsite and provide protective measures to ensure preservation of mature trees. A mature tree is defined as any tree having a main trunk or stem measuring twenty-four (24) inches in diameter, or seventy-five (75) inches in circumference, measured at a height of four and one-half (4½) feet above ground level at the root crown. A removal includes moving a tree or removing more than one-third of a tree's vegetation. Sites without an existing mature tree must provide at least two 24-inch box trees within the front yard setback or open space area.

(13) Owner-occupancy shall adhere to Government Code section 65852.2.

(14) *Illegal accessory dwelling units.* This section shall not validate any existing illegal accessory dwelling units. Any conversions from illegal units to a conforming legal accessory dwelling unit shall be considered a new accessory dwelling unit subject to the provisions of this section.

- a. Effective January 1, 2020, the property owner of a lot containing an accessory dwelling unit built before January 1, 2020, that receives a notice to correct a violation of building standards may submit an application to the community development department requesting that enforcement of the violation be delayed for up to five (5) years on the basis that correcting the violation is not necessary to protect health and safety as determined by the building official; provided, that all other violations not related to the accessory dwelling unit are corrected. This provision shall expire January 1, 2030, as provided in state law.

(E) *Junior accessory dwelling units.*

(1) *Purpose.* The purpose of this section, junior accessory dwelling units, is to provide for the creation of junior accessory dwelling units consistent with California Government Code section 65852.22, as amended from time to time. In any instance where there is conflict, state law shall govern.

(2) *Definitions.*

- a. *Junior accessory dwelling unit* is a unit no more than five hundred (500) square feet in size and contained entirely within a proposed or existing single-family dwelling or within the walls of a garage attached to an existing single-family dwelling. It shall include permanent provisions for living, sleeping, eating, and cooking. A junior accessory dwelling unit shall not be operated as a short-term rental or rented for a period less than thirty (30) days.

(3) *Applicability and permissible use.*

- a. Junior accessory dwelling units are allowed on lots that contain a proposed or existing single-family dwelling. Junior accessory dwelling units are not allowed on a lot with more than one residence.
- b. Junior accessory dwelling units may be combined with an accessory dwelling unit on lots located within a residential or mixed-use zone with a proposed or existing single-family dwelling as provided in section 65852.2(e) of the Government Code.

- c. Junior accessory dwelling units are prohibited on lots that contain multiple detached single-family dwellings.
- (4) *Development standards and requirements.* Junior accessory dwelling units shall comply with the following development standards and requirements:
- a. *Number of units.* One junior accessory dwelling unit shall be allowed on a lot.
 - b. *Owner-occupancy.* The property owner shall reside on the lot. The owner may reside in the remaining portion of the single-family dwelling or the newly created junior accessory dwelling unit.
 - c. *Covenant restriction.* A covenant restriction shall be completed and recorded, as provided in subsection (13) of this section.
 - d. *Location of junior accessory dwelling unit.* A junior accessory dwelling unit shall be created within the walls of a proposed or existing single-family dwelling, or within the walls of a garage attached to an existing single-family dwelling.
 - e. *Separate entry required.* An exterior entrance is required for all junior accessory dwelling units, independent of the exterior entrance for the single-family dwelling and shall not open directly toward an alley.
 - f. *Kitchen requirements.* The junior accessory dwelling unit shall include an efficiency kitchen, which includes a cooking facility with appliances, a food preparation counter, and storage cabinets that are reasonable to size of the unit.
 - g. *Common sanitation.* Where a junior accessory dwelling unit shares the bathroom facilities contained in the single-family dwelling, a direct unobstructed interior connection shall be provided at all times between the junior accessory dwelling unit and the bathroom facilities, and the interior connection shall not require passage through a locked door (except for a privacy lock on the bathroom door) or passage outside of the gross floor area of the junior accessory dwelling unit or single-family dwelling.
- (5) *Design standards.*
- a. Building architecture, exterior materials, finishes and color shall match the primary dwelling.
 - b. Address numerals of all dwelling units shall be clearly visible from the street or displayed in a building directory.

- c. JADUs shall have a main entrance separate from the primary dwelling.
 - d. New entry door shall not open directly toward an alley.
 - e. Replacement of the garage door shall include a new façade. The new façade shall include a minimum of one window or entryway.
 - f. Entryway shall include an exterior light fixture.
- (6) *Parking.* No parking is required for the junior accessory dwelling unit beyond the required parking for the proposed or existing single-family dwelling. However, replacement parking for the existing single-family dwelling is required when an attached garage or portion thereof is converted to a junior accessory dwelling unit. Parking shall conform to the requirements of Article 66.
- (7) *Setbacks and other zoning regulations.* The junior accessory dwelling unit shall be considered a part of the single-family dwelling and shall be subject to the same requirements of the underlying zoning district as required for the single-family dwelling.
- (8) *Density.* For purposes of calculating allowable density under the General Plan and Zoning Code a junior accessory dwelling unit is an accessory use that does not count toward the allowable density for the lot.
- (9) *Maximum floor area.* A junior accessory dwelling unit shall not exceed five hundred (500) square feet in floor area.
- (10) *Minimum floor area.* A junior accessory dwelling unit shall provide a minimum floor area no less than one hundred fifty (150) square feet.
- (11) *Utility service.* For purposes of providing service for water, sewer, or power, including a connection fee, a junior accessory dwelling unit shall not be considered a separate or new dwelling unit. An inspection may be assessed to confirm the junior accessory dwelling unit complies with development standards.
- (12) *Illegal junior accessory dwelling units.* This section shall not validate any existing illegal junior accessory dwelling units. Any conversions from illegal units to a conforming legal junior accessory dwelling unit shall be considered a new junior accessory dwelling unit subject to the provisions of this section.
- (13) *Covenant restriction.*

- a. Prior to issuance of the building permit for a junior accessory dwelling unit, a covenant restriction, approved by the city attorney, shall be recorded with the Los Angeles County Recorder's Office, which shall include the pertinent restrictions and limitations of a junior accessory dwelling unit identified in this section. Said covenant restriction shall run with the land, and shall be binding upon any future owners, heirs, or assigns. A copy of the recorded covenant restriction shall be filed with the community development department as part of the building permit application. The recorded covenant restriction shall state that:
 1. The junior accessory dwelling unit shall not be sold separately from the single-family dwelling
 2. The junior accessory dwelling unit shall be restricted to the maximum size allowed per the development standards
 3. The junior accessory dwelling unit shall be considered legal only so long as either the single-family dwelling or the junior accessory dwelling unit is occupied by the property owner
 4. The junior accessory dwelling unit shall not be operated as a short-term rental or rented for periods less than thirty (30) days
 5. The restrictions shall be binding upon any successor in ownership of the property and lack of compliance with this provision may result in legal action against the property owner, including revocation of any right to maintain a junior accessory dwelling unit on the property.”

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 _____, 2024.

Bill Uphoff, Mayor

ATTEST:

Kathleen Horn Gregory, MMC, City Clerk

APPROVED AS TO FORM:

Trevor Rusin, City Attorney

Rand D. Relatores
Rand Architecture

VIA ELECTRONIC MAIL

February 7, 2024

Re: 26038 -26044 Oak Street A.D.U.'s
Zoning Text Amendment requesting additional 3'-10" to make 19'-10" maximum height for
2-story A.D.U.

Dear Mayor, City Council Members, and Planning Commissioners:

We would like to thank you in advance for your time and consideration of our proposed zoning text amendment (ZTA) requesting additional 3'-10" to allow 19'-10" maximum height for a 2-story A.D.U at 26038-26044 Oak Street.

We are requesting a ZTA because originally our plan and building design followed the ever constant changing State of California and City of Lomita design guidelines. Our initial design for a maximum 18' building height with an additional 2' for the roof slope for a total of 20' in height met the guidelines. The design requirement of our site needing to be closer than 0.5 miles from a local mass transit stop was met! All of the design requirements were met. Only to find out that the bus stop intervals at our closest Bus Stop location needed to be no greater than 15 minutes intervals. Currently our local bus stops' intervals are between 22-27 minutes! Therefore we are requesting a Zone Text Amendment approval.

The statewide need for more housing brings along the need for creative solutions in tight spaces. We believe that a 2-story development will have many advantages and brings design solutions and positive space planning with amenities. Our proposed 2-story design will reduce the lot coverage by minimum 50% and will create over 2,000 SF of usable open space. Our current senior tenants and young children can use it for recreation space. The 2-story concept allows us to design a detached structure away and separated from the existing site structures. Avoiding any new construction from attaching to the existing units therefore eliminating any disruptions and/or possible displacement of the current tenants from their homes. Additionally, the 2-story design allows for better environmental design. Eliminating attached common walls on 1 or even 2 sides with zero window openings commonly found in attached 1-story units. This allows for more natural light and privacy. It also allows space to provide an open private balcony area (5'x12'). Lastly, there will be a considerable reduction in construction costs by "stacking" identically designed units vertically. Not only will there be a reduction in building costs but a considerable reduction in construction wastes and materials!

Single family homes and 2-story low density multi-unit properties surround our site. Some design concessions were made to "mirror" the context of the immediate neighborhood. We increased the minimum 4' rear yard setback and positioned the building back 1' additional foot making it a 5' rear yard setback. We designed a "low profile" building keeping the ceiling heights at minimum 8' and the minimum allowed flat roof slope design that will drain towards the north side yard. Keeping our building height below 20' high at 19'-10"!

Along with this letter, drawings are attached that will help illustrate our design concept. There are 2 site plans, one with a 2-story design illustrating the large open spaces and the other a 1-story design showing the considerable lot coverage and leaving minimal open space. The remaining drawings are cross sections through the property illustrating the scale and height of neighboring structures immediately adjacent to our proposed 2-story design along with the setbacks and open spaces between the existing and proposed structures. Section A-A shows that our proposed building will be 1' to 4' lower than the neighboring structures. Section B-B shows a 15' building separation between our proposed building and our neighbor to the East at 2066 W. 261st Street along with natural privacy provided by dense tree and shrubs growth on the neighbor's side. Lastly, our Plot Plan will show that our proposed building is actually placed immediately adjacent to the open rear yard of our neighbor located at 2070 W. 261st Street. Our building is ideally located where the worst late afternoon sun during the winter time will cast the shadow from our proposed structure onto the open yard of the neighbor and NOT onto their home on the property.

If you have any questions prior to our scheduled Planning Commission and City Council meetings, please feel free to contact me at 310-530-6543 or via electronic mail at randarchitecture@gmail.com or Rick Buchta at 310-493-9195 or via electronic mail at rickbuchta@icloud.com. Thank you again in advance for your consideration of this zoning text amendment.

Sincerely,

Rand D. Relatores, Architect C24070
Rand Architecture

CC: Laura MacMorran – Associate Planner, City of Lomita
Rick Buchta – RBR Properties
Annemarie Carretta – RBR Properties

Sample of South Bay Cities' Local ADU Heights

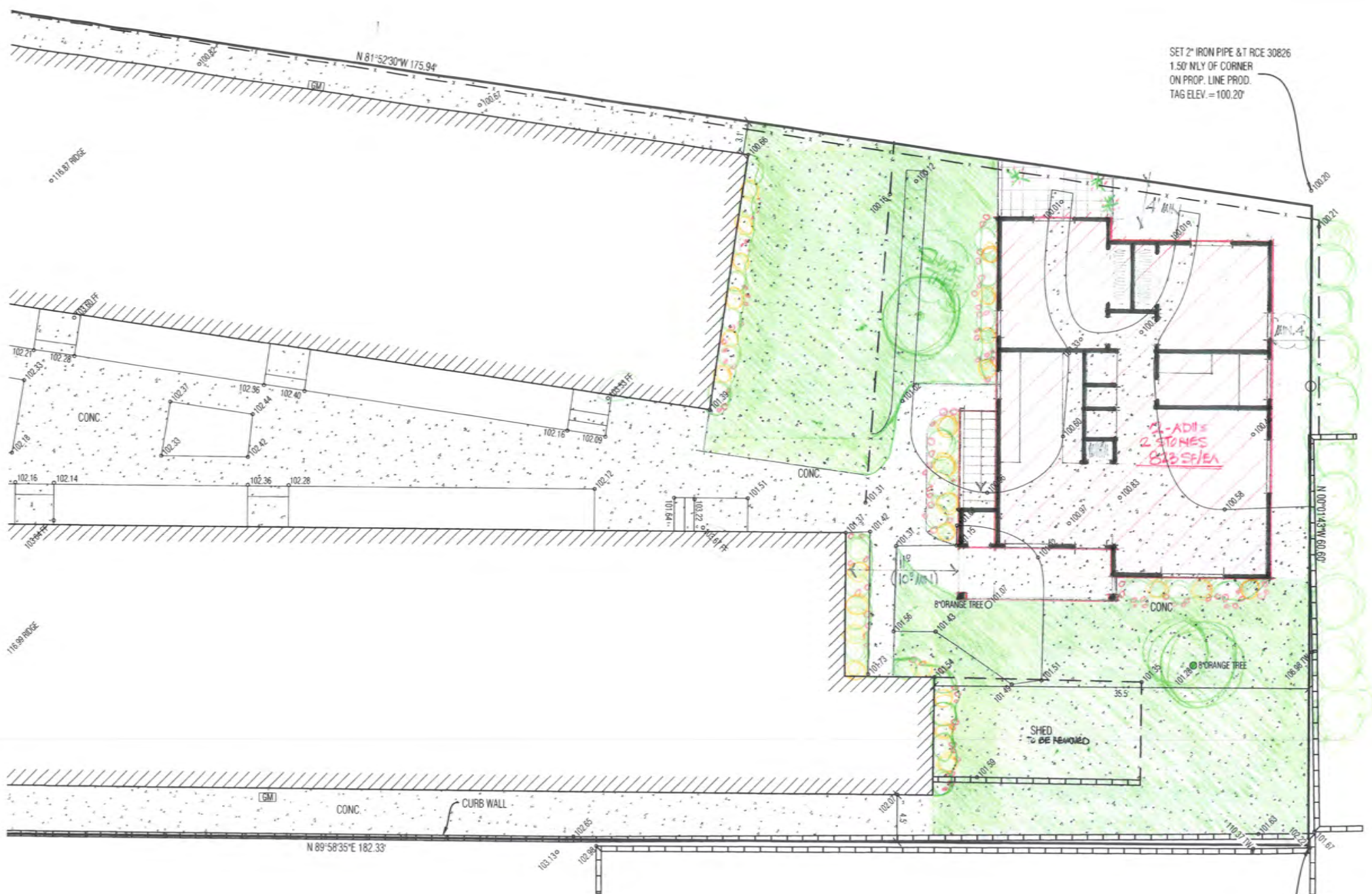
Agency	ADU Height Single-Family	ADU Height Multi-Family												
City of El Segundo	26' for a flat roof 32' for a pitched roof	26' for a flat roof 32' for a pitched roof												
City of Gardena	18'; or 18' single-story detached +2' for roof pitch; or 25', if on top of a garage	18'; or 18' single-story detached +2'. for roof pitch; 25' if on top of a garage												
City of Manhattan Beach	Two-stories are allowed outside the Coastal Zone 26', if on top of a garage	Two-stories are allowed outside the Coastal Zone 26', if on top of a garage												
City of Inglewood	35', if built on top of an existing accessory structure	35'-40', if built on top of an existing accessory structure, depending on zone												
City of Lawndale	18'; or 18' single-story detached +2 ' for roof pitch; or 25' two-story attached to existing two-story home	18'; or 18'. single-story detached + 2'. for roof pitch; or 25'. two-story attached to existing two-story multifamily												
City of Torrance	<p style="text-align: center;"><u>Designated Areas</u></p> <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;"><u>Attached</u></td> <td style="text-align: center;"><u>Detached</u></td> </tr> <tr> <td style="text-align: center;">18' one-story</td> <td style="text-align: center;">20' one-story</td> </tr> <tr> <td style="text-align: center;">27' two-story</td> <td style="text-align: center;">23'. two-story</td> </tr> </table> <p style="text-align: center;"><u>Limited Designated Areas</u></p> <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;"><u>Attached</u></td> <td style="text-align: center;"><u>Detached</u></td> </tr> <tr> <td style="text-align: center;">18' one-story</td> <td style="text-align: center;">16'.</td> </tr> <tr> <td style="text-align: center;">25' two-story</td> <td style="text-align: center;">State Law</td> </tr> </table>	<u>Attached</u>	<u>Detached</u>	18' one-story	20' one-story	27' two-story	23'. two-story	<u>Attached</u>	<u>Detached</u>	18' one-story	16'.	25' two-story	State Law	Follows State Law
<u>Attached</u>	<u>Detached</u>													
18' one-story	20' one-story													
27' two-story	23'. two-story													
<u>Attached</u>	<u>Detached</u>													
18' one-story	16'.													
25' two-story	State Law													



LAN-SINGLE STORY DESIGN

01/23/24

SET L&T PCE 30826
 IN NLY FACE OF WALL
 0.26' SLY OF CORNER
 ON PROP. LINE PROD.
 TAG ELEV. = 105.24'



SET 2" IRON PIPE & T RICE 30826
 1.50" NLY OF CORNER
 ON PROP. LINE PROD.
 TAG ELEV. = 100.20'



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

NOTICE OF EXEMPTION

Project Title: ZONE TEXT AMENDMENT NO. 2024-01

Project Description:

ZONE TEXT AMENDMENT NO. 2024-01, An amendment to Lomita Municipal Code Article 30 (Residential Zones) modifying the zoning code related to Accessory Dwelling Unit height. Initiated by the Rand Relatores and Rick Butcha.

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
- 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 California Public Resources Code (CPRC) 21080.17. The California Environmental Quality Act (CEQA) does not apply to the adoption of an ordinance by a city or county implementing the provisions of Section 65852.2 of the Government Code, which is the code section for the State’s Accessory Dwelling Unit law.

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

RESOLUTION NO. PC 2024-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA RECOMMENDING CITY COUNCIL APPROVAL OF ZONING TEXT AMENDMENT 2024-01 AMENDING ARTICLE 15 (DEFINITIONS), AND ARTICLE 30 (RESIDENTIAL ZONES) TO ALLOW, THROUGH CONDITIONAL USE PERMIT APPROVAL, TWO-STORY STACKED ACCESSORY DWELLING UNITS UP TO 20 FEET IN HEIGHT. PER CALIFORNIA PUBLIC RESOURCES CODE (CPRC) 21080.17, THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) DOES NOT APPLY TO THE ADOPTION OF THIS ORDINANCE.

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

Section 1. Recitals

A. This proposed code amendment has been assessed in accordance with the California Environmental Quality Act (CEQA). Pursuant to California Public Resources Code (CPRC) 21080.17, the California Environmental Quality Act (CEQA) does not apply to the adoption of this ordinance.

B. On February 12, 2024, the Planning Commission held a duly noticed public hearing on Zone Text Amendment No. 2024-01 (initiated by the Rand Relatores and Rick Buchta), where public testimony was accepted on the item and after deliberations the Planning Commission recommended that the City Council approve 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.

Section 2. In accordance with Municipal Code section 11-1.70.05, the Planning Commission finds that the proposed Zone Text Amendment is consistent with the General Plan as described in Exhibit A.

Section 3. Based on the foregoing, the Planning Commission of the City of Lomita hereby recommends City Council approve the amendments to the Lomita Municipal Code shown in the redlined ordinance (Exhibit A).

PASSED, APPROVED, and ADOPTED by the Planning Commission of the City of Lomita on this 12th day of February 2024, by the following vote:

AYES: Commissioners: Dever, Mattingly, Santos, Stephens, Vice-Chair Graf, and Chair Cammarata

NOES: Commissioners: None

ABSENT: Commissioners: Steinbach



Steven Cammarata, Chair

ATTEST: 

Brianna Rindge, AICP
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.