

REGULAR MEETING OF THE LOMITA CITY COUNCIL

AGENDA

Tuesday, January 18, 2022 - 06:00 p.m.

**LOMITA CITY HALL COUNCIL CHAMBERS
24300 Narbonne Avenue, Lomita, CA 90717**

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PURSUANT TO AB-361, THE PUBLIC AND COUNCIL MAY PARTICIPATE IN THIS MEETING VIA TELECONFERENCE AS SOCIAL DISTANCING MEASURES ARE RECOMMENDED BY STATE AND COUNTY OFFICIALS. To participate in the meeting via a computer or smart device log in to ZOOM at the following link:

<https://us02web.zoom.us/j/82776473553>. You may enter your name when prompted do so. If you wish to provide public comment at either the beginning of the meeting or for a particular item, you may either (a) contact the City Clerk's Office before the meeting and provide your name or (b) utilize the "raise hand" option located under the participant's name. Once you click on this option you will be in the rotation to make a public comment. Please note, if you do not have the audio feature on your device you will need to call (669) 900-6833 and enter ZOOM Meeting ID: 827 7647 3553 then press pound (#). When prompted to enter the participation ID number press pound (#) again. To make a public comment enter "*9". The Clerk's office will be notified, and you will be announced to make a public comment. Written materials distributed to the City Council within 72 hours of the City Council meeting are available for public inspection immediately upon distribution via the City of Lomita website or by contacting the Deputy City Clerk at Labbott@lomitacity.com. In compliance with the Americans with Disabilities Act (ADA) if you need special assistance to participate in this meeting, you should contact the office of the City Clerk at (310) 325-7110 (voice) or the California Relay Service. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting. This meeting will be conducted in compliance with CDC guidelines and applicable orders of the Los Angeles County Health Officer. 1. OPENING CEREMONIES

- a) Call Meeting to Order
- b) Flag Salute
- c) Invocation – Mayor Pro Tem Waite
- 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 five-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 Calendar Items 7 a-n be approved.

- a. Motion to Waive Full Reading of Ordinances and that they be Read in Title Only
RECOMMENDED ACTION: Approve Motion.
- b. Minutes of the Regular City Council Meeting of December 7, 2021
RECOMMENDED ACTION: Approve Minutes.

Item 7b

- c. Warrants/Payroll Register RECOMMENDED ACTION: Approve and file Warrants/Payroll Register.

Item 7c

- d. Monthly Report for the Administrative Services Department RECOMMENDED ACTION: Receive and file the report.

Item 7d

- e. Monthly Report for the City Manager's Department RECOMMENDED ACTION: Receive and file the report.

Item 7e

- f. Monthly Report for the Community and Economic Development Department
RECOMMENDED ACTION: Receive and file the report.

Item 7f

- g. Monthly Report for the Recreation and Facilities Division
RECOMMENDED ACTION: Receive and file the report.

Item 7g

- h. Monthly Report for the Public Works Department
RECOMMENDED ACTION: Receive and file the report.

Item 7h

- i. November 2021 Treasury & Investment Report
RECOMMENDED ACTION: Receive and file the report.

Item 7i

- j. Virtual City Council meetings as Well as Virtual Meetings for All Other City Commissions and Committees Pursuant to AB 361
RECOMMENDED ACTION: Authorize remote teleconference/virtual meetings of all City of Lomita legislative bodies, including all City commissions and committees, in accordance with Assembly Bill 361 ("AB 361"), by finding that: (1) a statewide state of emergency is currently in place; (2) state and local officials have imposed or recommended measures to promote social distancing in connection with COVID-19.

Item 7j

- k. Second Reading and Adoption of Ordinance No. 828, Zone Text Amendment No. 2021-03 pertaining to "Self-Storage Facility" Use
RECOMMENDED ACTION: Adopt Ordinance. ORDINANCE NO. 828 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, AMENDING LOMITA MUNICIPAL CODE SECTIONS 11-1.15, 11-1.45.02, 11-1.51.05, AND 11-1.66.03 TO DEFINE AND ESTABLISH PARKING REQUIREMENTS FOR A SELF-STORAGE FACILITY USE AND REMOVE THE SELF-STORAGE FACILITIES FROM BEING AN ALLOWED USE IN THE COMMERCIAL GENERAL (C-G) ZONE AND INSTEAD ALLOW SELF-STORAGE FACILITIES AS A CONDITIONALLY PERMITTED USE IN THE LIGHT MANUFACTURING COMMERCIAL (M-C) ZONE, AND FINDING THE SAME EXEMPT FROM CEQA

Item 7k

- l. One-Year Extension of Time for Vesting Tentative Tract Map No. 82069, a 20-unit light-industrial condominium conversion project located at 2018 & 2020 Lomita Boulevard
RECOMMENDED ACTION: Adopt resolution 2022-01 approving a one-

year extension of Vesting Tentative Tract Map No. 82069 to create a condominium form of ownership for an existing 20-unit light-industrial complex located at 2018 & 2020 Lomita Boulevard in the M-C (Light Manufacturing & Commercial) Zone. RESOLUTION 2022-01 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, APPROVING A ONE-YEAR EXTENSION OF TIME FOR VESTING TENTATIVE TRACT MAP NO. 82069 FOR CONDOMINIUM PURPOSES OF AN EXISTING 20-UNIT LIGHT INDUSTRIAL COMPLEX LOCATED AT 2018 & 2020 LOMITA BOULEVARD IN THE M-C (LIGHT MANUFACTURING & COMMERCIAL) ZONE. FILED BY LORENZO SCHIAPPA OF SCHIAPPA DEVELOPMENT, 2040 LOMITA BOULEVARD, LOMITA, CALIFORNIA 90717

Item 7l

- m. Resolution to Accept Funds from the SB 1383 Local Assistance Grant Program RECOMMENDED ACTION: Adopt Resolution No. 2022-02, authorizing the submittal of an application with The Department of Resources Recycling and Recovery (CalRecycle). RESOLUTION NO. 2022-02 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, APPROVING AND AUTHORIZING PARTICIATION AND ACCEPTANCE OF THE SB 1383 LOCAL ASSISTANCE GRANT PROGRAM

Item 7m

- n. Consent to Assignment (Transfer) for a Franchise Agreement for Solid Waste Collection Services from CalMet Services, Inc. to Athens Services RECOMMENDED ACTION: 1) Adopt the attached resolution authorizing a consent to assignment for a franchise agreement for solid waste collection services from CalMet Services to Athens Services; and 2) Authorize the City Manager to take the necessary actions to initiate the transfer. RESOLUTION NO. 2022-03 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, CONSENTING TO THE ASSIGNMENT (TRANSFER) OF A SOLID WASTE COLLECTION SERVICES FRANCHISE AGREEMENT BETWEEN THE CITY OF LOMITA AND CALMET SERVICES, INC. TO ATHENS SERVICES

Item 7n

SCHEDULED ITEMS

8. [DISCUSSION AND CONSIDERATION OF REFINANCING OPTIONS AVAILABLE TO THE CITY TO REDUCE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM \(CALPERS\) UNFUNDED ACCRUED LIABILITY \(UAL\) PENSION COSTS](#)

Presented by Susan Kamada, Administrative Services Director RECOMMENDED ACTION: Representatives from Kosmont Transactions Services (KTS) will be making a detailed follow up presentation to the City Council regarding the options for refinancing the City's CalPERS unfunded accrued liability (UAL) with bonds. Following the presentation (which will review the details of the various options available to the City Council), staff will be looking for direction regarding whether the city should proceed with issuance of lease revenue bonds or pension obligation bonds through court validation. Based on the estimates provided by KTS, the recommendation of the Finance Committee is to direct staff and KTS

to proceed with preparation of the instruments necessary to refinance the UAL through the issuance of Pension Obligation Bonds.

Item 8

9. **[DISCUSSION AND POSSIBLE DIRECTION TO ESTABLISH A DATE AND TIME FOR THE MID-YEAR BUDGET REVIEW](#)**

Presented by Susan Kamada, Administrative Services Director RECOMMENDED ACTION: Set the date for Mid-Year budget review for Tuesday, February 22, 2022, at 4:00 p.m.

Item 9

PUBLIC HEARINGS

10. **[DISCUSSION AND CONSIDERATION OF AN ORDINANCE AMENDING SECTION 11-1.27.12 OF THE LOMITA MUNICIPAL CODE TO ESTABLISH NEW SIGN STANDARDS WITHIN THE 24000 CRENSHAW BOULEVARD SPECIFIC PLAN ZONE \(First Reading\)](#)**

Presented by Laura MacMorran, Associate Planner RECOMMENDED ACTION: After conducting a public hearing, and after the City Attorney reads the title of the ordinance, introduce on first reading an ordinance amending section 11-1.27.12 of the Lomita Municipal Code to establish new sign standards unique to the 24000 Crenshaw Boulevard Specific Plan Zone and confirm the project is categorically exempt from the California Environmental Quality Act. ORDINANCE 827 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, APPROVING ZONE TEXT AMENDMENT 2021-02 AMENDING LOMITA MUNICIPAL CODE SECTION 11-1.27.12, MODIFYING SIGN REGULATIONS IN THE 24000 CRENSHAW BOULEVARD SPECIFIC PLAN ZONE AND A DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). INITIATED BY PICERNE GROUP, 5000 BIRCH STREET, SUITE 600, NEWPORT BEACH, CA 92660. (APPLICANT)

Item 10

11. **[DISCUSSION AND CONSIDERATION OF A TEXT AMENDMENT TO THE LOMITA MUNICIPAL CODE ESTABLISHING A SIDEWALK VENDING PERMITTING AND REGULATORY PROGRAM TO CONFORM WITH SENATE BILL NO. 946 \(First Reading\)](#)**

Presented by Greg Kapovich, Community & Economic Development Director RECOMMENDED ACTION: After conducting a public hearing, and after the City Attorney reads the title of the ordinance, introduce on first reading Ordinance No. 829 adding Section 6-10 to the Lomita Municipal Code to regulate Sidewalk Vending on public property to conform with Senate Bill No. 946 and amending Sections 4-1.34 and 6-3.06 to allow for sidewalk vending subject to the new provisions of Section 6-10, and finding the action is categorically exempt from the California Environmental Quality Act. ORDINANCE NO. 829 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, AMENDING TITLE 4, CHAPTER 1, TITLE 6, CHAPTER 3, AND ADDING TITLE 6, CHAPTER 10 OF THE LOMITA MUNICIPAL CODE PERTAINING TO REGULATIONS OF SIDEWALK VENDORS ON PUBLIC PROPERTY

Item 11

12. DISCUSSION AND CONSIDERATION OF A RESOLUTION ESTABLISHING CITYWIDE COMPREHENSIVE USER FEES AND CHARGES

Presented by Gary Sugano, Assistant City Manager RECOMMENDED ACTION: 1) Adopt the attached resolution implementing the fee schedule effective March 21, 2022; and 2) Direct staff to bring back a contract amendment with Willdan Financial to prepare development fee update to the Parks and Recreation facilities fee and establishment of a new Sewer Facilities fee. RESOLUTION 2022-04 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, ESTABLISHING AND ADOPTING CERTAIN FEES, RATES AND CHARGES FOR VARIOUS CITY SERVICES

Item 12

13. ADJOURNMENT The City Council adjourns the meeting in memory of L.A. County Firefighter Jonathan Flagler. The next regular meeting is scheduled for Tuesday, February 1, 2022, at 6:00 p.m. I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 72 hours prior to the meeting at the following locations: Lomita City Hall lobby and outside bulletin board, Lomita Parks and Recreation, and uploaded to the City of Lomita website <https://lomitacity.com/agendas-minutes/>. Date Posted: January 14, 2022

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