

**MINUTES OF THE
LOMITA CITY COUNCIL
REGULAR MEETING
TUESDAY, SEPTEMBER 6, 2022**

PURSUANT TO EXECUTIVE ORDER N-08-21 ISSUED BY GOVERNOR NEWSOM AND AB361, THE PUBLIC AND COUNCIL PARTICIPATED IN THIS MEETING IN PERSON AND VIA ZOOM.

1. OPENING CEREMONIES

a. Call Meeting to Order

The regular meeting of the Lomita City Council was called to order by Mayor Segawa at 6:00 p.m. on Tuesday, September 6, 2022.

b. Flag Salute

Council Member Waronek led the salute to the flag.

c. Invocation

Council Member Uphoff gave the invocation.

d. Roll Call

PRESENT: Council Member Waronek, Mayor Pro Tem Waite, and Mayor Segawa were present in the Upstairs Assembly Room; Council Members Gazeley and Uphoff participated via Zoom

ABSENT: None

STAFF PRESENT: City Manager Smoot and City Attorney Rusin were present in the Upstairs Assembly Room; Assistant City Manager Sugano, Administrative Services Director Kamada, Public Works Director Dillon, Administrative Analyst Ibarra, Senior Management Analyst Hernandez, and City Clerk Gregory participated via Zoom

2. APPROVAL OF AGENDA

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

MOTION CARRIED by the following vote:

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

NOES: None

ABSENT: None

3. PRESENTATIONS

Public Works Director Dillon provided background on the Metropolitan Water District of Los Angeles (MWD) second lower feeder rehabilitation project, which involves pipe replacements throughout Southern California. She stated that during construction Lomita residents will be on a different feeder at a lower pressure, employing booster pumps, as has been done in the past when needed. Christian Ovale, MWD Team Manager, Pipeline Rehab PM Team, introduced Jose Aldrete, Engineer, and Lizeth Martinez, Public Affairs Representative. Mr. Aldrete gave background on the MWD distribution system, project overview, work within Lomita, schedule, and project needs. He responded to Council questions relative to efforts to reduce construction noise and potential impacts on certain residents.

4. ORAL COMMUNICATIONS

Mayor Segawa announced the time for public comments on Consent Agenda items or subjects other than those scheduled.

Mindy Bossler, a Lomita resident, spoke in opposition to a sober living/group home in her neighborhood, and stated that the operators are giving conflicting information relative to the inhabitants of the house to concerned residents.

At the request of the Mayor, City Manager Smoot stated that the City has made contact with the operators to try to get clarification. The City has been given a point of contact should problems arise, and is working with the operators to mitigate the potential for any negative impacts to the neighborhood. In recent years, the City's ability to regulate certain types of facilities has been diminished.

Lisa Jennings, a Lomita resident, stated that neighbors have been given little information about the home so they have been researching regulations and policies relative to this type of operation on their own. She urged the Council to reach out to other cities to see how they have dealt with such facilities in residential neighborhoods.

Kevin Jankowski, a Lomita resident, expressed concerns about the lack of outreach from the operators and the potential for criminal activity in the neighborhood.

Janice Sivard, a Lomita resident, asked about planning restrictions for such a facility in Lomita, and stated that the operators are making building improvements without permits.

Charmaine Highland, a Lomita resident, expressed concerns about the lack of communication between the City and residents near the site.

Lisa McKnight, a Lomita resident, stated that the site is zoned as single-family residence, and has no licensing nor approvals. She added that the house is too small to house so many people and that it is a negative as far as property values in the neighborhood.

Bill Smith, a Lomita resident, expressed concerns relative to the operators' changing stories and suggested that City staff look into this.

Erin Nazary, a Lomita resident, stated that the operators' story changes all the time and that they have no answers for many concerns from neighbors. She also had concerns about secondary crime and property values.

It was the consensus of the Council to place a general discussion of the laws related to the City's ability to regulate similar uses on a future agenda.

Michael Mackavoy, Lomita Library Manager, announced upcoming events and programs.

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

Council Member Waronek reported on the following:

- 8th Annual Fire and Sheriff's Dinner
- Announced that he will be attending Cal Cities 2022 Expo September 7-9

Council Member Uphoff had nothing to report.

Council Member Gazeley reported on the following:

- September 1 – Southern California Association of Governments (SCAG) Meeting

Mayor Pro Tem Waite reported on the following:

- September 1 – Lunch with two new Torrance City Council Members
- September 25 – South Bay Cities Council of Governments Board Meeting
- September 27 – Family Day at the Lomita Railroad Museum

Mayor Segawa had reported on the following:

- August 30 – Lemmy Awards

6. CITY MANAGER'S REPORT (information only)

City Manager Smoot announced the 14th Annual City of Lomita Golf Classic & Mayor's Cup will take place on Monday, October 3, 2022. For more information on sponsorships or participation, please visit www.charitygolftoday.com/citylomita.

7. CONSENT AGENDA

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

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

MOTION CARRIED by the following vote:

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

Approved the following Consent Agenda items: