

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



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

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## CALL AND NOTICE OF SPECIAL MEETING

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**NOTICE IS HEREBY GIVEN, that pursuant to Government Code Section 54956, by delivery of this written notice as provided by law, the Mayor has called a special meeting of the Lomita City Council.**

**AGENDA  
SPECIAL MEETING  
LOMITA CITY COUNCIL  
MONDAY, JUNE 5, 2023  
4:00 P.M.  
CITY HALL UPSTAIRS ASSEMBLY ROOM**

**1. OPENING CEREMONIES**

- a) Call Meeting to Order
- b) Roll Call

**2. ORAL COMMUNICATIONS**

**3. SPECIAL MEETING ITEMS**

- a) **DISCUSSION AND CONSIDERATION OF APPOINTMENTS TO THE GENERAL PLAN ADVISORY COMMITTEE**

**RECOMMENDED ACTION:** Review applications, discuss qualifications of the applicants and consider making appointments to the committee.

**4. ADJOURNMENT**

*I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 24 hours prior to the meeting at the following locations: Lomita City Hall lobby, Lomita Park, and uploaded to the City of Lomita website [www.lomitacity.com](http://www.lomitacity.com).*

Date posted: June 2, 2023

Linda Abbott, CMC, Deputy City Clerk



## CITY OF LOMITA CITY COUNCIL REPORT

**TO:** City Council **Item No. 3a**

**FROM:** Ryan Smoot, City Manager

**PREPARED BY:** Brianna Rindge, Community & Economic Development Director

**MEETING DATE:** June 5, 2023

**SUBJECT:** Discussion and Consideration of Appointments to the General Plan Advisory Committee

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### **RECOMMENDATION**

Review applications, discuss qualifications of the applicants, and consider making appointments to the committee.

### **BACKGROUND**

The City intends to form a General Plan Advisory Committee (GPAC), appointed by City Council and formed with the assistance of the consultant, to provide specific input during the General Plan Update (GPU) project. Any member of the public may participate in the GPU process through the below public workshops, a community survey coming soon, and attendance at the public GPAC and Planning Commission/City Council joint meetings.

Public Workshops (5:30pm, Lomita Don Knabe Community Meeting Room, 24210 Narbonne Avenue):

- Tuesday, June 27: Public Workshop 1
- Tuesday, July 11: Public Workshop 2
- Tuesday, July 25: Public Workshop 3
- Tuesday, Jan 30, 2024: Public Open House

GPAC meetings (5:30-7:30 p.m., Upstairs Meeting Room at City Hall):

- Tuesday, June 13: GPAC 1
- Thursday, July 13: GPAC 2
- Tuesday, August 8: GPAC 3
- Tuesday, Sep 12: GPAC 4
- Tuesday, Oct 10: GPAC 5

- Tuesday, Nov 14: GPAC 6
- Tuesday, Dec 12: GPAC 7
- Tuesday, Jan 9, 2024: GPAC 8

## **ANALYSIS**

The consultant is currently preparing a “Draft Existing Conditions Background Report” containing a summary of findings, data, assumptions, and a draft outline of the preliminary General Plan and prepare a Strengths, Weaknesses, Opportunities, and Threats (S.W.O.T.) Analysis of the existing General Plan and zoning ordinance. The Consultant will incorporate GPAC input to create a “Final Background Report” which will be presented to Planning Commission and City Council.

The GPAC will review consultant’s evaluation of growth alternatives and identified policy options. Planning Commission and City Council will provide direction regarding the “Preferred Alternative”. The consultant will draft implementation strategies to include feasible actions the City will undertake to implement each of the goals, policies, and objectives, which the GPAC will review.

The City of Lomita received over 30 applications for the GPAC. City Council will select members of the public to form the committee, who will work with our project consultant, City staff, Planning Commission, and City Council to ensure that we consider all perspectives throughout the planning process.

Meeting eight times within the next year, the GPAC will review and provide feedback on the consultant’s evaluation of growth alternatives and policy options for the General Plan. The group will provide input regarding the following topics:

- **Land Use:** promoting thoughtful, equitable, and accessible distribution of different land uses, including residential, commercial, industrial, agricultural, and open space
- **Noise:** goals, policies and implementation measures to limit noise exposure, particularly in areas with nearby housing, hospital, school or daycare center uses
- **Circulation:** infrastructure needs for the circulation of people, goods, energy, water, sewage, storm drainage, and communications
- **Open Space and Conservation:** guide the comprehensive and long-range preservation of open space lands that are important to the conservation of the city’s natural resources (land, water, ecosystem services, and living resources).
- **Economic Development:** identifies and plans for areas targeted for economic redevelopment, revitalization, and rehabilitation, including a plan for how the recently adopted **Housing Element** spurs economic development in its own way.

The ad-hoc GPAC is intended to represent a cross-section of the Lomita community. Generally, a GPAC’s role is to provide input, feedback, and recommendations to the selected consultant, City staff, the Planning Commission, and ultimately to the City Council regarding key components and elements of the General Plan throughout its

development. The GPAC is a discussion body designed to bring the many facets of the community to the table to help shape the vision for the City's guiding documents. All GPAC meetings will be open to the public. In order to ensure the GPAC is representative of the community at large, staff encourages City Council to consider including individuals from the following non-exhaustive list of groups on the GPAC.

- Parks and Recreation Commission
- Public Safety and Traffic Commission
- Lomita Chamber of Commerce/businesses
- Long-time and newer residents
- Multiple generations
- Real estate industry
- Development community
- School district
- Fire and/or Law Enforcement
- Any other relevant experience

Current Planning Commissioners and City Council Members are not eligible to serve on the GPAC as these entities will have their own role in the process.

### **FISCAL IMPACT**

None. GPAC members serve on a volunteer basis.

### **ATTACHMENTS**

1) Applications

Reviewed by:



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Gary Y. Sugano  
Assistant City Manager

Approved by:



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Ryan Smoot  
City Manager

Prepared by:



Brianna Rindge  
Community & Economic Development Director



**GPAC Applicants**

Adams, James-cannot attend June & November meetings

Ashai, Art

Ashford, Helen

Ballard, John-cannot attend June meeting

Bracamontes, Cesilia

Buchen, Eric

Carbajal, Rafael

Dever, Susie

Dillon, Adriana

Elliston, Paul

Gonzalez, Mayra

Harrigan, Cristin

Huhta, Steven

Khan, Nayeem

Kivett, George

Kurata, Irene

Marrufo, Denise

Mayer, Valerie-cannot attend August meeting

McGrath, Joe

Owen, Isabella

Pace, Jessiqa

Perlstein, Allen

Ritchie, Samantha

Roback, Paul

Sanchez Jr., Henry

Siegel, Harvey

Valdez, Rosemarie

Vu, Katherine

Workman, Teresa

Zamudio, Debra



## GENERAL PLAN ADVISORY COMMITTEE (GPAC) APPLICATION

The General Plan/Zoning Code Update consultant will work with City Council to form the GPAC. City Council will appoint members at an upcoming City Council meeting.

Email completed and signed form to [L.Abbott@lomitacity.com](mailto:L.Abbott@lomitacity.com)  
or drop off at City Hall (address below).

Released: April 19, 2023

Due: May 24, 2023

Name Jim Adams

Address \_\_\_\_\_

Home P \_\_\_\_\_

E-mail \_\_\_\_\_

Occupation Principal Consultant / Practice Lead

Employer 120VC

Have you previously served or are now serving on a city commission or board? Yes, previously

If yes, please list your experience including years of service \_\_\_\_\_

I served on the Tree Commission from 2006 until 2010.

Educational Background Associate in Science, Computer Information Systems.

Additional coursework and certifications in strategic project management.

Civic, service, and other organizational affiliations Board of Directors, MTLA Cycling Club (non-profit).

Reason for Interest My family has had a presence in Lomita since 1916. I have lived in Lomita all but ten years of my life and been a property owner since 2000. I'd like the opportunity to give back and serve the community with my time and skills.

Experience or skills pertaining to area of interest Executive level experience at a Fortune 500 company (DIRECTV), including strategic planning and project management.

Are you related to any elected or appointed city officials or employees? No

*I hereby certify that this application is complete and true in all respects and understand that any falsification or omissions may be cause for disqualification. I understand that any or all information on this form may be verified. I consent to the release of this information for public purposes.*

Signature \_\_\_\_\_

Date 5/4/2023



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Released: April 19, 2023

Due: May 24, 2023

Name ART ASHAI

Address \_\_\_\_\_

Home Phone \_\_\_\_\_

E-mail \_\_\_\_\_

Occupation ARCHITECT

Employer NOLO DESIGN STUDIO

Have you previously served or are now serving on a city commission or board? NO

If yes, please list your experience including years of service N/A

Educational Background B.S (Architecture) STATE UNIV. OF NY  
BUFFALO NY

Civic, service, and other organizational affiliations AIA

Reason for Interest I AM INTERESTED IN SEEING LOMITA  
GROW & PROSPER IN A PLANNED, SUSTAINABLE  
MANNER.

Experience or skills pertaining to area of interest 30+ YEARS EXPERIENCE  
IN DESIGN, MASTER PLANNING

Are you related to any elected or appointed city officials or employees? NO

*I hereby certify that this application is complete and true in all respects and understand that any falsification or omissions may be cause for disqualification. I understand that any or all information on this form is confidential and its use of this information for public purposes.*

Signature \_\_\_\_\_

Date 5/9/23



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Released: April 19, 2023

Due: May 24, 2023

Name Helen Ashford

Address: \_\_\_\_\_

Home F \_\_\_\_\_

E-mail \_\_\_\_\_

Occupation Naturalist

Employer Palos Verdes Peninsula Land Conservancy

Have you previously served or are now serving on a city commission or board? Yes

If yes, please list your experience including years of service Lomita RR Museum

Board / Lomita GPAC 2005 - 2007

Educational Background Intellectual Property, Archival Sciences, Literature  
History, Grant Writing & Administration

Civic, service, and other organizational affiliations \_\_\_\_\_

Reason for Interest Do not want to see Lomita get overdeveloped. Want to preserve  
old single family homes and keep some semblance of small town life alive.

Experience or skills pertaining to area of interest Award winning historic preservationist  
Prince Edward Island, Canada

Are you related to any elected or appointed city officials or employees? No

*I hereby certify that this application is complete and true in all respects and understand that any falsification or omissions may be cause for disqualification. I understand that any or all information on this form may be verified. I understand that any or all information may be used for public purposes.*

Signature: \_\_\_\_\_

Date May 5, 2023



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or drop off at City Hall (address below).

Released: April 19, 2023  
2023

Name John Ballard

Address

Home

E-mail

Occupation Insurance Broker

Employer South Bay Health & Insurance Services (SBHIS)

Have you previously served or are now serving on a city commission or board? Yes

If yes, please list your experience including years of service Currently Vice Chair on  
the Public Traffic & Safety Commission - 4 Years; LRRM Board 6.5 Years.

Educational Background Bachelor of Arts - Economics & Business Administration  
Chapman University; I am a Karate Instructor, student, and Master.

Civic, service, and other organizational affiliations Former Executive Director - Lomita Chamber of Commerce

Reason for Interest I have lived in Lomita for almost 20 years and would like to make  
a difference in it's future development. By serving on this committee, I would be able to  
utilize past skills to implement and contribute ideas that will help in our city's growth.

Experience or skills pertaining to area of interest Serving on the Public Traffic & Safety Commission  
has taught me a lot about city codes, ordinances, zones, traffic calming measures, curb coloring, etc.

I have also managed global logistics, including large operational departments, and I care about Lomita!

Are you related to any elected or appointed city officials or employees? No

*I hereby certify that this application is complete and true in all respects and understand that any falsification or omissions may be cause for disqualification. I understand that any or all information on this form may be verified. I consent to the release of this information for public purposes.*

Signature John Ballard

Date 4/26/2023

Received



**GENERAL PLAN ADVISORY COMMITTEE JUN 01 2023**  
**(GPAC) APPLICATION**

Lomita  
City Clerk's Office

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Email completed and signed form to [L.Abbott@lomitacity.com](mailto:L.Abbott@lomitacity.com)  
or drop off at City Hall (address below).

Released: April 19, 2023

Due: May 24, 2023

*Received  
after  
deadline*

Name Cesilia Bracamontes

Address

Home F

E-mail

Occupation Business Owner

Employer Retro Reload

Have you previously served or are now serving on a city commission or board? No

If yes, please list your experience including years of service

Educational Background California Certified Appraiser/ AA Degree

Civic, service, and other organizational affiliations

Reason for Interest I am a business, property, and homeowner in the  
city of Lomita and have a strong sense of community.

Experience or skills pertaining to area of interest Have done event planning and  
community projects, and have great community project  
skills.

Are you related to any elected or appointed city officials or employees? No

*I hereby certify that this application is complete and true in all respects and understand that any falsification or omissions may be cause for disqualification. I understand that any or all information on this fo*  
*this information for public purposes.*

Signature

Date 06/01/2023



# GENERAL PLAN ADVISORY COMMITTEE Received (GPAC) APPLICATION MAY 22 2023

The General Plan/Zoning Code Update consultant will work with City Council to form the GPAC. City Council will appoint members at an upcoming City Council meeting. City Clerk's Office

Email completed and signed form to [L.Abbott@lomitacity.com](mailto:L.Abbott@lomitacity.com)  
or drop off at City Hall (address below).

Released: April 19, 2023

Due: May 24, 2023

Name Eric Buchs

Address \_\_\_\_\_

Home \_\_\_\_\_

E-mail \_\_\_\_\_

Occupation Teacher

Employer Redondo Beach U.S.D.

Have you previously served or are now serving on a city commission or board? No

If yes, please list your experience including years of service \_\_\_\_\_

Educational Background B.A. Music Ed. UCLA, M.A. Educational Administration CSUDH

Civic, service, and other organizational affiliations Various Volunteer Groups

Reason for Interest 25+ year resident, civic minded with (people tell me) good ideas for community interest and business.

Experience or skills pertaining to area of interest Good sense of community having been a public school teacher for over 30 years.

Are you related to any elected or appointed city officials or employees? No

I hereby certify that this application is complete and true in all respects and understand that any falsification or omissions may be cause for disqualification. I understand that any or all information on this form may be used in any case of this information for public purposes.

Signature \_\_\_\_\_ Date May 22, 2023



## GENERAL PLAN ADVISORY COMMITTEE (GPAC) APPLICATION

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or drop off at City Hall (address below).

Released: April 19, 2023

Due: May 24, 2023

Name Rafael Carbajal

Address \_\_\_\_\_

Home P \_\_\_\_\_

E-mail \_\_\_\_\_

Occupation Director

Employer Los Angeles County

Have you previously served or are now serving on a city commission or board? Yes

If yes, please list your experience including years of service \_\_\_\_\_  
I presently serve on the County's Care First Community Investment Advisory

Committee as well as currently overseeing the County's Rental Habitability Over-site Commission, and the County's Consumer Affairs Advisory Commission. In the past also oversaw the County's Small Business Commission.

Educational Background Bachelors Degree from Cal State Dominguez Hills in Public Administration

Civic, service, and other organizational affiliations Cal State Dominguez Alumni Advisory Board

Reason for Interest vested interest in ensuring our City is prepared to meet the future and current residents of Lomita.

As we evolve as a City we have to ensure our plan supports businesses and residents while retaining what has made this community amazing.

I have lived in Lomita for 15 years and find myself with the desire an opportunity to give back.

Experience or skills pertaining to area of interest \_\_\_\_\_  
Throughout my career I've had an opportunity to gain insight into many areas in this space.

This includes experience in economic and workforce development, housing and planning, program compliance, and community engagement.

Are you related to any elected or appointed city officials or employees? No.

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Signature \_\_\_\_\_

\_\_\_\_\_ Date 05/15/2023





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Released: April 19, 2023

Due: May 24, 2023

Name Susie Dever

Address \_\_\_\_\_

Home \_\_\_\_\_

Business Phone \_\_\_\_\_

E-mail \_\_\_\_\_

Occupation University & community college faculty & administrator

Employer Retired

Have you previously served or are now serving on a city commission or board? yes

If yes, please list your experience including years of service 2001-9 City Council; Planning Commission & other

boards/commissions 1993-2001; GPAC 1992; SBCCOG chair 2005-6; C/L/T WIB Policy vice-chair 2001-8

Educational Background Okla State Univ BA-Spanish; USC MA-Applied Linguistics;

USC PhD-Instructional Technology

Civic, service, and other organizational affiliations Kiwanis; LRRM Fdn; LHS; FOLL

Reason for Interest Since we moved to Lomita in 1991, I have tried to help with civic efforts

that improve the quality of life and business climate in our city. Serving once again as a community

representative on GPAC would be especially rewarding, helping contribute to long-term planning for our city.

Experience or skills pertaining to area of interest serving on City boards, commissions, & City Council

listed above; working with SBCCOG, Contract Cities & WIB to coordinate planning comparable to Lomita's GPAC;

in-depth knowledge of Lomita's past as co-author of Lomita history book; successful grant writing for Lomita RR Mus & Kiwanis

Are you related to any elected or appointed city officials or employees? Monica Dever-Planning commission

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Signature \_\_\_\_\_

Date May 23, 2023



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Released: April 19, 2023

Due: May 24, 2023

Name Adriana Dillon

Address \_\_\_\_\_

Home \_\_\_\_\_

E-mail \_\_\_\_\_

Occupation School Counselor

Employer LAUSD

Have you previously served or are now serving on a city commission or board? no

If yes, please list your experience including years of service \_\_\_\_\_

Educational Background MSW CSUF

Civic, service, and other organizational affiliations \_\_\_\_\_

Reason for Interest My family lives in Lomita & I would like to help improve my community

Experience or skills pertaining to area of interest Microsoft Office, Mac, Design

Are you related to any elected or appointed city officials or employees? No

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Signature \_\_\_\_\_

Date 5/23/2023



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or drop off at City Hall (address below).

Released: April 19, 2023

Due: May 24, 2023

Name Paul Elliston

Address \_\_\_\_\_

Home \_\_\_\_\_

E-mail \_\_\_\_\_

Occupation Brand Strategist/Creative Director-Copy

Employer Self-employed/consultant

Have you previously served or are now serving on a city commission or board? not for Lomita

If yes, please list your experience including years of service Previous: AIGA Los Angeles - Content Director (4yrs),

AIGA Orange Country (3 yrs), MB Lung Association (2 yrs), Winnipeg Red Cross (3 yrs), Winnipeg Ad Club (3yrs), Los Angeles Creative Club (2 yrs)

Educational Background University of Manitoba, Bachelor of Economics/Psych minor;

Red River College, Degree in Creative Communications, Advertising Major, Public Relations minor

Civic, service, and other organizational affiliations \_\_\_\_\_

Reason for Interest I've been a Lomita resident/home owner for almost 20 years, I'm interested in our community.

As a member of the board of AIGA we held sessions on urban planning (an area of design interest) and metro traffic design.

I've also worked on urban development projects for architects, real estate developers, and municipal organizations.

Experience or skills pertaining to area of interest One of my personal traits, and of my profession, is to be curious.

I look at and identify situations, motivations, and elements that will resonate with the parties involved. I've researched and

developed materials positioning/promoting individual developments and fill cities. I would be honored to contribute to the future of Lomita.

Are you related to any elected or appointed city officials or employees? I am not.

*I hereby certify that this application is complete and true in all respects and understand that any falsification or omissions may be cause for disqualification. I understand that any or all information on this form may be verified. I consent to the release of this information for public purposes.*

Signature Paul Elliston

Date May 11, 2023



## GENERAL PLAN ADVISORY COMMITTEE (GPAC) APPLICATION

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Released: April 19, 2023

Due: May 24, 2023

Name Mayra Gonzalez

Address \_\_\_\_\_

Home \_\_\_\_\_

E-mail \_\_\_\_\_

Occupation Office Clelrk

Employer Industrial Filtration Inc.

Have you previously served or are now serving on a city commission or board? No

If yes, please list your experience including years of service \_\_\_\_\_

Educational Background Some college

Civic, service, and other organizational affiliations None

Reason for Interest I want to provide possible solutions to the issues in this city, find ways to improve the experience for those who live here, and get to know other Lomitians.

Experience or skills pertaining to area of interest I've dealt with third party audits and worked in the meat industry that is filled with rules and regulations. Project manager and coordinator.

Are you related to any elected or appointed city officials or employees? No

*I hereby certify that this application is complete and true in all respects and understand that any falsification or omissions may be cause for disqualification. I understand that any or all information on this form may be verified. I consent to the release of this information for public purposes.*

Signature Mayra Gonzalez

Date 5/19/2023



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Released: April 19, 2023

Due: May 24, 2023

Name Cristin Harrigan

Address

Home

Email

Occupation Marketing

Employer Pacific Premier Bank

Have you previously served or are now serving on a city commission or board? No

If yes, please list your experience including years of service N/A

Educational Background The American Film Institute - Master of Fine Arts - MFA, Cinematography

Pratt Institute Pratt Institute - Bachelor of Fine Arts - BFA, Photography, Minor in Art History

Civic, service, and other organizational affiliations Volunteer: Lemonade Day, Kiwanis and Lions, Templo Calvario Banking on our Youth.

Reason for Interest I have always enjoyed volunteering within my skillset. In recent years volunteering through the bank

as part of our CRA efforts and here with organizations in Lomita, I have gained a great appreciation for giving back to

the community. I am interested in contributing and being more involved in the community where I live, Lomita.

Experience or skills pertaining to area of interest As a marketing and creative professional, my focus

is to pinpoint what companies do best and where they can do better to serve their clients - to bring out their

best and to help them succeed and grow. I would like to apply that mindset to helping the City of Lomita do the same.

Are you related to any elected or appointed city officials or employees? No

*I hereby certify that this application is complete and true in all respects and understand that any falsification or omissions may be cause for disqualification. I understand that any or all information on this form may be released to the public for public purposes.*

Signature

Date May 20, 2023



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or drop off at City Hall (address below).

Released: April 19, 2023

Due: May 24, 2023

Name Steven Huhta

Add \_\_\_\_\_

Hon \_\_\_\_\_

E-m \_\_\_\_\_

Occupation Real Estate Advisor

Employer Century 21 Union

Have you previously served or are now serving on a city commission or board? No

If yes, please list your experience including years of service \_\_\_\_\_

Educational Background Master of Business Administration

Cal State Long Beach

Civic, service, and other organizational affiliations Kiwanis Club, Lions Club, CEAC, Lomita CERT, Lomita Railroad Museum

Reason for Interest Deep interest in the city of Lomita and how I can help  
make the community better for all its residence and businesses.

Experience or skills pertaining to area of interest My business of Real Estate and as a small business owner,  
my education on business, and my civic participation with children focused groups

and community safety all give me a unique outlook and skill set to help lend ideas to better shape our community.

Are you related to any elected or appointed city officials or employees? No

*I hereby certify that this application is complete and true in all respects and understand that any falsification or omissions may be cause for disqualification. I understand that any or all information on this fo \_\_\_\_\_ e of this information for public purposes.*

Signature \_\_\_\_\_

Date May 20, 2023



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or drop off at City Hall (address below).

Released: April 19, 2023

Due: May 24, 2023

Name NAYEEM KHAN

Address

Home Pl

E-mail

Occupation Real Estate Investor, Business Owner

Employer LOMITA MAIL & PRINT

Have you previously served or are now serving on a city commission or board? NO

If yes, please list your experience including years of service N/A

Educational Background LMU - Business Degree

Civic, service, and other organizational affiliations NOTARY PUBLIC FOR CA.

Reason for Interest I'm highly interested in the future of the City of Lomita.

Experience or skills pertaining to area of interest Planning, team building, knowing business, Marketing, Sales.

Are you related to any elected or appointed city officials or employees? NO

I hereby certify that this application is complete and true in all respects and understand that any falsification or omissions may be cause for disqualification. I understand that any or all information or release of this information for public purposes.

S

Date May 20, 2023



## GENERAL PLAN ADVISORY COMMITTEE (GPAC) APPLICATION

The General Plan/Zoning Code Update consultant will work with City Council to form the GPAC. City Council will appoint members at an upcoming City Council meeting.

Email completed and signed form to [L.Abbott@lomitacity.com](mailto:L.Abbott@lomitacity.com)  
or drop off at City Hall (address below).

Released: April 19, 2023

Due: May 24, 2023

Name George Kivett

Addr \_\_\_\_\_

Hom \_\_\_\_\_

E-ma \_\_\_\_\_

Occupation Real Estate Broker

Employer Kivett Realty

Have you previously served or are now serving on a city commission or board? Yes

If yes, please list your experience including years of service Lomita GPAC  
from November 2005 until February 2007

Educational Background See Attached

Civic, service, and other organizational affiliations See Attached

Reason for Interest My family has resided in the City of Lomita for over 40 years

Our children were raised & we'll eventually retire in the home town we love

I want a safe, thriving & friendly community for our residents & businesses

Experience or skills pertaining to area of interest See Attached

Are you related to any elected or appointed city officials or employees? No

*I hereby certify that this application is complete and true in all respects and understand that any falsification or omissions may be cause for disqualification. I understand that any or all information on this form may be verified. I consent to the release of this information for public purposes.*

Signature \_\_\_\_\_

Date 5/22/2023



## Educational Background

University of California, Los Angeles, Extension Program

Courses in Computer Programming, Systems Analysis and Commercial Real Estate

El Camino College, Certificate of Competence in Real Estate

Additional extensive coursework: Geology, Accounting, Business Law, Economics, Art

Control Data Institute, Graduate

Computer system analysis, programing and data center management

National Association of Realtors and other Real Estate Professional Organizations,  
Extensive coursework leading to numerous professional designations which include:

CIPS: Certified International Property Specialist

CRIA: Certified Realty Investment Associate

CRS: Certified Residential Specialist

CPTS: Certified Probate and Trust Specialist

GRI: Graduate of the Realtors Institute

TRC: Transnational Referral Certification

AHWD: At Home with Diversity

## Organizational Affiliations

SBAOR: South Bay Association of Realtors, Commercial Committee Member

CAR: California Association of Realtors

NAR: National Association of Realtors

CRMLS: California Regional Multiple Listing Service

RRC: Residential Real Estate Council

CIPS: Certified International Property Specialists

ICSC: International Council of Shopping Centers

CCIM: Certified Commercial Investment Member Institute

RIAOC: Realtor Investment Association of California,

ACRE: Association of Corporate Real Estate Executives

NNA: National Notary Association

SBACC: South Bay Association of Chambers of Commerce,

Board of Directors Member since 2006, Board Chairman in 2010,

Treasurer in 2007, 2008, 2016, 2017

Lomita Chamber of Commerce, Past President in 2009 and 2010

Executive Director Feb 2011 – June 2013

Torrance Chamber of Commerce

Carson Chamber of Commerce

Wilmington Chamber of Commerce, Board Member since 2019

## Experience and Skills Pertaining to Area of Interest

### Work Experience

#### Real Estate Broker License

Licensed by the California Department of Real Estate since 1980. DRE #00787579

#### Notary Public Commission

Officer of the State of California, since 1987. Commission #2354077.

#### Kivett Realty

Broker – Owner, March 1994 to present. Real Estate activities includes: listing, sales, leasing and consulting of commercial, industrial, investment, residential, mixed use and development site properties. Clients represented have included: corporations, trusts, individuals, municipal and international entities. Experienced in 1031 Tax Deferred Exchanges, assemblage of development sites, unreinforced masonry buildings, probate, foreclosure and short sales, in addition to food service properties from restaurant sites to industrial food production facilities. My work in Lomita has provided knowledge of Lomita residential, commercial and industrial zones and allowed uses. Working locally has introduced me to a huge number of our residents, business owners, City Council Members, Commissioners and staff, which is a valued asset.

#### Lomita Chamber of Commerce

Executive Director, February 2011 – June 2013

Served as the Chief Executive. Responsibilities included supporting the Lomita business community, promoting economic development, community goodwill and advocating for our members before city, state and federal officials and government agencies. We organized business grand openings and monthly business mixers. A premier annual event was our Installation of Officers and Directors, where we also honored the Firefighter, Sheriff Deputy, Business and Community Service Person of the Year. For Lomita's Founders Day we would have a Business Expo with kiddie rides. Annual events, where we worked closely with the Kiwanis Club, were our Golden Apple Awards to honor our Teachers of the Year and the Holiday Toy Drive Dinner. We produced our weekly chamber E-blast and the printed bi-monthly Lomita Chamber Review. Membership recruiting, retention, advertising, billing, accounting and web site updates, along with Board of Director meetings and preparation, were ongoing duties.

#### Century 21 Realty

Broker Associate, June 1980 to February 1994. Real estate brokerage services including sales and leases of commercial, investment and residential properties. In June 1985, I earned the



Commercial Investment Specialist designation with the Century 21 system, after which my primary focus became the sale of commercial properties in the South Bay area.

## **Nissan North America**

Senior Computer Operations Analyst 1982 – 1985

Responsibilities included interfacing with senior management, data center planning and system optimization. Supervision of Operations Analysts and other data center staff. Member of the data center move team.

## **Carter Hawley Hales Stores**

Senior Computer Operations Analyst 1979 – 1982

Supervisor of a team of Computer Operations Analysts. Project control of the billing systems for numerous department store chains including The Broadway, Neiman Marcus, The Emporium, Capwells and Weinstocks. Direct oversight of data center documentation and technical library. Member of the data center move and disaster recovery teams.

## **Toyota Motor Sales**

Computer Operations Scheduler and Technical Support 1977 – 1979

Responsibilities included the scheduling of the data center staff, programs and computer systems to produce the required data outputs for all corporate data processing functions. Technical trouble shooting of any operational problems which might cause delays.

## **Community Volunteer Experience**

California Assemblyman Al Muratsuchi,

Small Business Advisory Council Member, Aug 2013 – Nov 2014

U.S. Congressmember Janice Hahn

Small Business & Job Creation Committee Member, Feb 2012 – Jan 2013

U.S. Congressmember Jane Harmon

South Bay Jobs Task Force Member, Mar 2010 – Feb 2011

City of Lomita

General Plan Advisory Committee Member, Nov 2005 – Feb 2007

## **Honors Received**

### **Commercial Realtor of the Year**

Awarded in 2014 by the South Bay Association of Realtors (out of over 3,000 members)

### **Honorary Commander of the Los Angeles Air Force Base**

Inducted on April 26, 2010, by John T. Sheridan Lieutenant General, USAF Commander



# GENERAL PLAN ADVISORY COMMITTEE (GPAC) APPLICATION

Received  
MAY 30 2023

The General Plan/Zoning Code Update consultant will work with City Council on the GPAC. City Council will appoint members at an upcoming City Council meeting.

Lomita  
City Clerk's Office

Email completed and signed form to [L.Abbott@lomitacity.com](mailto:L.Abbott@lomitacity.com)  
or drop off at City Hall (address below).

Released: April 19, 2023

Due: May 24, 2023

Received  
after  
The  
deadline

Name Irene Kurata

Address \_\_\_\_\_

Home \_\_\_\_\_

ss Phone \_\_\_\_\_

E-mail \_\_\_\_\_

Occupation Administration (part time)

Employer City of Los Angeles / Cabrillo Marine Aquarium

Have you previously served or are now serving on a city commission or board? Yes

If yes, please list your experience including years of service Many years on the Public

Safety & Traffic Comm. Also have served on CERT subcommittee for many years.

Educational Background BS in Mech Engr from UCSB

Civic, service, and other organizational affiliations LAMI Top Sail

Reason for Interest I'm a long time Lomitian and feel I can contribute more to my community. I've learned a lot

by serving and have been impressed by the many initiatives the City has underway. I'm sure I'll learn

even more by serving on the GPAC.

Experience or skills pertaining to area of interest Most of my professional life has been in IT (Application Dev)

- data analysis is something I'm pretty skilled at. In my current job, I've developed Jr Naturalist

booklets on Plastics & Global Warming. Finally, I'm enrolled in a Climate Change class through UC Davis.

Are you related to any elected or appointed city officials or employees? NO

*I hereby certify that this application is complete and true in all respects and understand that any falsification or omissions may be cause for disqualification. I understand that any or all information on this form may be verified. I consent to the use of this information for public purposes.*

Signature \_\_\_\_\_

Date May 30, 2023



## COMMISSION APPLICATION

Name Denise Suzanne Marrufo

Address \_\_\_\_\_

Home \_\_\_\_\_

E-mai \_\_\_\_\_

### Requirements to serve on a commission:

- Must be a resident of the City of Lomita
- Must be a registered voter

Length of Residence in the City of Lomita 23+ years Are you a registered voter? yes  
(Provide proof of residency: utility bill, rental agreement, or current driver's license)

Occupation Sr. Real Estate Analyst

Employer SpaceX

Have you previously served or are now serving on a city commission or board? No.

If yes, please list your experience including years of service n/a. I did staff the Economic Development Committee at the City of Carson, when I was employed at the City/Economic Development.

Are you related to any elected or appointed city officials or employees? no.

Educational Background Bachelors: Finance, emphasis Real Estate.  
Masters: Public Administration.

Hobbies Hiking, swimming, travel.

Civic, service, and other organizational affiliations \_\_\_\_\_

Number in order of preference the Commissions you are interested in:

\_\_\_ **Parks and Recreation Commission**

- The Parks & Recreation Commission serve as advisors to the City Council on matters regarding public recreation, aid in the development of recreational programs, and assist with plans for development and maintenance of park facilities. The Commission meets on 4<sup>th</sup> Tuesday of the month at 6:00 p.m.

\_\_\_ **Planning Commission**

- The Planning Commission works in conjunction with the planning department to ensure the growth of the city. It deals with zoning ordinances, tentative tract, parcel maps, site plans and various permits. The Commission meets on 2<sup>nd</sup> Monday of the month at 6:00pm.

\_\_\_ **Public Safety & Traffic Commission**

- The Public Safety & Traffic Commission serve as advisors to the City Council on traffic issues (street parking, street sweeping, pedestrian safety, etc.) and public safety concerns (police and fire protection, emergency preparedness, and protects public health). The commission also recommends methods of dealing with gangs and sponsors programs in cooperation with local schools, the Sherriff's Department, and other agencies. The Commission meets on 3<sup>rd</sup> Wednesday of the month at 6:00 p.m.

Other General Plan Advisory Committee.

Reason for Interest \_\_\_\_\_

As a Lomita resident, I am interested in the smart, appropriate growth.

Experience or skills pertaining to area of interest \_\_\_\_\_

I have worked in Real Estate/Development my whole career.

I have worked in development, entitlements, permitting projects for residential, commercial projects and billboards in Southern California.

*I hereby certify that this application is complete and true in all respects and understand that any falsification or omissions may be cause for disqualification. I further certify that I am a resident of and registered voter of the City of Lomita. I understand that any or all information on this form may be used for public purposes.*

Sig \_\_\_\_\_

Date 5/12/23



## GENERAL PLAN ADVISORY COMMITTEE (GPAC) APPLICATION

The General Plan/Zoning Code Update consultant will work with City Council to form the GPAC. City Council will appoint members at an upcoming City Council meeting.

Email completed and signed form to [L.Abbott@lomitacity.com](mailto:L.Abbott@lomitacity.com)  
or drop off at City Hall (address below).

Released: April 19, 2023

Due: May 24, 2023

Name Valerie Mayer

Address \_\_\_\_\_

Home \_\_\_\_\_

E-mail \_\_\_\_\_

Occupation Realtor

Employer Century 21 Union Realty

Have you previously served or are now serving on a city commission or board? No

If yes, please list your experience including years of service \_\_\_\_\_

Educational Background BS Business Administration, Multiple Subject Teaching Credential, Real Estate License

Civic, service, and other organizational affiliations Girl Scouts, Sharefest, Lomita Chamber, Neighborhood Watch

Reason for Interest I've lived in Lomita for 17 years. I appreciate all the improvements being done in the city.

I believe there is great room for growth and would like to be part of the conversation. I'd like to understand

the decisions the city is making and why. Educating others and bringing them into the process is a great way to build community.

Experience or skills pertaining to area of interest As a realtor I interact with different city planning departments.

Although I don't have direct experience in this area, I do make a very good collaborator and appreciate forums to discuss ideas.

Are you related to any elected or appointed city officials or employees? No

*I hereby certify that this application is complete and true in all respects and understand that any falsification or omissions may be cause for disqualification. I understand that any or all information on this form may be verified. I consent to the release of this information for public purposes.*

Signature Valerie Mayer

Date 5/3/2023



## GENERAL PLAN ADVISORY COMMITTEE (GPAC) APPLICATION

The General Plan/Zoning Code Update consultant will work with City Council to form the GPAC. City Council will appoint members at an upcoming City Council meeting.

Email completed and signed form to [L.Abbott@lomitacity.com](mailto:L.Abbott@lomitacity.com)  
or drop off at City Hall (address below).

Released: April 19, 2023

Due: May 24, 2023

Name Joseph (Joe) McGrath

Address \_\_\_\_\_

Home Phone \_\_\_\_\_

E-mail \_\_\_\_\_

Occupation Customer Support Manager

Employer Phyd LLC

Have you previously served or are now serving on a city commission or board? Yes

If yes, please list your experience including years of service Public Safety and Traffic

Commission 2008-2012

Educational Background Some college, extensive military training

including Disaster Preparedness Training School, numerous building projects  
as employee Habitat for Humanity

Civic, service, and other organizational affiliations \_\_\_\_\_

Reason for Interest Concern for the general plan and zoning in Lomita as  
a homeowner. Civic minded and want to play a part in  
planning for our city in the future

Experience or skills pertaining to area of interest Analytical, Punctual, Detail  
Oriented, Does the research and briefs to make informed  
decisions

Are you related to any elected or appointed city officials or employees? NO

I hereby certify that this application is complete and true in all respects and understand that any falsification or omissions may be cause for disqualification. I understand that any or all information on this form may be verified. I consent to the release of this information for public purposes.

Signature \_\_\_\_\_

Date 23 APR 23





# GENERAL PLAN ADVISORY COMMITTEE (GPAC) APPLICATION

Received

JUN 01 2023

The General Plan/Zoning Code Update consultant will work with City Council to form the GPAC. City Council will appoint members at an upcoming City Council meeting.

Lomita  
City Clerk's Office

Email completed and signed form to [L.Abbott@lomitacity.com](mailto:L.Abbott@lomitacity.com)  
or drop off at City Hall (address below).

Released: April 19, 2023

Due: May 24, 2023

Received  
after  
the  
deadline

Name Isabella Owen

Address \_\_\_\_\_

Home \_\_\_\_\_

E-mail \_\_\_\_\_

Occupation Manager

Employer Retro Reload

Have you previously served or are now serving on a city commission or board? No

If yes, please list your experience including years of service \_\_\_\_\_

Educational Background Business Marketing Degree from  
San Diego State University

Civic, service, and other organizational affiliations \_\_\_\_\_

Reason for Interest Grew up and currently work in Lomita and would  
love to bring the city to life with events that bring people from  
all over.

Experience or skills pertaining to area of interest Event planning for my  
sorority Alpha Phi in college as well as for my  
job at Retro Reload

Are you related to any elected or appointed city officials or employees? No

*I hereby certify that this application is complete and true in all respects and understand that any falsification or omissions may be cause for disqualification. I understand that any or all information on this form may be verified. I consent to the release of this information for public purposes.*

Signature \_\_\_\_\_

Date 06/01/2023



## GENERAL PLAN ADVISORY COMMITTEE (GPAC) APPLICATION

The General Plan/Zoning Code Update consultant will work with City Council to form the GPAC. City Council will appoint members at an upcoming City Council meeting.

*Email completed and signed form to [L.Abbott@lomitacity.com](mailto:L.Abbott@lomitacity.com)  
or drop off at City Hall (address below).*

*Released: April 19, 2023*

*Due: May 24, 2023*

Name Jessica Pace

Address \_\_\_\_\_

Home Phone \_\_\_\_\_ ss Phone \_\_\_\_\_

E-mail \_\_\_\_\_

Occupation Realtor and Notary Public

Employer Sabra Sellers Realty

Have you previously served or are now serving on a city commission or board? No

If yes, please list your experience including years of service \_\_\_\_\_

Educational Background B.A. UC Santa Barbara - Film Studies/Art History

A.A. El Camino College- Real Estate Certification Continued Education - Child Development/Business/  
Law

Civic, service, and other organizational affiliations National Association of Realtors

Reason for Interest I'm a resident of Lomita and I am interested in serving my community.

A day doesn't go by that I don't speak with my neighbors and I feel that I have a good idea about the  
needs and concerns of local residents.

Experience or skills pertaining to area of interest I work well in a team setting with common goals.

I have strong listening skills and enjoy thinking critically to find solutions to common problems.

Organization, presentation, social media, and public presentation are strong points for me.

Are you related to any elected or appointed city officials or employees? No

*I hereby certify that this application is complete and true in all respects and understand that any falsification or omissions may be cause for disqualification. I understand that any or all information on this form may be verified. I consent to the release of this information for public purposes.*

Sign: \_\_\_\_\_ Date May 9, 2023



# GENERAL PLAN ADVISORY COMMITTEE (GPAC) APPLICATION

Received

MAY 19 2023

Lomita  
City Clerk's Office

The General Plan/Zoning Code Update consultant will work with City Council to form the GPAC. City Council will appoint members at an upcoming City Council meeting.

Email completed and signed form to [L.Abbott@lomitacity.com](mailto:L.Abbott@lomitacity.com)  
or drop off at City Hall (address below).

Released: April 19, 2023

Due: May 24, 2023

Name ALLEN PERLSTEIN

Address: \_\_\_\_\_

Home Phone \_\_\_\_\_

Business Phone \_\_\_\_\_

E-mail \_\_\_\_\_

Occupation Retired

Employer \_\_\_\_\_

Have you previously served or are now serving on a city commission or board? No

If yes, please list your experience including years of service \_\_\_\_\_

Educational Background BS Biological & Life Sciences; MA Health Education

Civic, service, and other organizational affiliations None

Reason for Interest (see attached page)

Experience or skills pertaining to area of interest Only what I performed at/around my own residence.

Are you related to any elected or appointed city officials or employees? No

I hereby certify that this application is complete and true in all respects and understand that any falsification or omissions may be cause for disqualification. I understand that any or all information on this form may be used for public purposes.

Signature \_\_\_\_\_

Date \_\_\_\_\_

5/19/23

Reason for interest:

I've lived in Lomita since 1981, and love it here.

Over the years, I watched our city grow and change in a somewhat piece-meal way, one project at a time manner.

I'd like to see our main corridors (Narbonne Ave & Lomita Blvd) develop into safe, pleasant, "charming", walkable streets where motorized vehicles of all sizes reduce their increasing danger to both walkers and other drivers.

I'd also like to see our city help residents and businesses add more water conservation resources by making available water barrels and encouraging/helping residents to plant water-tolerant gardens.

5/19/23



## GENERAL PLAN ADVISORY COMMITTEE (GPAC) APPLICATION

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*Email completed and signed form to L.Abbott@lomitacity.com  
or drop off at City Hall (address below).*

*Released: April 19, 2023*

*Due: May 24, 2023*

Samantha Ritchie

Name \_\_\_\_\_

Address \_\_\_\_\_

Home \_\_\_\_\_

E-mail \_\_\_\_\_

Realtor \_\_\_\_\_

Occupation \_\_\_\_\_

First Team Real Estate

Employer \_\_\_\_\_

No

Have you previously served or are now serving on a city commission or board? \_\_\_\_\_

If yes, please list your experience including years of service \_\_\_\_\_

Educational Background \_\_\_\_\_

AA, General Studies- El Camino Community College

Civic, service, and other organizational affiliations \_\_\_\_\_

Meals on Wheels- San Pedro

Reason for Interest \_\_\_\_\_

My family grew up in Lomita and now that I live here myself, I want to be a part of the

community. I love the pride the people of Lomita have. I want to see Lomita grow with the times, while remaining

family focused. If I can help make Lomita better, I want to.

Experience or skills pertaining to area of interest \_\_\_\_\_

My family has worked at Lomita Park Recreation Center for

years. I love volunteering in my community. I have volunteered with Meals on Wheels since COVID hit.

No

Are you related to any elected or appointed city officials or employees? \_\_\_\_\_

*I hereby certify that this application is complete and true in all respects and understand that any falsification or omissions may be cause for disqualification. I understand that any or all information on this case of this information for public purposes.*

Signature \_\_\_\_\_

Date \_\_\_\_\_

5/23/2023



## GENERAL PLAN ADVISORY COMMITTEE (GPAC) APPLICATION

The General Plan/Zoning Code Update consultant will work with City Council to form the GPAC. City Council will appoint members at an upcoming City Council meeting.

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or drop off at City Hall (address below).

Released: April 19, 2023

Due: May 24, 2023

Name Paul Robak

Address \_\_\_\_\_

Home Phone \_\_\_\_\_

E-mail \_\_\_\_\_

Occupation IT Consultant and Education Advocate

Employer (Self)

Have you previously served or are now serving on a city commission or board? No

If yes, please list your experience including years of service (NA)

Educational Background Electronic Engineering Technology (DeVry),

Paralegal Studies (UCLA Extension)

Civic, service, and other organizational affiliations Lomita CERT, Boy & Girl Scouts, LAUSD Parent Leader

Reason for Interest As a proud, engaged Lomitan since 2006,

I've always enjoyed and appreciated our 1.7 square-mile

"Friendly City." Now I would like to serve all of Lomita!

Experience or skills pertaining to area of interest As a veteran of what is,

known as "school governance," I'm thoroughly familiar

with agenda planning and operations of committees,

councils, task forces, focus groups, along with Robert's Rules,

Bylaws, Brown and Greene Acts, and moving business forward.

Are you related to any elected or appointed city officials or employees? No

I hereby certify that this application is complete and true in all respects and understand that any falsification or omissions may be cause for disqualification. I understand that any or all information on this form \_\_\_\_\_ is information for public purposes.

Signature \_\_\_\_\_ Date 24 May 2023



## GENERAL PLAN ADVISORY COMMITTEE (GPAC) APPLICATION

The General Plan/Zoning Code Update consultant will work with City Council to form the GPAC. City Council will appoint members at an upcoming City Council meeting.

Email completed and signed form to [L.Abbott@lomitacity.com](mailto:L.Abbott@lomitacity.com)  
or drop off at City Hall (address below).

Released: April 19, 2023

Due: May 24, 2023

Name Henry Sanchez Jr

Address

Home

Cell

Occupation Retired

Employer

Have you previously served or are now serving on a city commission or board? Yes

If yes, please list your experience including years of service 1 year as a Planning Commissioner

Educational Background High School, College, Paramedic

Civic, service, and other organizational affiliations Firefighter, Council Member

Reason for Interest I have a long history of living in the City (48 yrs), have also served two terms as a council member and Mayor, currently lead CERT, worked in the city as a firefighter and want to continue guiding Lomita into the future.

Experience or skills pertaining to area of interest 48 year resident, 2 term council member, 2 term Mayor, Leading CERT effort in city, Worked as firefighter in the city Leadership developed while a Captain, Consistent & proficient problem solver.

Are you related to any elected or appointed city officials or employees? No

*I hereby certify that this application is complete and true in all respects and understand that any falsification or omissions may be cause for disqualification. I understand that any or all information on this form may be verified. I consent to the release of this information for public purposes.*

Signature Henry Sanchez Jr

Date 5/22/2023

Received  
MAY 23 2023  
Lomita  
City Clerk's Office

Sent from my iPhone



**GENERAL PLAN ADVISORY COMMITTEE  
(GPAC) APPLICATION**

The General Plan/Zoning Code Update consultant will work with City Council to form the GPAC. City Council will appoint members at an upcoming City Council meeting.

Email completed and signed form to [L.Abbott@lomitacity.com](mailto:L.Abbott@lomitacity.com)  
or drop off at City Hall (address below).

Released: April 19, 2023  
Due: May 24, 2023

Name HARVEY SIEGEL

Address

Home 1

E-mail

Occupation BETIRED

Employer NA

Have you previously served or are now serving on a city commission or board? YES

If yes, please list your experience including years of service SERVED ON PARKS & RECREATION COMMISSION PRE-COVID

Educational Background MASTERS DEGREE

Civic, service, and other organizational affiliations

Reason for Interest MAKE LOMITA A BETTER



PLACE TO LIVE & RAISE a  
FAMILY

Experience or skills pertaining to area of interest \_\_\_\_\_

Are you related to any elected or appointed city officials or employees? \_\_\_\_\_

*I hereby certify that this application is complete and true in all respects and understand that any  
for \_\_\_\_\_ verification. I understand that any or all information  
or public purposes.*

§

16 MAY 2023

LIFORNIA 90717

(310) 325-7110 • FAX (310) 325-4024 • [www.lomita.com/cityhall](http://www.lomita.com/cityhall)

**Tap to Download**  
**GPAC-APP.pdf**  
**342 KB**



## GENERAL PLAN ADVISORY COMMITTEE (GPAC) APPLICATION

The General Plan/Zoning Code Update consultant will work with City Council to form the GPAC. City Council will appoint members at an upcoming City Council meeting.

Email completed and signed form to [L.Abbott@lomitacity.com](mailto:L.Abbott@lomitacity.com)  
or drop off at City Hall (address below).

Released: April 19, 2023  
Due: May 24, 2023

Name Rosemarie Valdez

Address \_\_\_\_\_

Home \_\_\_\_\_

E-mail \_\_\_\_\_

Occupation Sr. Mortgage Officer

Employer South Bay Credit Union

Have you previously served or are now serving on a city commission or board? No

If yes, please list your experience including years of service NA

Educational Background Associate degree in Finance

Civic, service, and other organizational affiliations Lomita Chamber

Reason for Interest To make Lomita a better place to live and work in

Experience or skills pertaining to area of interest Finance - Loan officer - Underwriter  
community events

Are you related to any elected or appointed city officials or employees? No

*I hereby certify that this application is complete and true in all respects and understand that any falsification or omissions may be cause for disqualification. I understand that any or all information on this form may be verified. I consent to the release of this information for public purposes.*

Signature Rosemarie Valdez

Date 05/23/2023



## GENERAL PLAN ADVISORY COMMITTEE (GPAC) APPLICATION

The General Plan/Zoning Code Update consultant will work with City Council to form the GPAC. City Council will appoint members at an upcoming City Council meeting.

Email completed and signed form to [L.Abbott@lomitacity.com](mailto:L.Abbott@lomitacity.com)  
or drop off at City Hall (address below).

Released: April 19, 2023

Due: May 24, 2023

Name Katherine Vu

Address \_\_\_\_\_

Home \_\_\_\_\_

E-mail \_\_\_\_\_

Occupation Deputy CRA Officer

Employer Pacific Premier Bank

Have you previously served or are now serving on a city commission or board? No

If yes, please list your experience including years of service \_\_\_\_\_

Educational Background BA in Political Science from UCI

Civic, service, and other organizational affiliations Board Member - Boys Hope Girls Hope; Committee Member - Affordable Housing Clearinghouse

Reason for Interest I have always been passionate about community outreach, and through my career, I have been given the opportunity to work alongside key stakeholders

and nonprofits to affect change throughout Southern California in various capacities. As a new resident of Lomita, I was happy to see of an opportunity to join the Advisory Committee.

I would love to be apart of a team that can directly affect change with new initiatives and help strengthen this city I'm lucky to live in.

Experience or skills pertaining to area of interest I oversee the regulatory compliance, lending, and data collection under the

Community Reinvestment Act (CRA) for Pacific Premier Bank. Through this role and my involvement with various nonprofits, I have become very

familiar with all aspects of community development, and its role in the redevelopment and revitalization/stabilization of specific targeted areas.

Are you related to any elected or appointed city officials or employees? No.

*I hereby certify that this application is complete and true in all respects and understand that any falsification or omissions may be cause for disqualification. I understand that any or all information on this form may be released for public purposes.*

Signature \_\_\_\_\_

Date 4.25.2023

Received



**GENERAL PLAN ADVISORY COMMITTEE  
(GPAC) APPLICATION**

City Clerk's Office  
Lomita  
MAY 24 2023

The General Plan/Zoning Code Update consultant will work with City Council on the GPAC. City Council will appoint members at an upcoming City Council meeting.

Email completed and signed form to [L.Abbott@lomitacity.com](mailto:L.Abbott@lomitacity.com)  
or drop off at City Hall (address below).

Released: April 19, 2023  
Due: May 24, 2023

Name Teresa Workman

Address \_\_\_\_\_

Home P \_\_\_\_\_

E-mail \_\_\_\_\_

Occupation Real Estate Broker

Employer Self

Have you previously served or are now serving on a city commission or board? no

If yes, please list your experience including years of service \_\_\_\_\_

Educational Background MSU business major

Civic, service, and other organizational affiliations Kiwanis, Elks

Reason for Interest To support the healthy growth of Lomita as it moves forward in expansion and diversification procees.

Experience or skills pertaining to area of interest 17 years real estate sales, deveopment and planning with focus on residential growth and sustainability

Are you related to any elected or appointed city officials or employees? No

*I hereby certify that this application is complete and true in all respects and understand that any falsification on this form is a violation of the law. I understand that any or all information provided on this form is for public purposes.*

Signature \_\_\_\_\_

Date 05/23/2023



**GENERAL PLAN ADVISORY COMMITTEE  
(GPAC) APPLICATION**

Received

APR 26 2023

The General Plan/Zoning Code Update consultant will work with City Council to form the GPAC. City Council will appoint members at an upcoming City Council meeting.

Email completed and signed form to [L.Abbott@lomitacity.com](mailto:L.Abbott@lomitacity.com)  
or drop off at City Hall (address below).

Released: April 19, 2023

Due: May 24, 2023

Name Debra Zamudio

Address \_\_\_\_\_

Home Pho \_\_\_\_\_

E-mail \_\_\_\_\_

Occupation LA County Worker

Employer LA County

Have you previously served or are now serving on a city commission or board? NO

If yes, please list your experience including years of service \_\_\_\_\_

Educational Background \_\_\_\_\_

Civic, service, and other organizational affiliations DCFS

Reason for Interest Preserve Private

Property Ownership

Inherited Property

Experience or skills pertaining to area of interest Homeowner

Business Owner

9997

Are you related to any elected or appointed city officials or employees? NO

I hereby certify that this application is complete and true in all respects and understand that any falsification or omissions may be cause for disqualification. I understand that any or all information on this form may be verified for public purposes.

Signature \_\_\_\_\_

ate 4/26/23