

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  
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Lomita, CA 90717  
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Next Resolution No. 2023-19  
Next Ordinance No. 858

**AGENDA  
REGULAR MEETING  
LOMITA CITY COUNCIL  
TUESDAY, SEPTEMBER 19, 2023  
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 WILL ATTEMPT TO ALSO ALLOW PUBLIC PARTICIPATION DURING THE MEETING VIA A COMPUTER OR SMART DEVICE USING THE FOLLOWING ZOOM LINK:**

<https://us02web.zoom.us/j/83306576837>

Telephone Option: (669)-900-6833 Meeting ID: 833 0657 6837

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 Pro Tem Uphoff
- d. Roll Call
- e. Closed Session Report

**2. APPROVAL OF AGENDA**

**3. PRESENTATIONS**

**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-k 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. August 2023 Treasury & Investment Report

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

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

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

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

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

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

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

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

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

**8. SCHEDULED ITEMS**

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

Presented by Brianna Rindge, Community & Economic Development Director

**RECOMMENDED ACTION:** Receive and file.

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

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

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

**9. PUBLIC HEARINGS**

None scheduled.

**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 [http://www.lomita.com/cityhall/city\\_agendas/](http://www.lomita.com/cityhall/city_agendas/).*

Date Posted: September 14, 2023



Kathleen Horn Gregory, MMC, City Clerk