

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

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## CALL AND NOTICE OF SPECIAL MEETING

***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, FEBRUARY 26, 2024  
UPSTAIRS ASSEMBLY ROOM  
4:00 P.M.**

**THE CITY COUNCIL HAS RESUMED IN-PERSON PUBLIC MEETINGS. 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/88934809032>

Telephone Option: (669) 900-6833 Meeting ID: 889 3480 9032

**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.**

### **1. OPENING CEREMONIES**

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

### **2. PUBLIC COMMENTS**

Persons wishing to speak on agenda items are requested to do so at this time. Government Code Section 54954.2 prohibits the Council from discussing or taking action on a specific item unless it appears on a posted agenda.

**3. SCHEDULED ITEMS**

**a. DISCUSSION RELATED TO COMMUNITY SURVEY AND CITY COUNCIL GOALS**

Presented by Joe Hoefgen, Interim City Manager

**RECOMMENDED ACTION:** Receive and file the 2023 Community Survey results presented by FM3 research; and review and discuss existing City Council goals.

**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, 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: February 23, 2024



Kathleen Horn Gregory, City Clerk



## CITY OF LOMITA CITY COUNCIL REPORT

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

**FROM:** Joe Hoefgen, Interim City Manager

**PREPARED BY:** Gary Sugano, Assistant City Manager  
Lina Hernandez, Senior Management Analyst

**MEETING DATE:** February 26, 2024

**SUBJECT:** Discussion Related to Community Survey and City Council Goals

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### **RECOMMENDATION**

Receive and file the 2023 Community Survey results presented by FM3 research; and review and discuss existing City Council goals.

### **BACKGROUND**

In 2018, Fairbank, Maslin, Maullin, Metz & Associates (FM3) Research was selected to conduct a community survey for the city to assist in the development of goals and objectives for the community and the organization. The results of the survey were presented to the City Council and have since assisted staff in the preparation of budget priorities and proposed work plans.

Based on FM3's unique understanding of the city and its needs, on September 19, 2023, the City Council authorized the City Manager to execute a Professional Services Agreement with Fairbank, Maslin, Maullin, Metz & Associates (FM3) in an amount not to exceed \$40,000 to conduct another community survey to update our data concerning residents' priorities and satisfaction in preparation for the upcoming budget and goal setting session.

### **DISCUSSION**

As with previous surveys, FM3's approach included a 20-minute survey, featuring between 55-70 unique questions administered either via telephone (in English or Spanish) or online. Ahead of FM3's community survey results presentation, the table below provides a high-level summary of resident satisfaction levels on various topics as well as their perception on water quality, street conditions, homelessness, property crimes and cost of housing and other items. The satisfaction of residents increased

across multiple issues including Lomita being viewed as a excellent/good place to live, quality of life, and satisfaction with special events and the City's public outreach/communication. Issues with increased concern included the perception of property crimes (4% more negative), homelessness (5% more negative) and street conditions (although negligible at 1% negative). The survey was conducted in November 2023.

Community Views (Satisfaction Levels)	2018 Survey Results	2023 Survey Results	2023 Survey Results
View Lomita as a good or excellent place to live	82%	87%	5% positive increase
Quality of life in Lomita has become better in the past five years	19%	29%	10% positive increase
Satisfaction with water services	42%	57%	15% positive increase
Satisfaction with tree trimming services	53%	65%	12% positive increase
Satisfaction with special events	66%	76%	10% positive increase
Satisfaction with public outreach	63%	72%	9% positive increase
Satisfaction with the revitalization of downtown and PCH	47%	55%	8% positive increase
Satisfaction with youth and adult recreational programs	45%	52%	7% positive increase
Satisfaction with street and sidewalk maintenance	45%	48%	3% positive increase
Community Views (Perception as a Serious Issue)	2018 Survey Results	2023 Survey Results	2023 Survey Results
Perceived cost of housing* * Asked as lead issue, increase from 3% to 8% from 2018	n/a	76%	n/a
Perceived Issues with Water Quality	12%	7%	5% positive decrease
Perceived Concerns with Street Conditions	12%	13%	1% negative increase
Perceived homelessness	66%	71%	5% negative increase
Perceived property crimes and burglaries	66%	70%	4% negative increase

Attached to this report are the adopted 2021 Council Goals for City Council to review and discuss in preparation for the budget and beyond. In addition, PowerPoint presentations for both the community survey and goal setting are included as attachments to this report.

## **OPTIONS**

1. Receive and file the community survey and review and discuss existing City Council goals.
2. Provide alternate direction.

## **FISCAL IMPACT**

None.

## **ATTACHMENTS**

1. 2021 Council Goals
2. Community Survey PowerPoint
3. Goal Setting PowerPoint

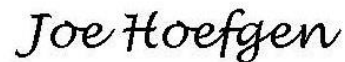
Reviewed by:



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Gary Y. Sugano  
Assistant City Manager

Approved by:



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Joe Hoefgen  
Interim City Manager

Prepared by:



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Lina Hernandez  
Senior Management Analyst

# GOALS ESTABLISHED BY THE CITY COUNCIL IN 2021

Continue to Improve  
Streets and Water  
Lines

Continue to Improve  
Water Quality –  
Complete Phase I and  
Evaluate Phase II

Enhance Economic  
Development in  
Downtown and PCH

Maintain and Enhance  
Public Safety Efforts,  
Traffic Enforcement  
and Community  
Involvement

Clarify Housing  
Development and  
Design Standards

Continue Legislative  
Advocacy Efforts and  
Regional Influence and  
Engagement

Resilience and Learning  
from the Pandemic to  
Build a City that can  
Withstand a Crisis

Develop a Financing  
Plan and Kickoff the  
General Plan Update









# City of Lomita Resident Satisfaction Survey



OPINION  
RESEARCH  
& STRATEGY

# Survey Specifics and Methodology

Dates	November 2-12, 2023
Research Population	Residents in the City of Lomita
Total Interviews	467
Margin of Sampling Error	(Full Sample) $\pm 4.9\%$ at the 95% Confidence Level (Half Sample) $\pm 6.9\%$ at the 95% Confidence Level
Contact Methods	<div>  Telephone Calls            Email Invitations            Postcard Invitations            Text Invitations         </div>
Data Collection Modes	<div>  Telephone Interviews            Online Interviews         </div>
Survey Tracking	2018
Languages	English & Spanish

*(Note: Not All Results Will Sum to 100% Due to Rounding)*

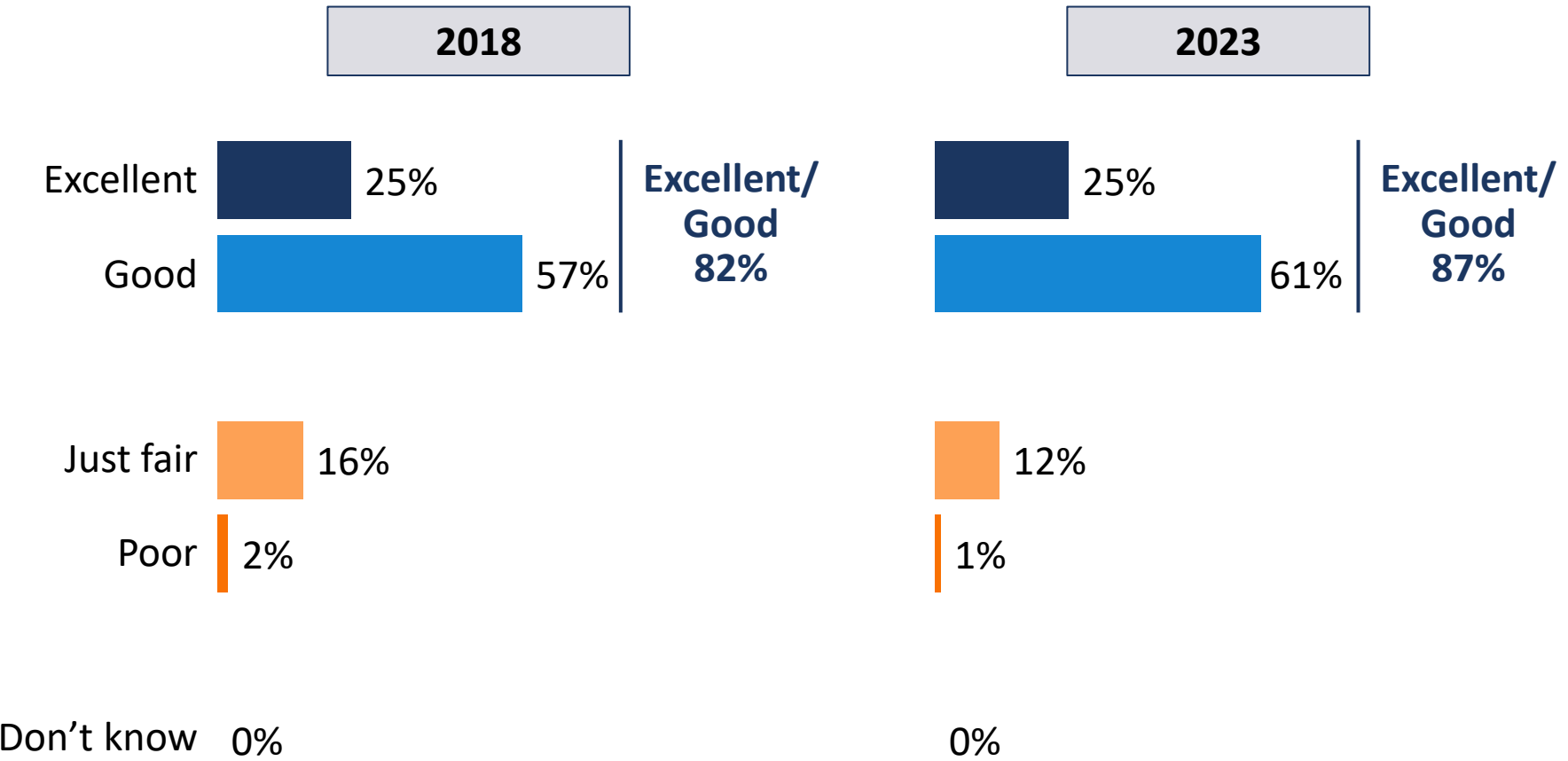
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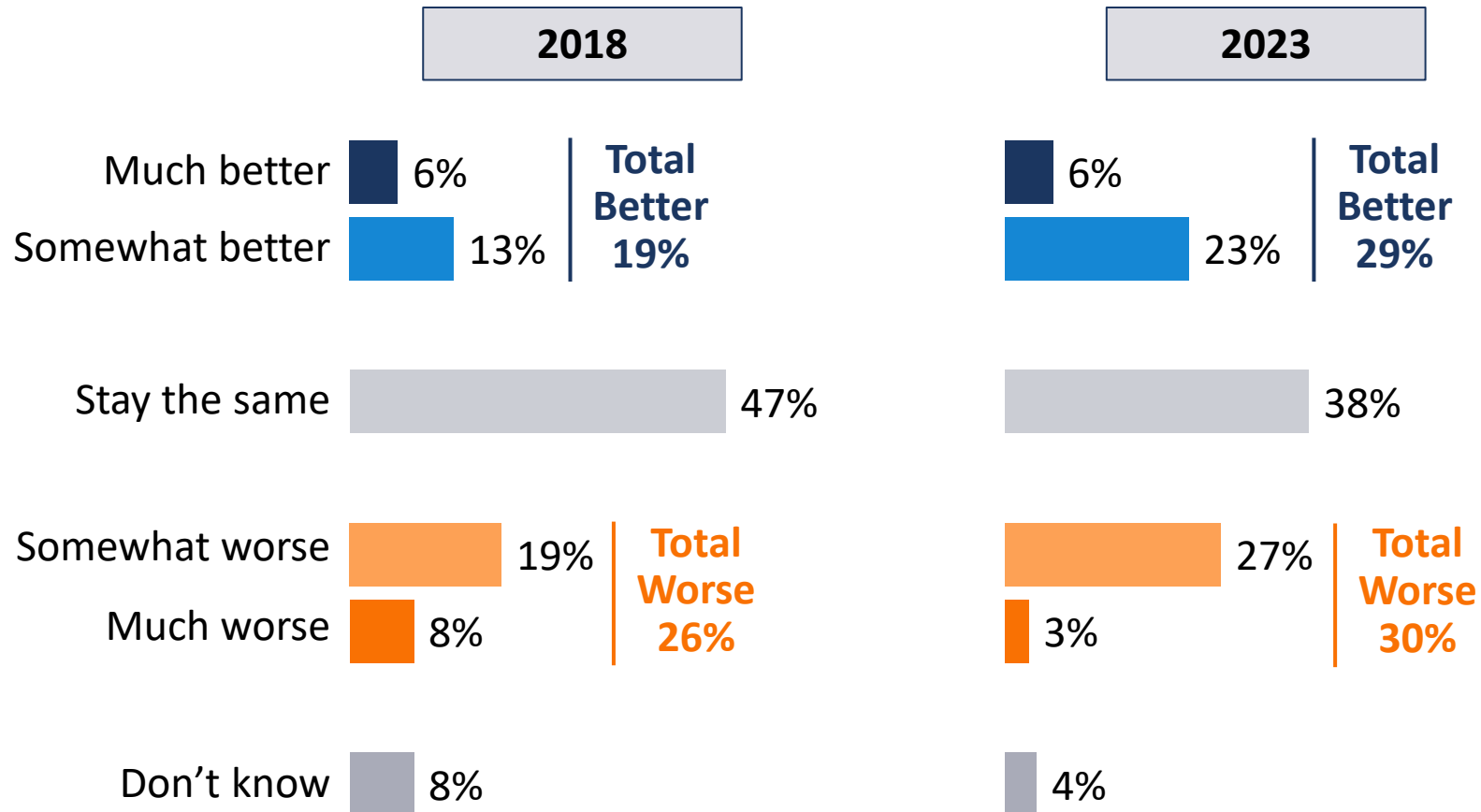


# General Community Attitudes

# Nearly nine out of ten residents view Lomita as a good or excellent place to live, slightly up from 2018.

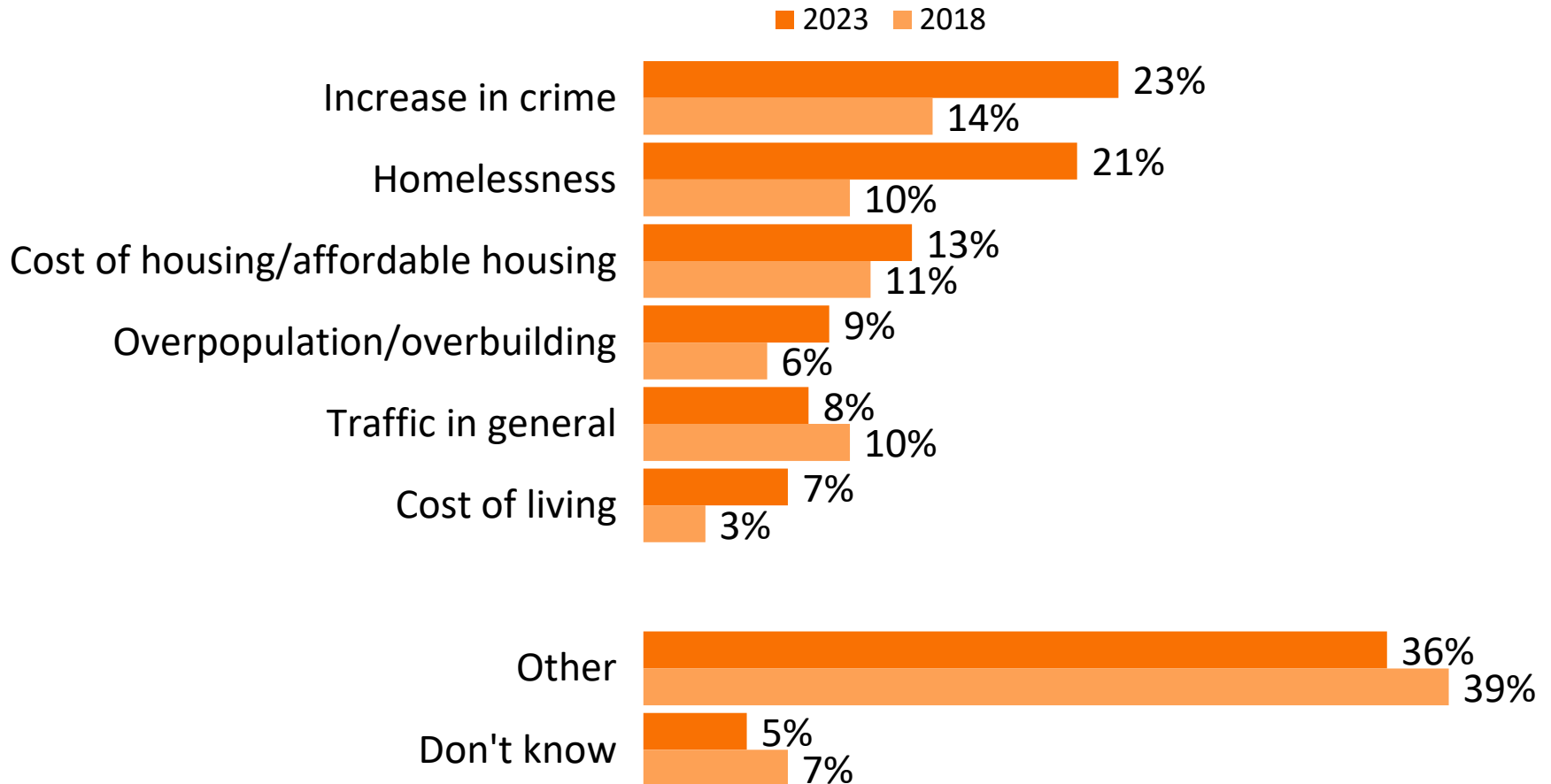


**There has been about a 10-percentage-point increase in residents who think the quality of life in Lomita has become at least somewhat better in the past five years.**



# The top volunteered serious issues for residents are increasing crime, homelessness and the cost of housing; with the top two issues increasing significantly since 2018.

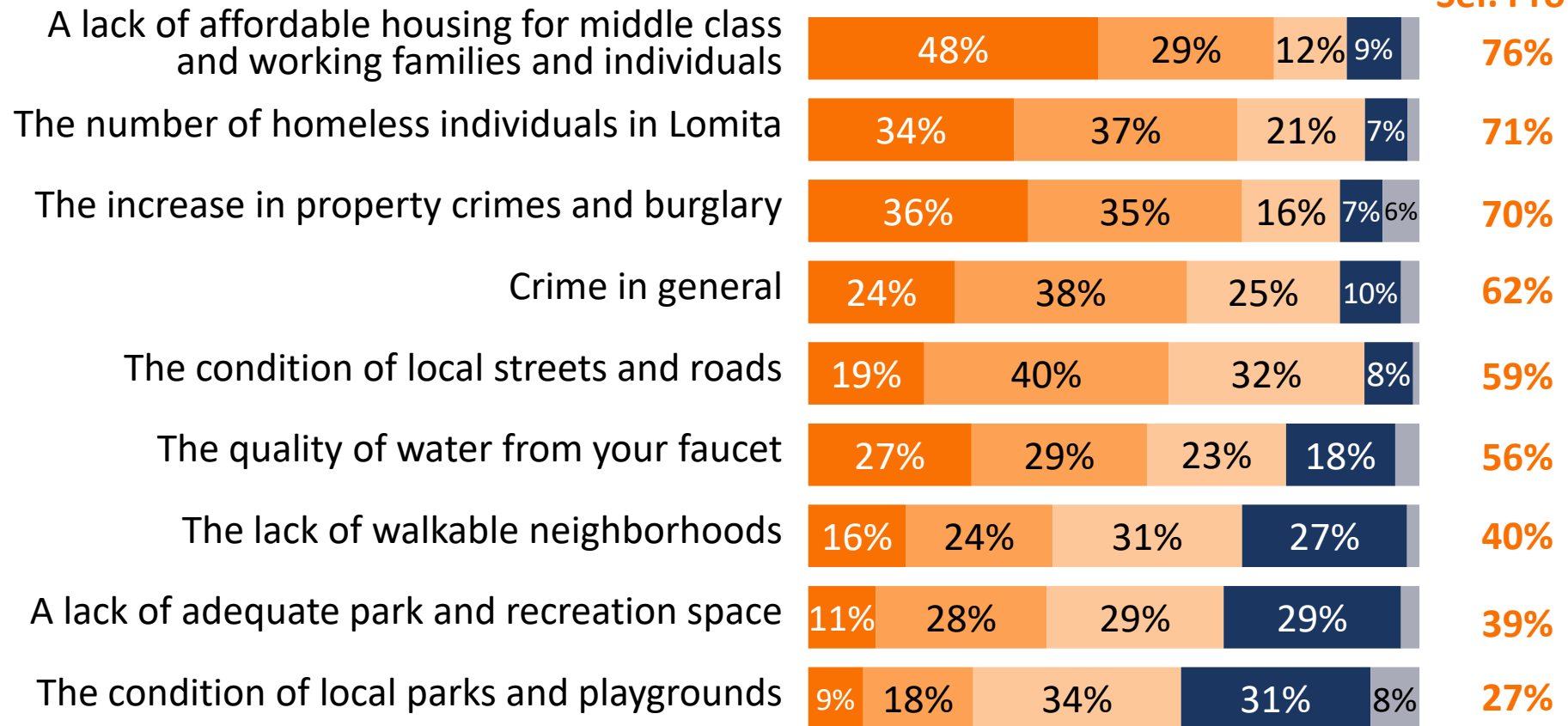
*What do you think is the most serious issue facing residents in the City of Lomita?  
(Open-ended grouped responses; multiple responses accepted; 7% or More in 2023 Shown)*



# The most serious problems for residents are the lack of affordable housing, the number of homeless individuals and the increase in property crimes and burglary.

*(Ranked by Very/Somewhat Serious Problem)*

■ Very Ser. Prob. 
 ■ Smwt. Ser. Prob. 
 ■ Not Too Ser. Prob. 
 ■ Not Ser. at All 
 ■ Don't Know 
 Very/Smwt. Ser. Prob.



Since 2018, there has been an increase in residents who perceive the number of homeless individuals and the increase in property crimes and burglary as very or somewhat serious problems.

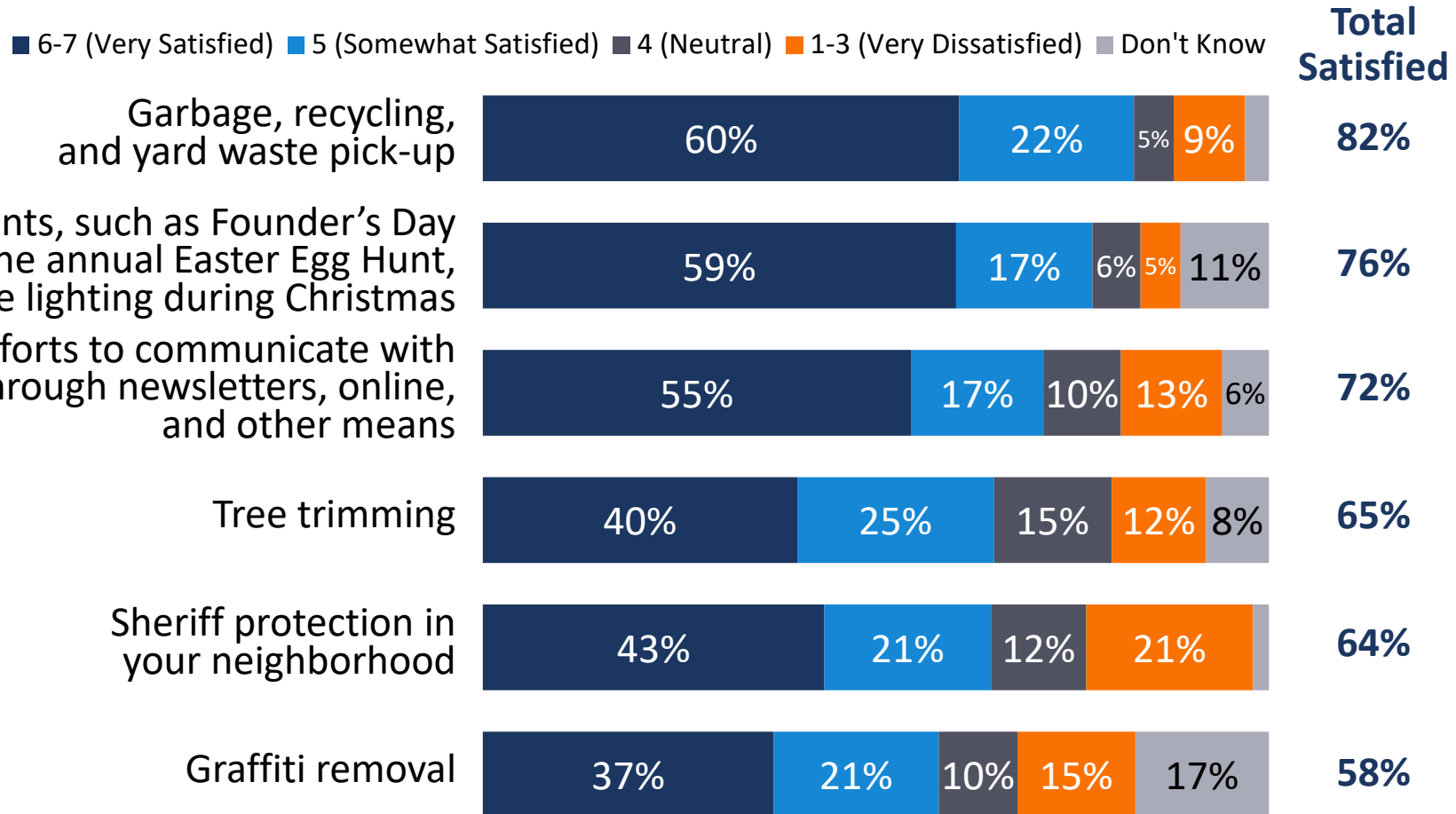
Issue (Very/Somewhat Serious Problem)	2018	2023	Difference
The number of homeless individuals in Lomita	66%	71%	+5%
The increase in property crimes and burglary	66%	70%	+4%
Crime in general	63%	62%	-1%
The quality of water from your faucet	61%	56%	-5%
The condition of local streets and roads	67%	59%	-8%



# Satisfaction with City Services

# The majority of residents are very satisfied with City trash services, special events, and the City's communication efforts.

(Ranked by Total Satisfied)

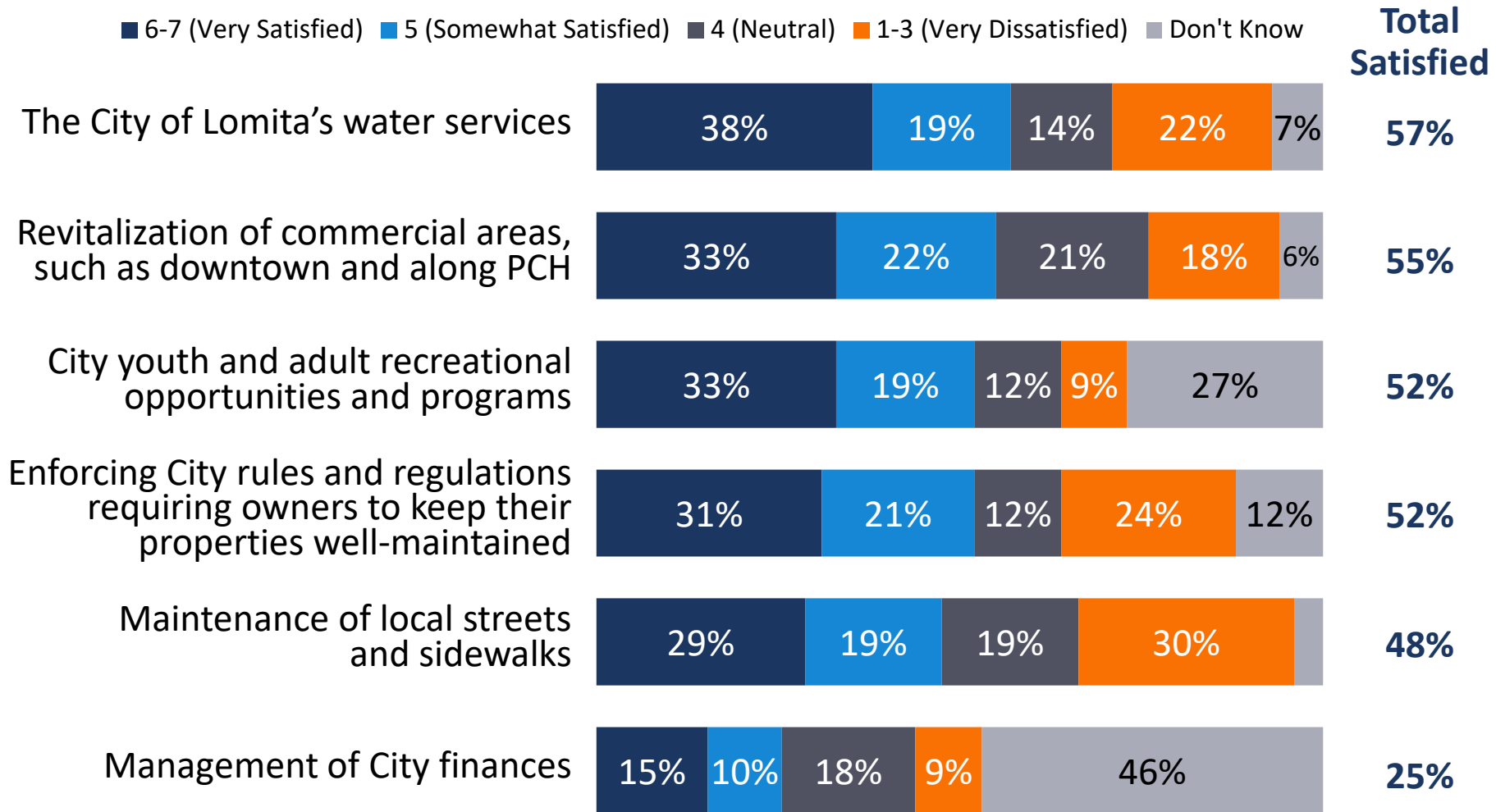


Q9. I would now like to read you a list of specific services provided by Lomita's city government to residents of the City. Please rate your satisfaction with the job the City of Lomita is doing in providing that service. We will be using a scale of 1 through 7, where a 1 means you are VERY DISSATISFIED with the job the City is doing in that area, and a 7 means you are VERY SATISFIED. You can also use any number in between. Split Sample



# Continued

(Ranked by Total Satisfied)



Q9. I would now like to read you a list of specific services provided by Lomita's city government to residents of the City. Please rate your satisfaction with the job the City of Lomita is doing in providing that service. We will be using a scale of 1 through 7, where a 1 means you are VERY DISSATISFIED with the job the City is doing in that area, and a 7 means you are VERY SATISFIED. You can also use any number in between. Split Sample

# City water services, tree trimming, special events, and City communication saw the highest increase in resident satisfaction since 2018.

(Total Satisfied “5-7”, Ranked by Differences between 2018 and 2023)

Service	2018	2023	Difference
The City of Lomita’s water services	42%	57%	+15%
Tree trimming	53%	65%	+12%
Special events, such as Founder’s Day fireworks, the annual Easter Egg Hunt, and tree lighting during Christmas	66%	76%	+10%
The City’s efforts to communicate with residents through newsletters, online, and other means	63%	72%	+9%
Revitalization of commercial areas, such as downtown and along PCH	47%	55%	+8%
*City youth and adult recreational opportunities and programs	45%	52%	+7%
Maintenance of local streets and sidewalks	45%	48%	+3%
Garbage, recycling, and yard waste pick-up	81%	82%	+1%
Graffiti removal	57%	58%	+1%
Sheriff protection in your neighborhood	65%	64%	-1%
Management of City finances	28%	25%	-3%

Q9. I would now like to read you a list of specific services provided by Lomita’s city government to residents of the City. Please rate your satisfaction with the job the City of Lomita is doing in providing that service. We will be using a scale of 1 through 7, where a 1 means you are **VERY DISSATISFIED** with the job the City is doing in that area, and a 7 means you are **VERY SATISFIED**. You can also use any number in between. Survey Sample 2024, SP CC Mtg., Page # 18

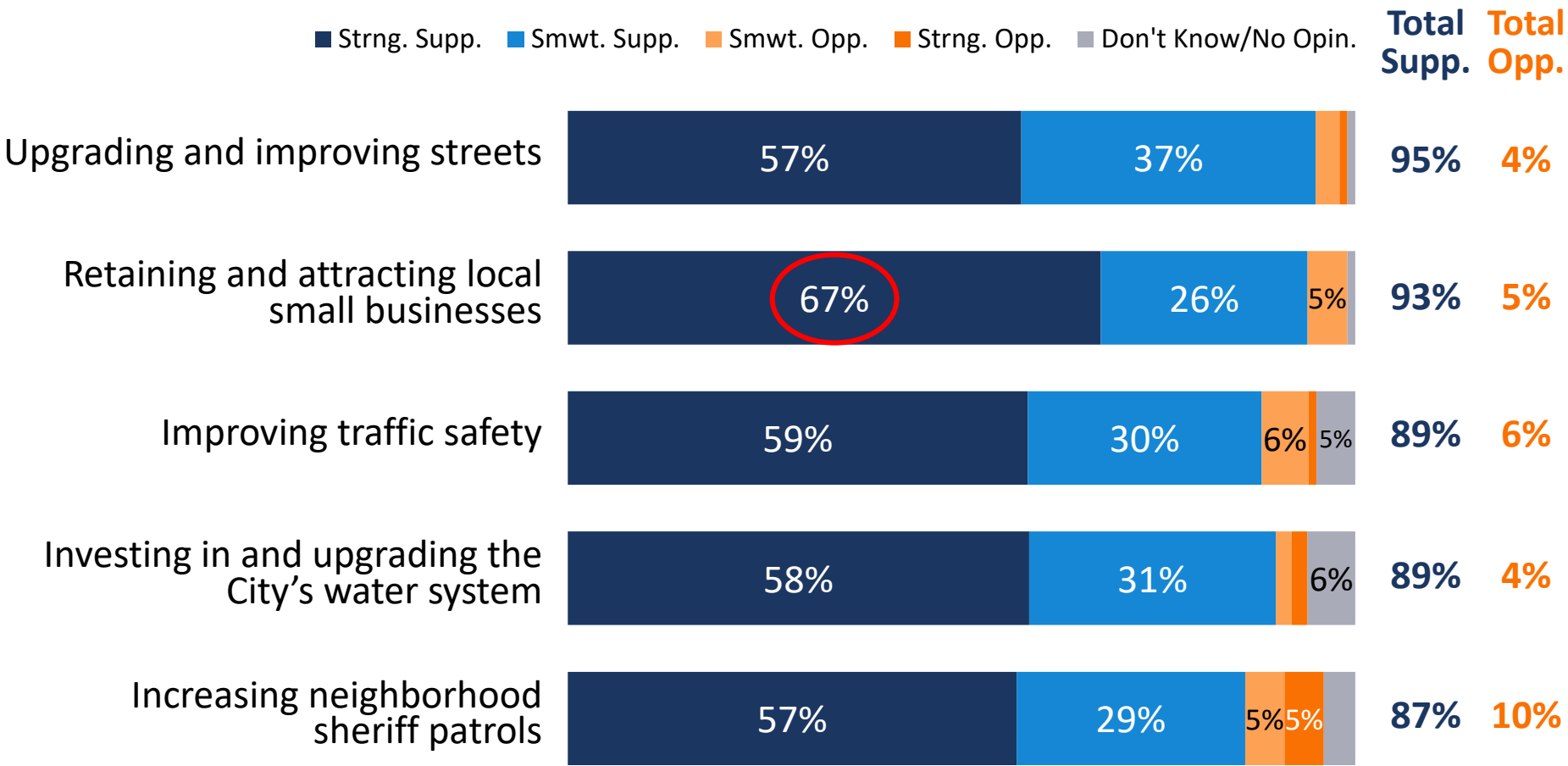
\*Slight Difference in Wording in Previous Survey



# Reaction to City Proposals

# The vast majority support City policy proposals being considered, with retaining/attracting local small businesses receiving the strongest support.

(Ranked by Total Support)



# Continued

(Ranked by Total Support)

■ Strng. Supp. ■ Smwt. Supp. ■ Smwt. Opp. ■ Strng. Opp. ■ Don't Know/No Opin.

**Total  
Supp.** **Total  
Opp.**

Upgrading and improving sidewalks



**85%** **11%**

Increasing the number of City special events, such as local concerts, movie nights and farmers' market



**82%** **8%**

Rebuilding the City's 'rainy day' funds to prepare for future emergencies



**81%** **8%**

Increasing park space and athletic facilities



**79%** **9%**

Modernizing public facilities like the Lomita Park Playgrounds and Tom Rico Center/Marc Fosnaugh Gym



**78%** **12%**

# Support for the following City actions asked about in 2018 remain largely unchanged.

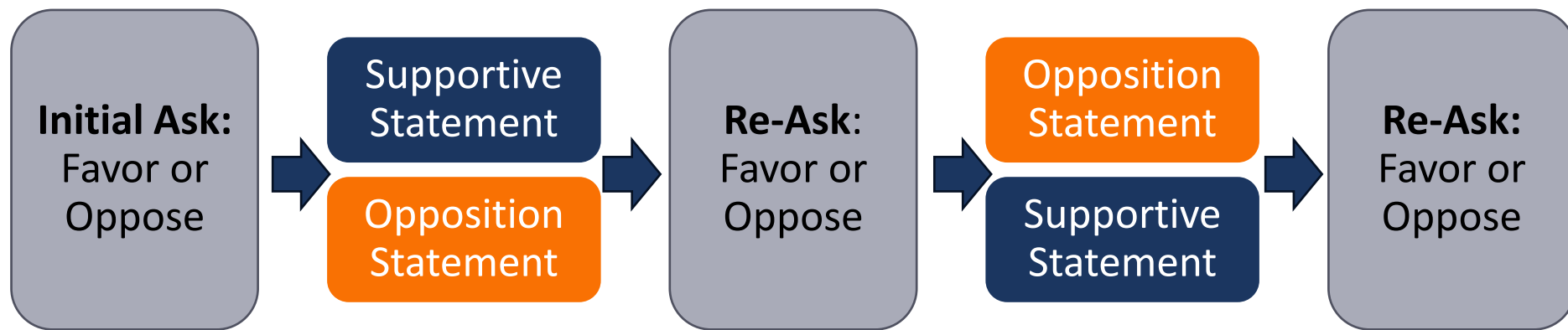
*(Total Support)*

Service	2018	2023	Difference
*Retaining and attracting local small businesses	91%	93%	+2%
*Increasing the number of City special events, such as local concerts, movie nights and farmers' market	83%	82%	-1%
Investing in and upgrading the City's water system	91%	89%	-2%
Increasing neighborhood sheriff patrols	91%	87%	-4%



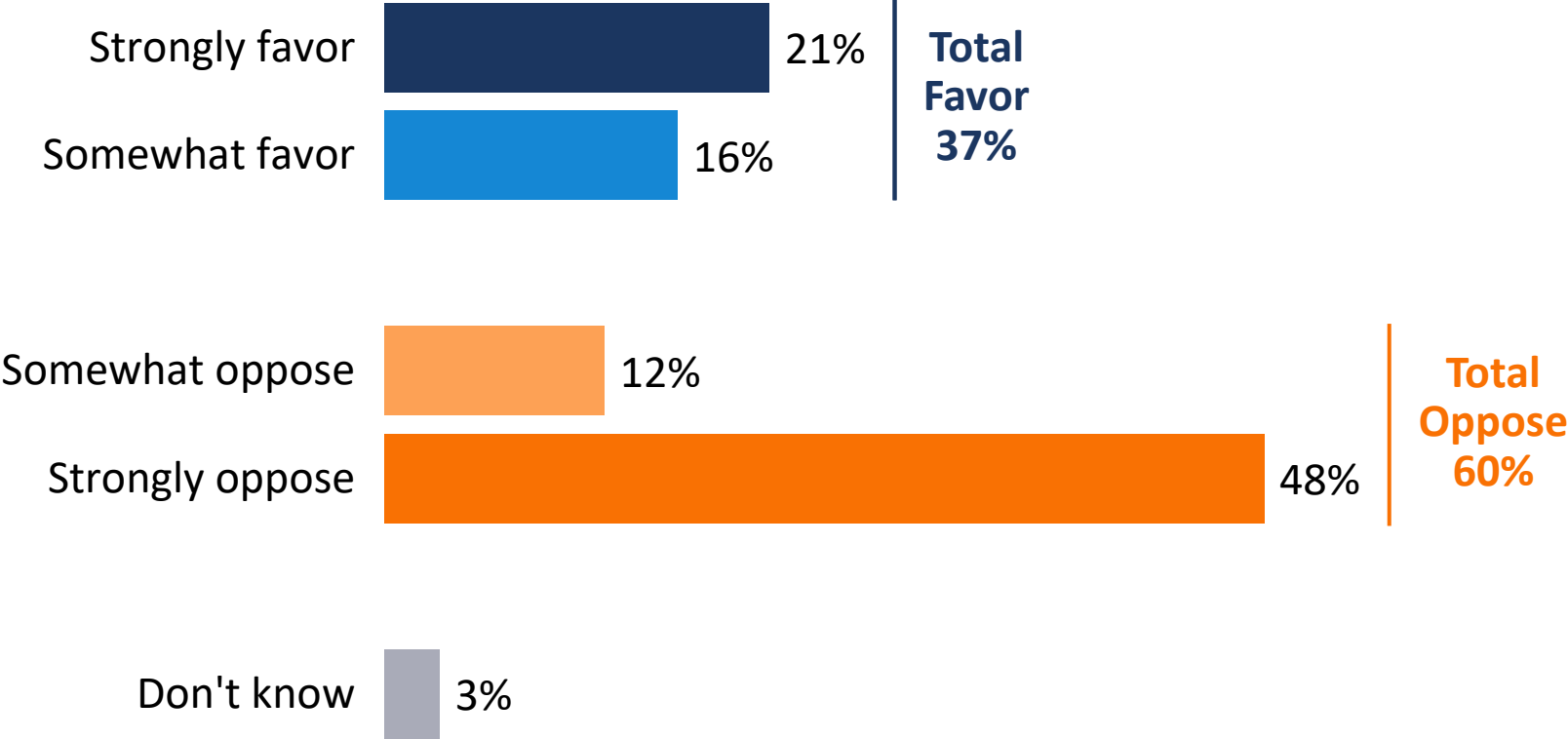
# Legalization of Fireworks

# Split-Sample Presentation of Supportive and Opposing Firework-Related Statements





# Three in five residents initially oppose legalizing the sale of fireworks, with nearly half saying they strongly oppose.

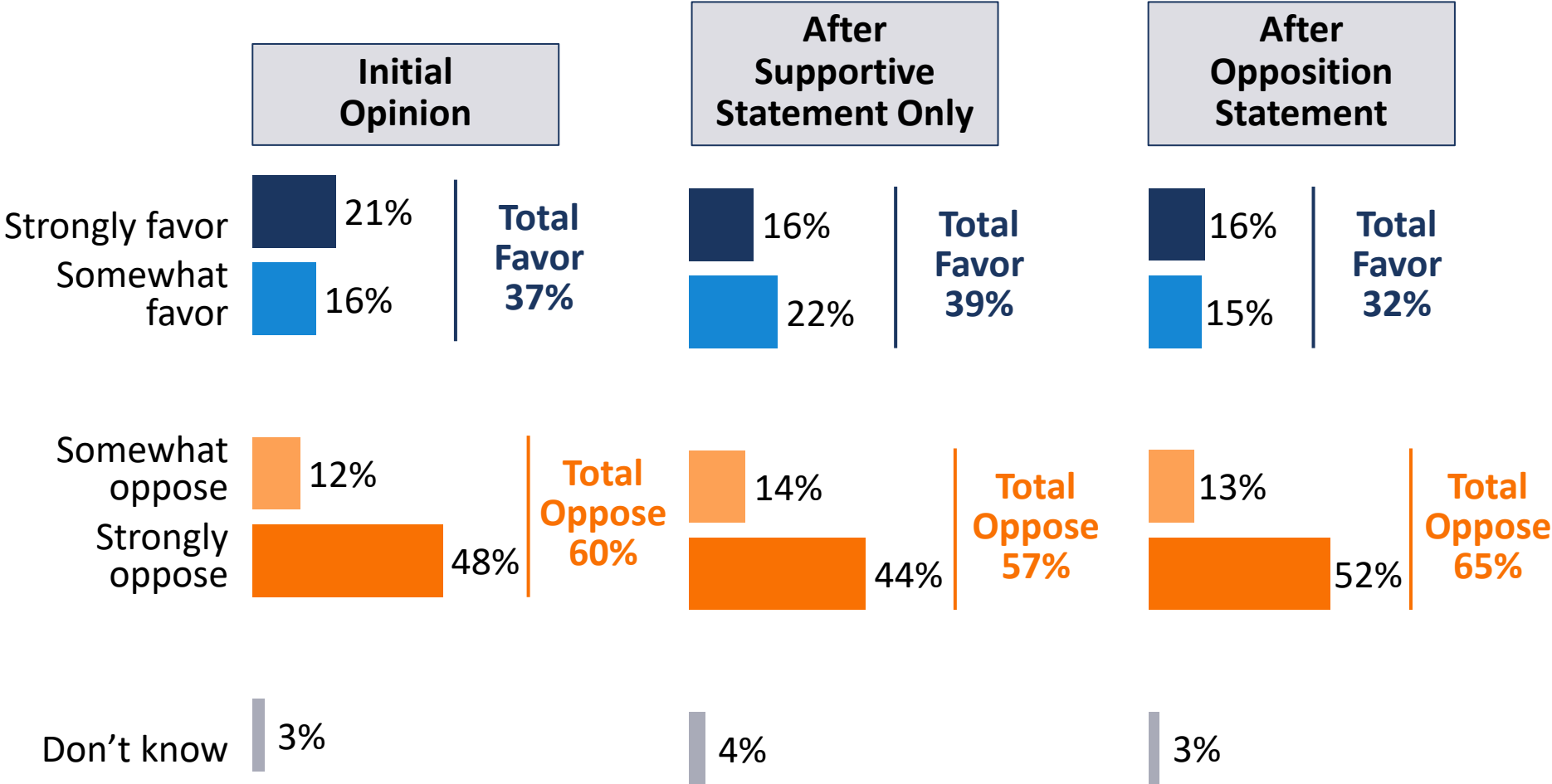


# Statements

- **Supportive:** If you knew that the selling and use of legal fireworks in the City would allow local service clubs such as the Kiwanis Club, church groups, and neighborhood schools to raise funds, would you favor or oppose legalizing the sale and use of fireworks within the City limits?
- **Opposition:** If you knew that the sale and use of legal fireworks in the City makes it more difficult for local Sheriff's deputies to monitor and prevent the use of illegal fireworks, would you favor or oppose legalizing the sale and use of fireworks within the City limits?

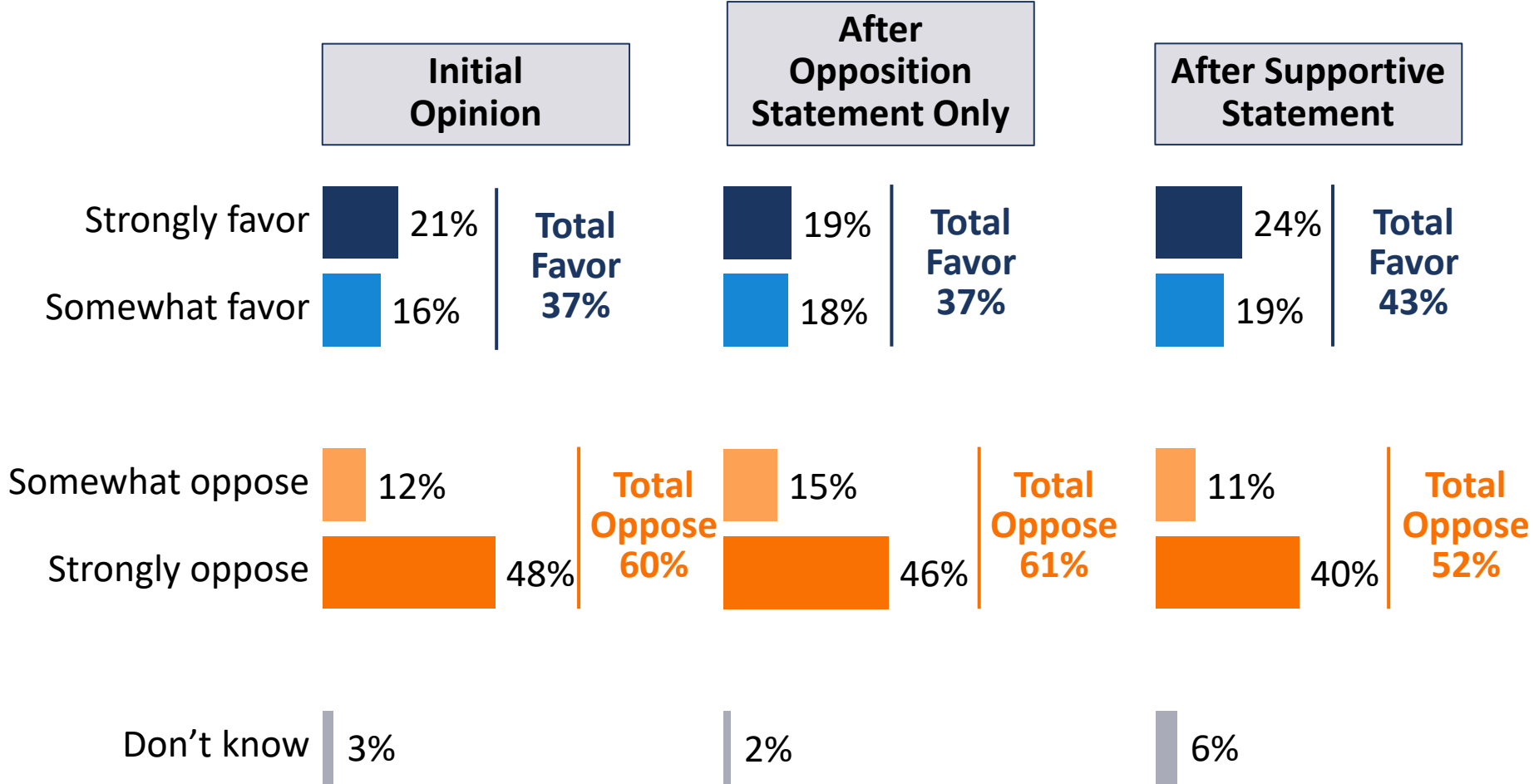
After hearing a supportive statement first followed by an opposition statement, residents are opposed to legalizing the sale and use of fireworks within the City limits by a two to one ratio.

*Do you favor or oppose legalizing the sale and use of fireworks within the City limits?*



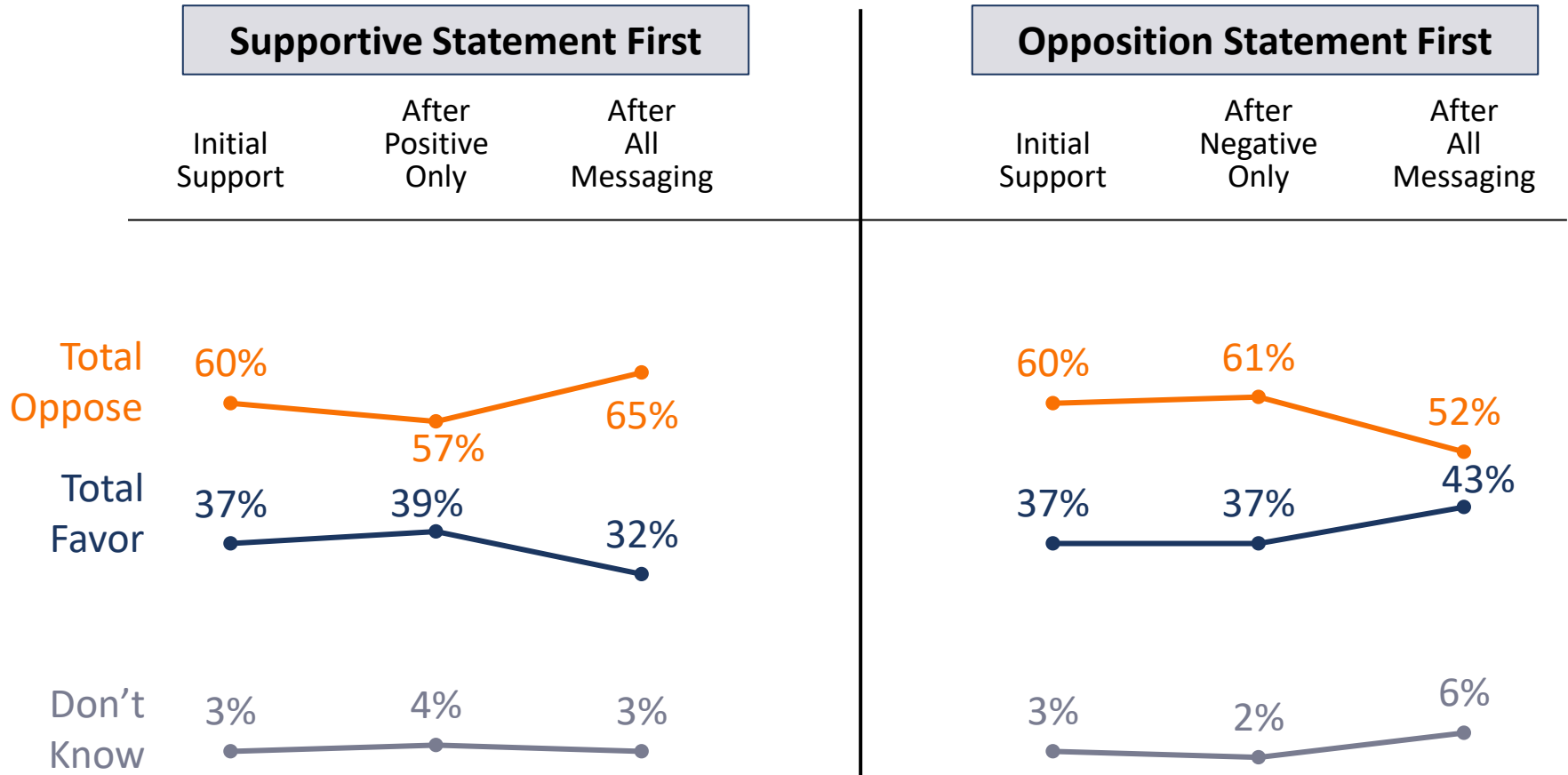
After hearing an opposition statement first followed by a supportive statement, residents are opposed to legalizing the sale and use of fireworks withing the City limits by nine percentage points.

Do you favor or oppose legalizing the sale and use of fireworks within the City limits?



# Opinion Progression by Supportive Statement First vs. Opposition Statement First

*Do you favor or oppose legalizing the sale and use of fireworks within the City limits?*

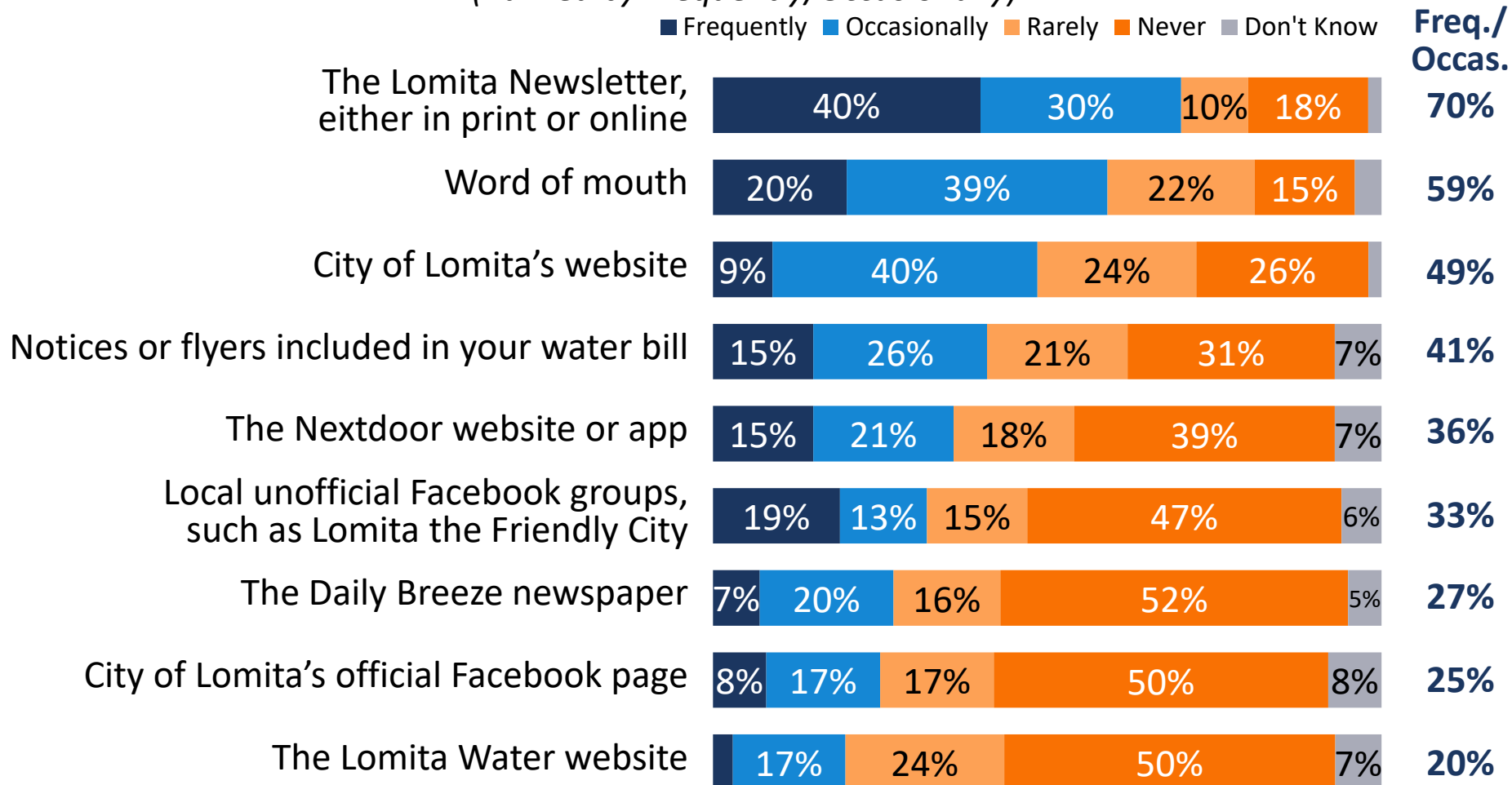




# Sources of Information

# Residents most frequently receive information from The Lomita Newsletter, word of mouth, the City's website, and notices/flyers included in the water bill.

(Ranked by Frequently/Occasionally)



# The Lomita Newsletter is most frequently read by residents over 40.

Statement (Frequently/Occasionally)	All Residents	Age		
		18-39	40-64	65+
The Lomita Newsletter, either in print or online	<b>70%</b>	53%	<b>78%</b>	<b>77%</b>
Word of mouth	<b>59%</b>	61%	57%	63%
City of Lomita's website	<b>49%</b>	45%	49%	52%
Notices or flyers included in your water bill	<b>41%</b>	36%	45%	40%
The Nextdoor website or app	<b>36%</b>	28%	40%	40%
Local unofficial Facebook groups, such as Lomita the Friendly City	<b>33%</b>	31%	34%	33%
The Daily Breeze newspaper	<b>27%</b>	30%	23%	31%
City of Lomita's official Facebook page	<b>25%</b>	22%	26%	28%
The Lomita Water website	<b>20%</b>	17%	19%	24%

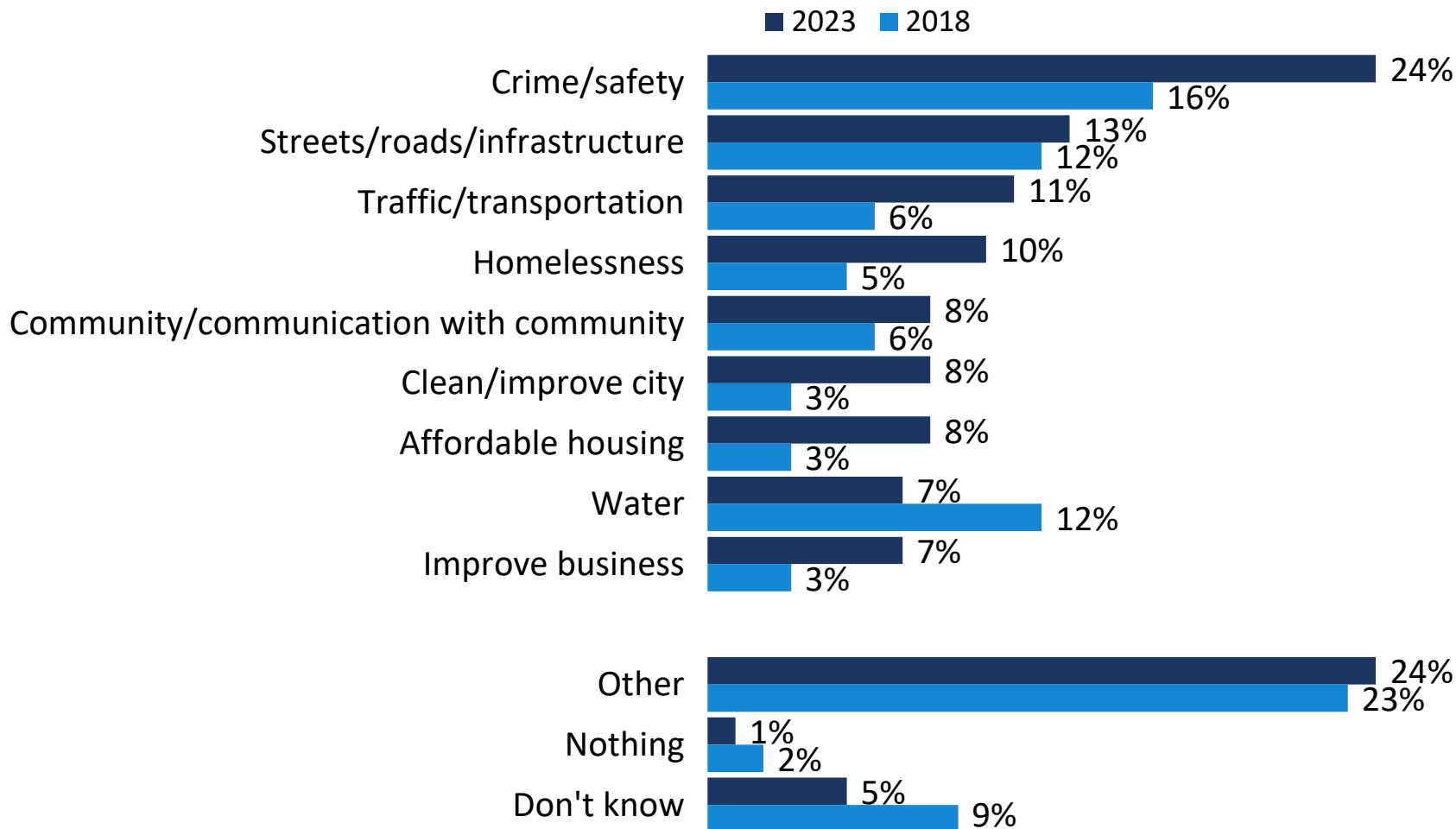




# Final Thoughts

# Crime, streets, traffic and homelessness are lead issues that residents would like the City to improve.

*(Open-ended Grouped Responses; Multiple Responses Accepted; 7% or More in 2023 Shown)*





# Conclusions

# Conclusions

- The vast majority of residents believe that the City of Lomita is an excellent or a good place to live.
  - In fact, there has been a 10-percentage-point increase since 2018 in residents who believe the quality of life in Lomita has become at least somewhat better in the past 5 years.
- The most serious issues mentioned include increasing crime, especially property crime and burglary; homelessness; and the cost of housing and the lack of affordable housing.
- Residents are highly satisfied with many City services; with the highest satisfaction ratings for City trash services, special events, and the City's communication efforts.
- The vast majority of residents support City policies to upgrade and improve streets; retain and attract local small businesses; improve traffic safety; invest in the City's water system; and increase neighborhood sheriff patrols.

# Conclusions; Continued

- The majority of residents oppose the legalization of fireworks, even after hearing of the potential benefits to local service clubs and schools.
- Residents most frequently receive information about the City of Lomita through The Lomita Newsletter (either in print or online), by word of mouth, the City website, and through notices or flyers included in water bills.



# City of Lomita Resident Satisfaction Survey



OPINION  
RESEARCH  
& STRATEGY

## GOALS AND PRIORITIES REVIEW

February 26, 2024

Photo from GP Workshop  
“What do you love about Lomita?”



# BACKGROUND



The city hired FM3 to conduct community surveys in 2018 and most recently 2023 to assess community priorities.



The city held a formal Strategic Plan and Goal Setting Workshop in 2021 and adopted eight goals based on the community polling.



The city has reviewed the goals each year prior to the budgeting process.



# GOALS ESTABLISHED BY THE CITY COUNCIL IN 2021

Continue to Improve  
Streets and Water  
Lines

Continue to Improve  
Water Quality –  
Complete Phase I and  
Evaluate Phase II

Enhance Economic  
Development in  
Downtown and PCH

Maintain and Enhance  
Public Safety Efforts,  
Traffic Enforcement  
and Community  
Involvement

Clarify Housing  
Development and  
Design Standards

Continue Legislative  
Advocacy Efforts and  
Regional Influence and  
Engagement

Resilience and  
Learning from the  
Pandemic to Build a  
City that can  
Withstand a Crisis

Develop a Financing  
Plan and Kickoff the  
General Plan Update

## GOAL

Maintain & enhance public safety efforts, traffic enforcement, and community involvement

64% of respondents indicated being very or somewhat satisfied with Sheriff protection

1% decrease from 2018

Top volunteered serious issue was an increase in crime

9% increase from 2018 (14% to 23%)

## COMPLETED – LOMITA SHERIFF

Added Second Lomita  
CORE Deputy  
Assigned Jan 2022

New Automated License  
Plate Recognition Systems  
on two Lomita dedicated  
Sheriff vehicles  
Installed Nov 2023

Resumed National Night  
Out, Drug Free/Anti-Gang  
Walk, & Catalytic  
Converter Etching Events  
Ongoing

Availability of Crime  
Statistics on City Website  
Ongoing

Sheriff & Chamber of  
Commerce business  
burglary prevention and  
safety tips  
Ongoing

Launched “See Something,  
Say Something” Campaign  
Ongoing

Senior Citizen Wellness &  
Outreach Program  
Ongoing

Lomita Sheriff’s BBQ at  
Lomita Park  
Ongoing

## GOAL

Maintain & enhance  
public safety efforts,  
traffic enforcement,  
and community  
involvement

64% of respondents indicated being  
very or somewhat satisfied with  
Sheriff protection

1% decrease from 2018

Top volunteered serious issue was an  
increase in crime

9% increase from 2018 (14% to 23%)

## COMPLETED - CITY

New Speed Radar Signs  
Purchased June 2021  
Site Rotation Ongoing

Traffic Calming  
Study/Toolkit  
Completed Oct 2023

Hired Parking  
Enforcement & Code  
Enforcement Supervisors  
and Code Enf Officer  
2023 & 2024

Consolidated Agreement  
with Tripepi Smith for  
Public Outreach Efforts  
Adopted August 2023

Launched Graffiti  
Abatement and Murals  
Campaign  
Fall 2023, Ongoing

Dedicated webpage with  
available homeless  
resources  
Added January 2024

Ordinance Defining  
Vehicle Movement  
Following 72-hour  
parking notice  
In Effect Feb 15, 2024

Proactive Code  
Enforcement Efforts on  
Priority Issues  
Ongoing

Visible Property Address  
Numbers Reminders  
Ongoing

## GOAL

Maintain & enhance public safety efforts, traffic enforcement, and community involvement

64% of respondents indicated being very or somewhat satisfied with Sheriff protection

1% decrease from 2018

Top volunteered serious issue was an increase in crime

9% increase from 2018 (14% to 23%)

## IN PROGRESS

Continued policing efforts with additional CORE deputy

“Meet the Captain” and other police-community partnership events

Lomita Branding Project to Remove Blight & Update Citywide Signage

Developing an updated Public Outreach/Social Media Policy

Launching Lomita PEG Channels

2024 Special Events and 60<sup>th</sup> Anniversary Celebrations

## SPECIAL EVENTS & PUBLIC OUTREACH

Q: Please rate your satisfaction with the job the City of Lomita is doing in providing specific services.

Q: From a list of sources, how often do you get information?

76% of respondents indicated being very or somewhat satisfied with Special Events, such as Founders Day, fireworks, the annual Easter Egg Hunt, and tree lighting during Christmas

10% increase from 2018

72% of respondents indicated being very or somewhat satisfied with the City's communication efforts through newsletters, online, and other means

9% increase from 2018

70% most frequently receive city and recreational information from the Lomita Newsletter (print or online)

59% through word of mouth

49% City of Lomita's website

# 60<sup>TH</sup> ANNIVERSARY CELEBRATIONS & SPECIAL EVENTS 2024-2025

EVENT	2024	2025
60 <sup>th</sup> Anniversary Parade		February 15
Eggstravaganza	March 30	April 19
Memorial Day	May 27	May 26
Founders Day	June 29-30	June 28-29
Movies Under the Stars	July 13 & July 27	Summer 2025
National Night Out & Car Show	August 6	Summer 2025
Summer Concerts	August 9 & August 23	Summer 2025
Cornhole Tournament	September 7	Summer/Fall 2025
Mayor's Golf Classic Tournament	October 3	TBD
5k/10k Monster Dash & Spooktacular Festival	October 26	October 25
Veterans Day Ceremony	November 11	November 11
State of the City	November 21	November 20
Holiday Tree Lighting	December 6	December 5

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## GOAL

Enhance economic  
development  
downtown and  
PCH

55% of respondents indicated  
being very or somewhat  
satisfied with the revitalization  
of commercial areas

8% increase from 2018

## COMPLETED

Downtown Public Plaza  
Ribbon Cutting Held  
October 2021

“Lomita Strong, Shop  
Small, Shop Local”  
Campaign  
Regularly publicized  
since 2021

Relocated Founders  
Day and other Special  
Events to Downtown  
Since June 2022

Recognized as a LAEDC  
Finalist for the Most  
Business-Friendly City  
Awarded  
September 2022

Brianna Rindge,  
New Community and  
Economic Development  
Director  
Hired November 2022

Lomita Chamber of  
Commerce office at  
Council Chamber  
Annex  
February 2024

Lowering of mural fees  
to encourage business  
participation  
Effective Spring 2024

## GOAL

Enhance economic  
development  
downtown and  
PCH

55% of respondents indicated  
being very or somewhat  
satisfied with the revitalization  
of commercial areas

8% increase from 2018

## IN PROGRESS

City sponsored murals  
First unveiling scheduled  
May 2024 during Anti-  
Gang & Drug Free Walk

Selected for the USC  
Sunstone Business  
Improvement Program  
Presentation of Project  
Anticipated May 2024

Incorporating Economic  
Development Element as  
part of the GP Update  
Anticipated Adoption  
Sept/Oct 2024

New Business Highlight  
Target  
Opening July 2024

New Business Highlight  
Grocery Outlet  
Anticipated Opening  
Summer 2024

Collaboration with  
Chamber of Commerce  
to host the State of the  
City Address  
Scheduled Nov 21, 2024

Award Façade  
Improvement & Job  
Creation Assistance  
Grants to Local  
Businesses  
Ongoing



## GOAL

Develop a financing plan and kickoff general plan update

## COMPLETED

General Plan Update  
Kick-off

Held May 8, 2023

Established GPAC

June 2023

Comprehensive Public  
Engagement

Summer 2023

Council selected  
Preferred Future Land  
Use Plan

Nov 7, 2023

General Plan Update  
Fund of \$804,000 to  
complete the GP and  
Zoning Code update

Established FY21-22

## GOAL

Develop a financing  
plan and kickoff  
general plan update

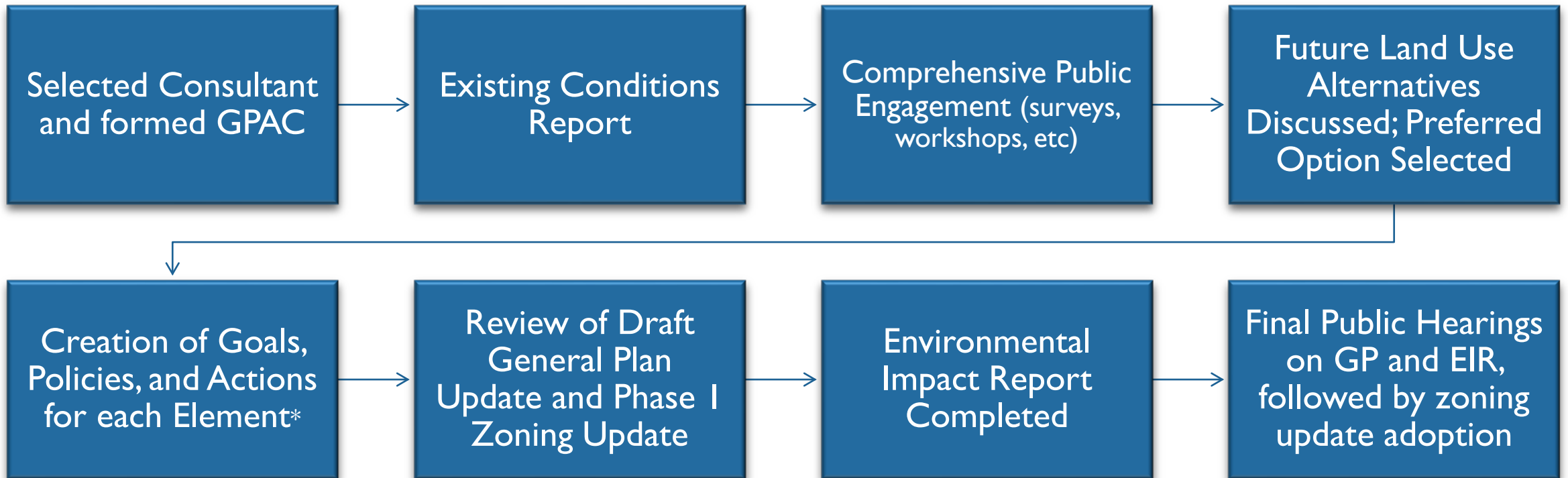
## IN PROGRESS

Developing Environmental Impact  
Report, Zoning Code Update with  
Design Standards, and  
Goals/Policies/Actions for the updates  
to the Noise, Economic Development,  
Land Use, Circulation, and Open  
Space/Resource Management Elements

General Plan Adoption and Meeting of  
State Mandate

On schedule for October 2024

# TIMELINE OF GENERAL PLAN UPDATE



## GOAL

# Clarify housing development and design standards

76% of respondents indicated a lack of affordable housing as a very serious or somewhat serious problem

## COMPLETED

Certified Housing Element

Adopted October 2022

Kaia South Bay Officially Opened

Ribbon Cutting Held Feb 2023

Several Zoning Text Amendments to Potentially Expand Housing Options

Completed Spring 2023

Adopted substandard housing ordinance to assist residents of neglected dwelling units

In Effect April 20, 2023

New Allowance of Affordable Housing Incentives within Downtown-Commercial/Mixed-Use Overlay District

In Effect October 19, 2023

Revised and Streamlined Project Review Process Across Departments

Completed Dec 2023

Updated Accessory Dwelling Unit Ordinance

Ongoing, Next Update Scheduled March 2024

## GOAL

Clarify housing development and design standards

76% of respondents indicated a lack of affordable housing as a very serious or somewhat serious problem

## IN PROGRESS

Future Land Use Plan and Zoning Updates as part of GP Update

Creating Objective Design Standards to Ensure Development on Lomita's scale as part of GP Update

## GOAL

Continue legislative advocacy efforts and regional influence and engagement

## COMPLETED

Extended agreement with  
Gonsalves & Son to Provide  
State Legislative Advocacy  
Services

Approved May 2022

Extended agreement with  
Kiley and Associates to  
Provide Federal Legislative  
Advocacy Services

Approved July 2023

Updated Legislative Platform

Adopted Feb 2024

Involvement with Contract  
Cities, The League, SBCCOG,  
NLC, SCAG, and various other  
legislative partners

Ongoing

## GOAL

Continue legislative  
advocacy efforts  
and regional  
influence and  
engagement

### IN PROGRESS

Continue work related to  
oversight of the Navy Fields  
use by Lomita Little League

In negotiations

Continued Coordinated  
Legislative Efforts with  
Network of Advocacy  
Partners

Ongoing

Continued monitoring and  
communicating formal  
positions on proposed bills  
to State and Federal  
representatives

Ongoing

Continued involvement  
with Contract Cities, The  
League, COG, NLC, SCAG,  
and various other and other  
regional entities

Ongoing

Continue stormwater  
discharge discussions with  
neighboring cities

Ongoing

## GOAL

Resilience and learning from the pandemic to build a city that can withstand a crisis

## COMPLETED

Expanded Hybrid Meeting and Event Capabilities at city facilities

April 2020

Enhanced online presence with a new and improved City website and social media

Launched November 2021

Updated FEMA Approved Safety Element

Adopted Dec 2021

Council Chamber Audio Visual Upgrades

Completed Nov 2022

Ordinances Permitting Outdoor Dining, Drive-up Customer Loading Spaces & Time-Limited Parking Spaces

In Effect June 15, 2023

Online permitting system for all planning and public works discretionary and ministerial applications

Implemented May 18, 2023

Renewed agreement with American Red Cross

Approved Aug 2023, first Area G city

**Note: The COVID-19 Recovery Ad Hoc Committee was formed 3/30/21, renamed City Resiliency Ad Hoc Committee 12/6/22, and dissolved 12/5/2023**



## GOAL

Resilience and learning from the pandemic to build a city that can withstand a crisis

## IN PROGRESS

Upcoming Free Residential Smoke Alarm Installations  
Scheduled May 4, 2024

Updating Local Hazard Mitigation Plan  
Anticipated Adoption Dec 2024

Area G and Alert South Bay Meetings, Trainings, & Drills  
Ongoing

Emergency Preparedness Public Outreach  
Ongoing

Regular contact with public safety partners for situational awareness  
Ongoing

Review and update of emergency plans  
Ongoing

Monitoring for grant opportunities to fund mitigation efforts  
Ongoing

**Note: The COVID-19 Recovery Ad Hoc Committee was formed 3/30/21, renamed City Resiliency Ad Hoc Committee 12/6/22, and dissolved 12/5/2023**

February 26, 2024, SP, CC Mitg. Page #57

## GOAL

Continue to  
improve streets  
and water lines

48% of respondents indicated  
being very or somewhat  
satisfied with maintenance of  
local streets and sidewalks

3% increase from 2018

## COMPLETED

Updated Water Master Plan  
Completed February 2022

Adopted Five-year Capital  
Improvement Plan 2022-2027  
Completed June 2022

Street Reconstruction in  
Zones C & F  
Completed April 2023

Second Potable Well  
Evaluation  
Completed Nov 2023

## GOAL

Continue to  
improve streets  
and water lines

48% of respondents indicated  
being very or somewhat  
satisfied with maintenance of  
local streets and sidewalks

3% increase from 2018

## IN PROGRESS - STREETS

Citywide School  
Loading Zone Study  
Grant Awarded Oct  
2023

247th St Area Water  
Main Replacement  
Project  
Construction Bid  
Released Feb 2024

Pavement Management  
Update  
Anticipated Completion  
June 2024

Sidewalk Repair  
Program  
Partially Complete,  
Remaining Scheduled  
Dec 2024

Street & Water Line  
Improvements Zone G  
In Design

Intersection  
Improvements at  
Walnut/253rd/Ebony  
and Walnut/Bland  
Scheduled FY 26-27

Narbonne Ave/PCH  
Street Rehabilitation  
Scheduled FY25-26

W. Lomita Blvd Pipeline  
Upsizing  
Scheduled FY25-27

PCH Pipeline Upsizing  
Scheduled FY25-26

Street Improvements  
Zones A, D, & E  
Scheduled FY27-32

# PAVEMENT MANAGEMENT PLAN

Rank	2021 PCI	2017 PCI	2014 PCI	2011 PCI	Miles
Arterials	<b>85.2</b>	73.7	70.2	66.8	3.5
Locals	<b>69.5</b>	68.1	59.2	56.9	28.5
	<b>72.5</b>	69.3	61.8	59.2	32.0

PCI	Condition
86 - 100	Excellent
<b>71 - 85</b>	<b>Very Good (Lomita 2021)</b>
56 - 70	Good (Lomita 2011, 2014 and 2017)
41 - 55	Fair
26 - 40	Poor
11 - 25	Very Poor
0 - 10	Failed

## GOAL

Continue to  
improve streets  
and water lines  
(cont.)

48% of respondents indicated  
being very or somewhat  
satisfied with maintenance of  
local streets and sidewalks

3% increase from 2018

## IN PROGRESS - WATER

Downtown Lomita  
Stormwater Project  
In Design

Narbonne Avenue/PCH  
Water Pipe Replacement  
Scheduled FY24-25

Narbonne Ave Pipeline  
Upsizing  
Scheduled FY25-26

W. Lomita Blvd Pipeline  
Upsizing  
Scheduled FY25-27

PCH Pipeline Upsizing  
Scheduled FY25-26

Annual Pipe Rehab and  
Replacement  
Ongoing

## GOAL

Continue to  
improve water  
quality

57% of respondents indicated  
being very or somewhat  
satisfied with Lomita's water  
service

15% increase from 2018

## COMPLETED

Developed an approved  
Capital Improvement  
Master Plan  
**Completed June 2022**

Resumed CWPF Public  
Water Tours in July 2022  
**Next Tour April 2024**

Installed an emergency  
generator at Appian Way  
Station  
**Anticipated Completion  
April 2024**

## GOAL

Continue to  
improve water  
quality

57% of respondents indicated  
being very or somewhat  
satisfied with Lomita's water  
service

15% increase from 2018

## IN PROGRESS

Cypress Water  
Production Facility  
Upgrades with GAC

Anticipated Completion  
Summer 2024

2<sup>nd</sup> Potable Well  
Evaluation

Future Project

Zones 2 and 3 Booster  
Feasibility Study

Scheduled FY24-25

Pressure Zone Boundary  
Modification Study

Scheduled FY24-25

New Interconnection at  
Narbonne Avenue /Oak  
Street PRS Study

Scheduled FY24-25

Water Quality Sample  
Station Upgrades

Scheduled FY26-27

## OTHER MAJOR PROJECTS UNDERWAY

Recruitment of a  
Successor City  
Manager  
On Going

FY 24-26 Budget  
Preparation  
On Going

Organic Waste  
Collection  
On Going

Agenda Management  
Program  
On Going

Citywide Refuse Collection  
and Street Sweeping  
Changes  
Public outreach to begin  
summer 2024

Circle of Honor Redesign  
Unveiling anticipated with  
60<sup>th</sup> celebrations or time  
capsule reveal



## OTHER MAJOR PROJECTS UNDERWAY (cont.)

Stephenson Center  
Maintenance Project

In Design

Tom Rico Center  
Roof Replacement  
Project

In Design

Tom Rico Center  
Women's Restroom  
Maintenance Project

In Design

Railroad Museum  
Maintenance Project

In Design

Appian Way Pump  
Station Roof  
Replacement

In Design

## OTHER MAJOR PROJECTS UNDERWAY (cont.)

Resurface Basketball  
and Tennis Courts

Scheduled FY24-25

Zone 2 & 3 Booster  
Feasibility Study

Scheduled FY25-26

Pressure Zone  
Boundary Modification  
Study

Scheduled FY25-26

Water Quality Sample  
Station Upgrades

Scheduled FY26-27

Picnic Shelter  
Replacement at  
Lomita Park

Scheduled FY24-25

## OTHER MAJOR PROJECTS UNDERWAY (cont.)

Sewer System  
Management Plan  
Audit

Anticipated  
completion July 2024

Pickleball

6-month pilot  
program to begin  
Summer 2024

Park Bench & Table  
Replacements at Hathaway  
& Lomita Parks

Completed tables June  
2023, Benches FY25-26

Installation of  
Additional EV  
Chargers

Scoping & Seeking  
Grants

Landscape  
Maintenance District  
Refurbish

Scoping

# SUMMARY OF COMMUNITY SATISFACTION

Percentage indicates “very or  
somewhat” level of  
satisfaction.

## 5% INCREASE

87% view Lomita as  
good or excellent place  
to live

## 10% INCREASE

29% said the quality of  
life has become better  
in the past five years

## 15% INCREASE

57% satisfaction with  
water services

## 12% INCREASE

65% satisfaction with  
tree trimming

## 10% INCREASE

76% satisfaction with  
Special Events

## 9% INCREASE

72% satisfaction with  
public outreach

## 8% INCREASE

55% satisfaction with  
revitalization of  
downtown and PCH

## 7% INCREASE

52% satisfaction with  
youth & adult  
recreational programs

## 3% INCREASE

48% satisfaction with  
street & sidewalk  
maintenance

## 1% INCREASE

82% satisfaction with  
recycling and waste  
collection

## 5% DECREASE

In perceived water  
quality issues

## 8% DECREASE

in perceived street  
condition concerns

## SUMMARY OF COMMUNITY SATISFACTION

Q: What do you think is the most serious issue facing residents of Lomita?

**11% INCREASE**

21% perceive homelessness as a serious issue

**9% INCREASE**

23% perceive property crimes & burglaries as a serious issue

**2% INCREASE**

13% perceive cost of housing as a serious issue

## RECOMMENDATION



Receive and file the 2023 Community Survey results presented by FM3 research; and



Review and discuss existing City Council goals.



Provide staff with further direction.

# CURRENT GOALS

Continue to Improve  
Streets and Water  
Lines

Continue to Improve  
Water Quality –  
Complete Phase I and  
Evaluate Phase II

Enhance Economic  
Development in  
Downtown and PCH

Maintain and Enhance  
Public Safety Efforts,  
Traffic Enforcement  
and Community  
Involvement

Clarify Housing  
Development and  
Design Standards

Continue Legislative  
Advocacy Efforts and  
Regional Influence and  
Engagement

Resilience and Learning  
from the Pandemic to  
Build a City that can  
Withstand a Crisis

Develop a Financing  
Plan and Kickoff the  
General Plan Update