

REGULAR MEETING OF THE LOMITA CITY COUNCIL

AGENDA

Tuesday, August 16, 2022 - 06:00 p.m.

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

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1. OPENING CEREMONIES

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

<https://us02web.zoom.us/j/89737586127>. You may enter your name when prompted to do so.

If you wish to provide public comment at either the beginning of the meeting or for a particular item, you may either (a) contact the City Clerk's Office before the meeting and provide your name or (b) utilize the "raise hand" option located under the participant's name. Once you click on this option you will be in the rotation to make a public comment. Please note, if you do not have the audio feature on your device you will need to call (669)

900-6833 and enter ZOOM Meeting ID: 897 3758 6127 then press pound (#). When prompted to enter the participation ID number press pound (#) again. To make a public comment enter "*9". The Clerk's office will be notified, and you will be announced to make a public comment. Written materials distributed to the City Council within 72 hours of the City Council meeting are available for public inspection immediately upon distribution via the City of Lomita website or by contacting the Deputy City Clerk at

labbott@lomitacity.com. In compliance with the Americans with Disabilities Act (ADA) if you need special assistance to participate in this meeting, you should contact the office of the City Clerk at (310) 325-7110 (voice) or the California Relay Service. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting. This meeting will be conducted in compliance with CDC guidelines and applicable orders of the Los Angeles County Health Officer. No meeting of the Lomita Public Financing Authority will be held on this date.

- a) Call Meeting to Order
- b) Flag Salute
- c) Invocation – Mayor Segawa

d) Roll Call

2. [APPROVAL OF AGENDA](#)

3. [PRESENTATIONS](#)

None scheduled.

4. [ORAL COMMUNICATIONS](#) [Persons wishing to speak on Consent Agenda items or subjects other than those scheduled are requested to do so at this time. In order to conduct a timely meeting, a five-minute time limit per person has been established. Government Code Section 54954.2 prohibits the Council from discussing or taking action on a specific item unless it appears on a posted agenda.](#)

5. [ORAL COMMUNICATIONS AND MEETING ATTENDANCE REPORTS FROM THE CITY COUNCIL](#) [The City Council may discuss and act upon items described under Council comments; however, items which are not on the agenda will be limited to Council reports, announcements, requests for clarification or factual information, or placement of matters on the agenda for a future meeting.](#)

6. [CITY MANAGER'S REPORT \(information only\)](#)

7. [CONSENT AGENDA](#)

All items under the Consent Agenda are considered by the Council to be routine and will be enacted by one motion in the form listed below. There may be separate discussions of these items prior to the time the Council votes on the motion. Specific items may be removed from the Consent Agenda at the request of any Council Member or staff. RECOMMENDED ACTION: That Consent Agenda Items 7a-l be approved.

- a. Motion to Waive Full Reading of Ordinances and that They be Read in Title Only
RECOMMENDED ACTION: Approve motion.
- b. Minutes of the Regular City Council Meeting of July 19, 2022, and the Special City Council Meeting of August 2, 2022
RECOMMENDED ACTION: Approve minutes.

Item #7b

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

Item #7c

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

Item #7d

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

Item #7e

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

Item #7f

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

Item #7g

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

Item #7h

- i. June 2022 Treasury & Investment Report RECOMMENDED ACTION: Receive and file the report.

Item #7i

- j. Second Reading and Adoption of Ordinance No. 837 Pertaining to Regulations Relating to Urban Lot Splits and Two-Unit Developments as Allowed by the State of California Senate Bill 9 RECOMMENDED ACTION: Adopt Ordinance. ORDINANCE NO. 837 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, ESTABLISHING REGULATIONS RELATING TO URBAN LOT SPLITS AND TWO-UNIT RESIDENTIAL DEVELOPMENTS IN SINGLE-FAMILY RESIDENTIAL ZONES AS ALLOWED BY THE STATE OF CALIFORNIA SENATE BILL 9 AND A DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (second reading)

Item #7j

- k. 2022 Most Business-Friendly City Application RECOMMENDED ACTION: Receive and file the 2022 Most Business-Friendly City application.

Item #7k

- l. Virtual City Council Meetings as Well as Virtual Meetings for All Other City Commissions and Committees Pursuant to AB 361 RECOMMENDED ACTION: Authorize remote teleconference/virtual meetings of all City of Lomita legislative bodies, including all City commissions and committees, in accordance with Assembly Bill 361 (?AB 361?), by finding that: (1) a statewide state of emergency is currently in

place; (2) state and local officials have imposed or recommended measures to promote social distancing in connection with COVID-19.

Item #71

SCHEDULED ITEMS

8. **DISCUSSION AND CONSIDERATION OF THE DRAFT 5 YEAR WATER RATES AND POSSIBLE DIRECTION FOR SETTING A RATE HEARING FOR OCTOBER 18, 2022**

Presented by Susan Kamada, Administrative Services Director, and Carla Dillon, Public Works Director RECOMMENDED ACTION: 1) Review and provide direction on the draft 5-year Water Rate Study; and 2) Direct staff to schedule a public hearing with formal notification to all property owners, as required by Proposition 218, for October 18, 2022.

Item #8

Item #8 revised as of 8/16

PUBLIC HEARINGS

9. **RECEIVE PUBLIC COMMENTS ON TRANSITION TO DISTRICT-BASED ELECTIONS UNDER THE CALIFORNIA VOTING RIGHTS ACT (CVRA) – PUBLIC HEARING 1**

Presented by Trevor Rusin, City Attorney, and Ryan Smoot, City Manager RECOMMENDED ACTION: Open the public hearing, receive input and questions regarding the process and composition of the districts, and close the public hearing.

Item #9

10. **DISCUSSION AND CONSIDERATION OF AN ORDINANCE AMENDING THE LOMITA MUNICIPAL CODE TO UPDATE REGULATIONS PERTAINING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS (continued from the July 19, 2022, City Council meeting)**

Presented by Sheri Repp Loadsman, Planner, and Lemessis Quintero, Assistant Planner RECOMMENDED ACTION: After conducting a public hearing, and after the City Attorney reads the title of the ordinance, introduce on first reading Ordinance No. 838 Amending Section 11-1.30.06 (Accessory Dwelling Units and Junior Accessory Dwelling Units) and finding the action is categorically exempt from the California Environmental Quality Act (CEQA). ORDINANCE NO. 838 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMITA AMENDING LOMITA MUNICIPAL CODE TITLE XI [(PLANNING AND ZONING, CHAPTER 1 (ZONING)], REVISING THE CITY’S REGULATIONS FOR ACCESSORY AND JUNIOR ACCESSORY DWELLING UNITS AND A DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (FIRST READING)

Item #10

11. **DISCUSSION AND CONSIDERATION OF AN ORDINANCE AMENDING THE LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING), AND GENERAL PLAN AMENDMENT NO. 2022-01 TO THE LOMITA GENERAL PLAN**

LAND USE ELEMENT TO MODIFY THE ALLOWABLE DENSITY INTENSITY WITH THE AGRICULTURAL RESIDENTIAL, LOW DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL CATEGORIES

Presented by Sheri Repp Loadman, Planner, and Lemessis Quintero, Assistant Planner
RECOMMENDED ACTION: After conducting a public hearing, and after the City Attorney reads the title of the ordinance, 1) Introduce on first reading Ordinance No. 839 Amending Lomita Municipal Code Title XI (Planning and Zoning), Chapter 1 (Zoning), Amending and Revising the City's Regulations for Article 15 - Definitions, Article 30 - Residential Zones, Article 49 - D-C (Downtown Commercial), Article 58 - Mixed Overlay District, Article 66 - Off-Street Parking, Storage and Loading, Article 70 - Zoning Ordinance Administration; 2) Adopt Resolution No. 2022-29 approving General Plan Amendment 2022-01; and 3) Determine that the actions are categorically exempt from the California Environmental Quality Act. ORDINANCE NO. 839 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMITA AMENDING LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING, CHAPTER 1 (ZONING), AMENDING AND REVISING THE CITY'S REGULATIONS FOR ARTICLE 15 - DEFINITIONS, ARTICLE 30 - RESIDENTIAL ZONES, ARTICLE 49 D-C (DOWNTOWN COMMERCIAL), ARTICLE 58 - MIXED OVERLAY DISTRICT, ARTICLE 66 OFF-STREET, PARKING, STORAGE AND LOADING, ARTICLE 70 - ZONING ORDINANCE ADMINISTRATION AND A DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). (FIRST READING)

Item #11

- 12. 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 72 hours prior to the meeting at the following locations: Lomita City Hall lobby and outside bulletin board, Lomita Parks and Recreation, and uploaded to the City of Lomita website <https://lomitacity.com/agendas-minutes/>. Date Posted: August 12, 2022**

Item #8 revised as of 8/16

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