

**MINUTES
REGULAR MEETING
LOMITA CITY COUNCIL
TUESDAY, MARCH 21, 2023**

1. OPENING CEREMONIES

a. Call Meeting to Order

The regular meeting of the Lomita City Council was called to order by Mayor Waite at 6:03 p.m. on Tuesday, March 21, 2023, in the Council Chambers at Lomita City Hall, 24300 Narbonne Avenue, Lomita, California.

b. Flag Salute

Mayor Pro Tem Uphoff led the salute to the flag.

c. Invocation

Mayor Pro Tem Uphoff gave the invocation.

d. Roll Call

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

ABSENT: None

STAFF PRESENT: City Manager Smoot, Assistant City Manager Sugano, City Attorney Rusin, Community and Economic Development Director Rindge, Administrative Services Director Kamada, Public Works Director Dillon, Senior Management Analyst Hernandez, and Deputy City Clerk Abbott

2. APPROVAL OF AGENDA

Council Member Segawa made a motion, seconded by Mayor Pro Tem Uphoff to approve the agenda.

MOTION CARRIED by the following vote:

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

NOES: None

ABSENT: None

3. PRESENTATIONS

The City Council recognized and thanked current Housing Authority Commissioners Rosemary Hart and Judi Larson and former Commissioner Deborah Louviere, and presented them with Team Lomita jerseys.

4. ORAL COMMUNICATIONS

Mayor Waite announced the time for public comments on Consent Agenda items or subjects other than those scheduled. There being no requests to speak, Mayor Waite closed oral communications.

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

Council Member Segawa reported on the following:

- Recent South Coast Botanic Garden Children and Family Garden Groundbreaking

Mayor Pro Tem Uphoff reported on the following:

- March 8 – Lomita Sheriff's Station BBQ Fundraiser
- March 9 – California Department of Housing & Community Development Future Regional Housing Needs Assessment (RHNA) Allocation Kickoff Webinar
- March 9 – South Bay Cities Council of Governments (SBCCOG) Transportation Steering Committee Meeting
- March 13 – SBCCOG Board Meeting
- March 15 – L.A. County Response to Homelessness Meeting
- March 15 – League of California Cities Legislative Briefing on 2023 Bills
- March 17 – League of California Cities Community Services Policy Committee Meeting

Council Member Gazeley reported on the following:

- Recent Civilian Oversight Commission Report – Request from the Association for Los Angeles Deputy Sheriffs (ALADS) for a letter from the Council to the L.A. County Board of Supervisors opposing the recommended rotation of deputies every five years (City Manager Smoot will soon bring an item before the City's Legislative Committee with a recommendation to the Council)

Council Member Waronek reported on the following:

- March 1 – California Contract Cities Association (CCCA) Board of Directors Meeting
- March 10 – South Bay Legislative Forum at Cal State Dominguez Hills
- March 6-9 – CCCA Annual Legislative Trip to Washington D.C.
- March 16 – Lomita Chamber of Commerce Board Meeting
- Announced the 18th Annual Golden Apple Awards, sponsored by the Lomita-Harbor City Kiwanis Club, on May 5, 2023

Mayor Waite had nothing to report.

6. CITY MANAGER'S REPORT (information only)

City Manager Smoot announced the Annual Lomita Easter Egg Hunt at Lomita Park on Saturday, April 8, 2023.

7. CONSENT AGENDA

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

Council Member Segawa made a motion, seconded by Council Member Waronek to approve the recommended action.

MOTION CARRIED by the following vote:

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

Approved the following Consent Agenda items:

- 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. January 2023 Treasury & Investment Report

RECOMMENDED ACTION: Receive and file the report.

- i. Quarterly Financial Report

RECOMMENDED ACTION: Receive and file the report.

- j. Second Reading and Adoption of Ordinance No. 845 for Zoning Text Amendment No. 2023-01 Amending Lomita Municipal Code Title XI (Planning and Zoning) to Ensure Consistency with State Law

RECOMMENDED ACTION: Adopt Ordinance.

ORDINANCE NO. 845 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, APPROVING ZONE TEXT AMENDMENT 2023-01 AMENDING VARIOUS SECTIONS OF LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING) TO ENSURE CONSISTENCY WITH STATE LAW REGARDING SUPPORTIVE, TRANSITIONAL, AND EMPLOYEE HOUSING, LOW-BARRIER NAVIGATION CENTERS, REASONABLE ACCOMMODATION, COVERED PARKING, SENIOR PLANNED UNIT DEVELOPMENTS, EMERGENCY SHELTERS, AND SUBSTANDARD LIVING CONDITIONS, AS WELL AS THE STRIKING OF UNUSED EXISTING ZONING DISTRICTS, AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

- k. Second Reading and Adoption of Ordinance No. 846 to Amend Chapter 5 (Administrative Citations and Penalties) of Title I of the Lomita Municipal Code to Alter the Provisions and Procedures Related to Administrative Citations

RECOMMENDED ACTION: Adopt Ordinance.

ORDINANCE NO. 846 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, AMENDING CHAPTER 5 OF TITLE I OF THE LOMITA MUNICIPAL CODE TO ALIGN WITH NEW REGULATIONS IN ENFORCING ADMINISTRATIVE CITATIONS TO ACHIEVE COMPLIANCE AND FINDING THE SAME EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

- l. Purchase of Electric Vehicle for Public Works Water Division

RECOMMENDED ACTION: Authorize purchase of a Chevy Bolt EV.

- m. 2022 Annual Housing Element Progress Report

RECOMMENDED ACTION: Receive and file the City's 2022 Annual Housing Element Progress Report.

n. Geographic Information System (GIS) Services

RECOMMENDED ACTION: 1) Authorize participation in LARIAC; 2) Approve the Services for ESRI to provide ArcGIS Subscriptions; 3) Authorize the City Manager and City Clerk to execute an agreement for GIS consulting services, in a form approved by the City Attorney, for an amount less than \$20,000; and 4) Appropriate \$30,337 for GIS-related services in FY22-23.

8. SCHEDULED ITEMS

a. **DISCUSSION AND CONSIDERATION OF ALLOWING MURALS ON PRIVATE PROPERTY**

RECOMMENDED ACTION: Discuss and, if desired, provide staff direction to return with an ordinance further permitting and regulating murals on private property within the City.

Director Rindge presented the staff report per the agenda material. She stated that since July 1, 2021, the City has spent \$27,150.00 removing graffiti from private property. Staff have received requests for mural installation as a means to deter future or continuous graffiti, citing success in other cities. Staff researched 23 other in-state and out-of-state cities and compiled a list of elements from ordinances that Director Rindge outlined with staff recommendations.

There was brief Council discussion about locations of the murals, upkeep, subject matter, design standards, and the possibility that murals will draw more visitors to the City.

There being no requests from the public to speak on this item, it was Council consensus for staff to bring back a draft ordinance on the item for consideration, to include elements relative to concerns discussed this evening.

9. PUBLIC HEARINGS

a. **PUBLIC HEARING #3 TO RECEIVE PUBLIC COMMENTS ON DRAFT MAPS AND THE TRANSITION TO DISTRICT-BASED ELECTIONS UNDER THE CALIFORNIA VOTING RIGHTS ACT**

RECOMMENDED ACTION: 1) Receive the staff report and presentation on the Draft Maps; 2) Conduct the third Public Hearing to obtain public input and provide direction to staff on recommended changes to the Draft Maps, if any; and 3) Approve the Draft Maps for circulation to the public for comment.

City Attorney Rusin introduced the item. He stated that this is the third public hearing of four required as a part of the process for the City to consider the move to districts. City Manager Smoot introduced Kylie Sun, Business Analyst with Tripepi Smith, and Andrew Westall, Principal with Bear Demographics & Research, to give the presentation.

Ms. Sun reported that the City launched a webpage dedicated to districting on the existing City website which includes information on the districting process, a schedule of public hearings and workshops, and mapping tools. Other outreach efforts included publishing 25 social media posts on all of the City's social media platforms in both English and

Spanish, bilingual flyers and press releases, and contact with 30 community leaders via email and phone to encourage them to get involved in the process and to keep them informed. There were also two community workshops held—one hybrid and the other in-person. Outreach efforts will continue throughout the process.

Mr. Westall stated that there were eleven draft maps submitted for consideration. Input from all maps submitted was taken into consideration along with ensuring that each district contains some type of park, school, and commercial street such as Lomita Boulevard, Narbonne Avenue, or Pacific Coast Highway. Some of Lomita's blocks are very long so that too was a consideration.

He presented three draft maps for Council consideration which fulfill the legal requirements of meeting census population voting age population and citizens voting population from the American Community Survey. Draft map #1 has a 5.8 deviation, draft map #2 has a 3.4 deviation with more equalization of the population, and map #3 has a 4.2 deviation.

Council Member Waronek stressed the importance of keeping distinct neighborhoods together in a district as communities of interest. Mayor Waite shared the same community of interest concerns in areas with large apartment complexes and condominiums, particularly south of Pacific Coast Highway.

There was Council discussion about the difficulty of getting residents to run for Council, the personal costs incurred by Council Members, and Council salaries. Council also expressed their concern with having to go through the process of districting for such a small city of less than two square miles. It was the consensus of the Council for staff to bring back an item to discuss Council compensation, and another item to discuss ways to encourage community interest in running for office.

Mayor Waite opened the public hearing at 7:17 p.m.

Lomita resident Barbara Barker spoke briefly regarding the California Voting Rights Act and its aim of making sure that minorities in every community have a voice.

As there were no further requests from the public to speak on this item, Mayor Waite closed the public hearing at 7:19 p.m. and brought the item back for further discussion.

Mr. Westall stated that all three of the maps presented met the requirements of State and Federal law including the California Voting Rights Act and the California FAIR Maps Act. He clarified the Council's desire to create an additional map to address the concerns brought up by Council Member Waronek to present at the final public hearing on April 18, 2023. He stated that the public would be able to continue to submit maps until April 4, 2023, and the fourth draft map would be on the City's website by April 11, 2023, for public review.

Council Member Waronek wanted the record to show that although he has a Polish surname, he identifies as half Mexican.

Mayor Pro Tem Uphoff made a motion, seconded by Council Member Segawa to approve the draft maps for circulation to the public for comment, including adding a fourth map for consideration available on the website by April 11, 2023.

MOTION CARRIED by the following vote:

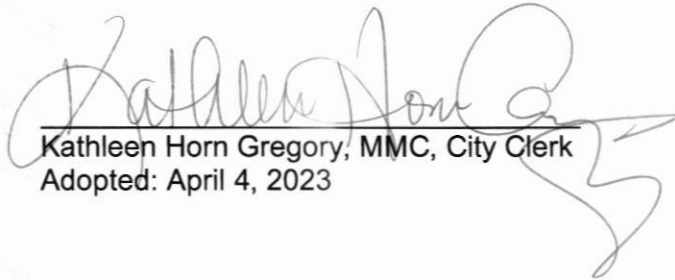
AYES: Council Members: Gazeley, Segawa, Waronek, Mayor Pro Tem Uphoff, and
Mayor Waite

NOES: None

ABSENT: None

10. ADJOURNMENT

The City Council adjourned, in memory of Vivian Peightal, long-time member of the Lomita Historical Society, and Mayor Pro Tem Uphoff's father-in-law, John Conner, at 7:26 p.m.



Kathleen Horn Gregory, MMC, City Clerk
Adopted: April 4, 2023