

**MINUTES OF THE  
LOMITA CITY COUNCIL  
REGULAR MEETING  
TUESDAY, AUGUST 15, 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 6:05 p.m. on Tuesday, August 15, 2023, in the Council Chambers at Lomita City Hall, 24300 Narbonne Avenue, Lomita, California.

b. Flag Salute

Council Member Waronek led the salute to the flag.

c. Invocation

Council Member Waronek gave the invocation.

d. Roll Call

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

**ABSENT:** Council Member Gazeley

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

e. Closed Session Report

City Attorney Rusin stated that the Council met in open session at 5:30 p.m. and recessed to closed session to discuss the following item:

**CONFERENCE WITH LABOR NEGOTIATORS**

**Pursuant to Government Code Section 54957.6**

**City Designated Representative:** Gary Sugano, Assistant City Manager

**Employee Organization:** Lomita City Employees Association

All Council Members with the exception of Council Member Gazeley were present and there was no reportable action taken.

## **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: Segawa, Waronek, Mayor Pro Tem Uphoff, and Mayor Waite

NOES: None

ABSENT: Council Member Gazeley

## **3. PRESENTATIONS**

Mayor Waite presented certificates of recognition to Parks and Recreation staff who worked to reestablish the Teen Program after a three-year hiatus.

The Council spoke in appreciation of Parks staff, and Mayor Waite thanked the local businesses who sponsored the Lomita Teen Program.

Emma Kelley, Recreation Manager, spoke of her pride in the staff members honored this evening.

## **4. ORAL COMMUNICATIONS**

Mayor Waite announced the time for public comments on consent agenda items or subjects other than those scheduled.

Ian Michael May, Special Assistant with the L.A. County Assessor's Office, shared statistics from the 2023 Valuation Report.

Teresa Roby, Shelter Readiness Volunteer with the American Red Cross, thanked the City for renewing the agreement this evening (item 7j) that designates the Tom Rico Center as an emergency shelter. She spoke about various programs and services offered by the Red Cross, and thanked the City for its partnership.

George Kivett, Lomita resident, suggested that the City's website highlight only Lomita businesses in its "business directory" section. He also thanked the community for passing out flyers for a recently missing teen and reported that she had been found safe. He noted a recent study relative to the Palos Verdes Fault and urged earthquake preparedness.

There being no further 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:

- July 19 – California Contract Cities Association (CCCA) Board of Directors Meeting
- July 25 – GPAC Workshop

- August 1 – National Night Out
- August 8 – Post-Founders Day Meeting

Mayor Pro Tem Uphoff reported on the following:

- July 19 – CCCA Board of Directors Meeting
- July 22 – Lemonade Day
- August 1 – National Night Out
- August 3 – Cal Cities Installation of 2023-2024 Officers

Council Member Waronek reported on the following:

- July 22 – Lemonade Day
- August 1 – National Night Out
- August 5 – Former Mayor/Council Member Chuck Belba's 90<sup>th</sup> Birthday
- August 16 – CCCA Board of Directors Meeting
- Announced the Lomita Sheriff's Station BBQ Fundraiser on August 19
- Announced the 9<sup>th</sup> Annual Lomita-Harbor City Kiwanis Club Spaghetti Dinner Fundraiser for Lomita Sheriff's and Fire Stations on August 25
- Wished to invite new Salvation Army Major Tim Smith to the next Council meeting
- Asked City Manager Smoot to reach out to the City of Torrance relative to its opposition to expanding the Metro Green Line to Torrance

Mayor Waite reported on the following:

- July 19 – Public Safety and Traffic Commission's Traffic Calming Workshop
- July 19 – CCCA Board of Directors Meeting
- July 19 – Joint Powers Insurance Authority Annual Board Meeting
- July 22 – Lemonade Day
- August 9 – Dinner with Mayor Karen Bass, L.A. County Supervisor Janice Hahn, and other local mayors to discuss transportation safety and homelessness issues

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

City Manager Smoot announced the Lomita Sheriff's Station BBQ Fundraiser on August 19.

## 7. CONSENT AGENDA

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

Council Member Waronek requested to abstain from voting on item 7q.

Council Member Segawa made a motion, seconded by Mayor Pro Tem Uphoff to approve Consent Agenda Items 7a-7p.

**MOTION CARRIED** by the following vote:

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

**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. Minutes of the Regular City Council Meetings of May 2, 2023, and June 6, 2023

**RECOMMENDED ACTION:** Approve minutes.

- c. Warrants/Payroll Register

**RECOMMENDED ACTION:** Approve and file Warrants/Payroll Register.

- d. Monthly Report for the Administrative Services Department

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

- e. Monthly Report for the City Manager's Department

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

- f. Monthly Report for the Community and Economic Development Department

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

- g. Monthly Report for the Recreation and Facilities Division

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

- h. Monthly Report for the Public Works Department

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

- i. July 2023 Treasury & Investment Report

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

- j. Facility Use Agreement with American Red Cross for use of the Tom Rico Center as an Emergency Shelter

**RECOMMENDED ACTION:** Approve the agreement and authorize the City Manager to execute the agreement.

- k. Fiscal Year (FY) 2022/23 Quarterly Financial Report

**RECOMMENDED ACTION:** Receive and file the Fiscal Year (FY) 2022/23 Preliminary Quarterly Financial Report Fourth Quarter Ending June 30, 2023.

- l. Adoption of Resolution Confirming the Annual Appropriations Limit for Fiscal Year 2023/2024

**RECOMMENDED ACTION:** Adopt Resolution No. 2023-16 confirming the Annual Appropriations Limit for Fiscal Year 2023/2024

**RESOLUTION NO. 2023-16 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, CONFIRMING THE FACTORS USED FOR CALCULATING THE ANNUAL APPROPRIATION LIMIT FOR FISCAL YEAR COMMENCING JULY 1, 2023, AND ENDING JUNE 30, 2024**

- m. Resolution of Public Convenience and Necessity Relative to Conditional Use Permit No. 326, for the Sale of Beer, Wine, and Distilled Spirits for Grocery Outlet Located at 2155 Pacific Coast Highway within the C-R (Commercial Retail)

**RECOMMENDED ACTION:** Adopt resolution and find the action exempt from the California Environmental Quality Act.

**RESOLUTION NO. 2023-17 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, RESOLVING THE PUBLIC CONVENIENCE AND NECESSITY OF AN ABC LICENSE FOR THE SALE OF BEER, WINE, AND DISTILLED SPIRITS FOR OFF-SITE CONSUMPTION AT 2155 PACIFIC COAST HIGHWAY AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

- n. Agreement with Tripepi Smith to Provide General Communications Support

**RECOMMENDED ACTION:** Approve the agreement and authorize the City Manager to execute the agreement.

- o. Amendment to Agreement with Project Partners for Public Works Staffing Support

**RECOMMENDED ACTION:** Approve the Second Amendment to Agreement 2022-58 with Project Partners for engineering services related to capital projects and staff support for a total amount not to exceed \$529,000 inclusive of previously approved funding, extend the contract duration through June 30, 2024, and authorize the City Manager to execute the Amendment.

- p. Skypark Commercial Properties Update

**RECOMMENDED ACTION:** Receive and file the project update from the Los Angeles Regional Water Quality Control Board regarding the Skypark Commercial Properties (Assessor Parcel No. 7377-006-906), 24701 – 24777 Crenshaw Boulevard and 2530, 2540, and 2600 Skypark Drive, Torrance, California (SCP NO. 1499).

**PULLED FOR SEPARATE CONSIDERATION**

- q. Authorize Reimbursement for Expenditures Submitted by Council Member Waronek Related to Mileage, Meetings, and Conferences That Have Been Submitted Beyond 30 Days as Required by the City's Travel and Reimbursement Policy

**RECOMMENDED ACTION:** Review and, if desired, authorize the reimbursement for expenditures for travel, mileage, and other expenses that have been submitted beyond

30 days as required by the City's Travel and Reimbursement Policy; and approve an additional appropriation to the 22/23 travel and meetings budget for these expenditures.

Council Member Waronek abstained from voting on this item.

Council Member Segawa made a motion, seconded by Mayor Pro Tem Uphoff to approve Consent Agenda item 7q.

**MOTION CARRIED** by the following vote:

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

NOES: None

ABSENT: Council Member Gazeley

ABSTAIN: Council Member Waronek

## 8. SCHEDULED ITEMS

### a. **DISCUSSION AND CONSIDERATION OF DESIGNATING A VOTING DELEGATE AND ALTERNATE FOR THE ANNUAL LEAGUE OF CALIFORNIA CITIES CONFERENCE AND POSSIBLE CANCELLATION OR ADJOURNMENT OF THE REGULAR CITY COUNCIL MEETING SCHEDULED FOR TUESDAY, SEPTEMBER 19**

**RECOMMENDED ACTION:** Designate a Voting Delegate and Alternate(s) for the League of California Cities Annual Conference and Expo, September 20-22, 2023, in Sacramento; and consider canceling or adjourning the regular City Council meeting to a date specific.

City Manager Smoot stated that resolutions for consideration at the conference would be shared with the Council beforehand.

Council Member Waronek made a motion, seconded by Council Member Segawa to designate Mayor Pro Tem Uphoff as voting delegate, Mayor Waite as alternate, and Council Member Waronek as second alternate, for the annual League of California Cities conference.

**MOTION CARRIED** by the following vote:

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

NOES: None

ABSENT: Council Member Gazeley

After brief discussion, it was Council consensus to keep the regular meeting date of September 19, 2023.

## 9. PUBLIC HEARINGS

- a. **DISCUSSION AND CONSIDERATION OF ZONING TEXT AMENDMENT NO. 2023-08, AN ORDINANCE OF THE CITY COUNCIL APPROVING ZONING TEXT AMENDMENT 2023-08 AMENDING VARIOUS SECTIONS OF LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING) TO REGULATE MURALS CITYWIDE** (first reading)

**RECOMMENDED ACTION:** After the City Attorney reads the title, and after receiving public comment, if any, introduce on first reading Ordinance No. 855 - Zoning Text Amendment 2023-08 and find the item exempt from the California Environmental Quality Act (CEQA).

Director Rindge presented the staff report per the agenda material. She stated that art can be inviting and it creates a sense of place; mural art also helps deter graffiti. The draft ordinance was presented to the Planning Commission on July 10, and it was recommended for Council approval without any amendments. All murals will require Planning Commission approval.

Mayor Waite opened the public hearing at 6:59 p.m.

George Kivett, Lomita resident, spoke in favor of zone text amendment, and stated that graffiti is a big issue in the City. He expressed concerns with ongoing maintenance and urged that all murals be family friendly.

As there were no further requests from the public to speak on this item, Mayor Waite closed the public hearing at 7:00 p.m. and brought the item back to the Council for further discussion.

Brief discussion was held relative to allowing incidental art, such as integrating a small business logo into the design. Director Rindge stated that such mural elements would be permissible.

Mayor Waite invited a motion.

Council Member Segawa made a motion, seconded by Council Member Waronek to introduce on first reading Ordinance No. 855 - Zoning Text Amendment 2023-08, and find the item exempt from the California Environmental Quality Act (CEQA).

City Attorney Rusin read the title of the ordinance to be introduced.

**MOTION CARRIED** by the following vote:

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

NOES: None

ABSENT: Council Member Gazeley

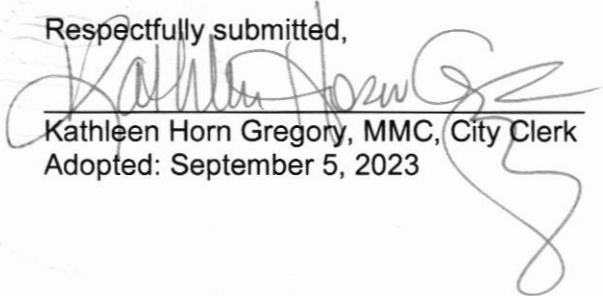
**Introduced the following titled ordinance:**

**ORDINANCE NO. 855 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, APPROVING ZONE TEXT AMENDMENT 2023-08 AMENDING VARIOUS SECTIONS OF LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING) TO REGULATE MURALS CITYWIDE AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**10. ADJOURNMENT**

There being no further business to discuss, Mayor Waite adjourned the meeting at 7:05 p.m.

Respectfully submitted,



Kathleen Horn Gregory, MMC, City Clerk

Adopted: September 5, 2023