1. OPENING CEREMONIES
   a. Call Meeting to Order
      A regular meeting of the Lomita City Council was called to order at 6:30 p.m., on
      Wednesday, August 27, 2014, in the Council Chambers, at Lomita City Hall, 24300
      Narbonne Avenue.
   b. Flag Salute
      Mayor Savidan led the salute to the flag.
   c. Invocation
      Councilmember Traina gave the invocation.
   d. Roll Call
      Those responding to roll call by Interim Assistant City Clerk Schwartz were
      COUNCILMEMBERS: Gazeley, Traina, Waronek, Mayor Pro Tem Sanchez, and
      Mayor Savidan. Also present were City Manager Rock, City Attorney Hogin, Parks
      and Recreation Director Harding, Acting Public Works Director Shahbazi, Principal
      Planner Velasco, Administrative Services Director Chavez, and Interim Assistant City
      Clerk Schwartz.

2. APPROVAL OF AGENDA
   Councilmember Gazeley moved to approve the agenda. Councilmember Waronek
   seconded the motion, which carried unanimously.

3. PRESENTATIONS
   Mayor and Council presented Certificates of Recognition to the 2014 Lomita Little
   League Board of Directors and a check in the amount of $1,000.

4. ORAL COMMUNICATIONS
   1. Joe McGrath, resident of Lomita, requested a change to his comments from the
      previous City Council Meeting of August 13, 2014.
   2. Cindy Segawa, resident of Lomita, stated her comments during oral
      communications are made solely from herself. She noted the various meetings
      Council attends and asked that the Council bring back any and all supporting
      information that may be helpful to the City of Lomita.
3. Dana Owen, resident of Lomita, spoke in regards to Oak Street and needed improvement to the street. City Manager Rock stated that Oak Street is on next year’s capital improvement project list to be repaired.

4. Esther Hatch, resident of Lomita and President of the PTA at Lomita Elementary, encouraged the public and Council to join the Lomita Magnet Parent Teacher Association (PTA) and invited Council to attend the Ice Cream Social event on October 10, 2014.

5. Laura Walters, Los Angeles County Fire representative, informed and encouraged the public to be aware of the current water swells and strong rip currents along the coast due to hurricane Maria.

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

Councilmember Traina stated he had spoken to City Manager Rock regarding the current water situation and the TDS level in the City’s blended water, and asked the City Manager to see if we can find ways to improve it. City Manager Rock assured Councilmember Traina that he would look into his request. He thanked Staff for providing a list of open items that have been presented to Council at the various Council meetings and would like to add additional items that were previously discussed, such as Economic Development; options of what to do with the runoff water from the hydrant flushing; Traffic Study at PCH & Narbonne Avenue, Core Value Statement language; inviting religious leaders to give the invocation at Council meetings, and shopping local in Lomita.

Councilmember Waronek announced his attendance at the California Contract Cities Association meeting last week, and that he will be attending the League of California Cities Annual Conference in Los Angeles. He commented on Council attending these type of meetings stating that it is important for Council to stay connected and see what other cities are doing that could benefit Lomita. He thanked all those who attended and participated in the 5th Annual Spaghetti Dinner event supporting the Fire and Sheriff’s Department held at the Lomita Kiwanis Club. He noted that the monies raised help purchase the type of equipment used by the Fire Department that recently helped save a life. He also announced every Monday night the Kiwanis Club is having bingo at 6:00 p.m.

Mayor Pro Tem Sanchez announced his attendance at the 5th Annual Spaghetti Dinner event last week, the CERT refresher course held at City Hall and encouraged the public to call City Hall and sign-up for future classes. He stated that at the water subcommittee meeting the subject was brought up about TDS levels and how difficult it is to lower the levels due to the current imported water being received by the city. He also commented on Council attending various regional meetings and its importance. He specifically mentioned AB 1147 Massage Therapy Act and how networking and keeping regional and state communication open helped get the bill through the legislature.
Councilmember Gazeley also commented on the AB1147 Massage Therapy Act and the impact it could have on the City of Lomita. He announced that he and City Manager Rock toured Space X in Hawthorne; his attendance at the Los Angeles County Sanitation District Meeting where the Water Quality Supply Infrastructure Improvement Act of 2014 was discussed and following the meeting he had met with Patrick Furey, Mayor of Torrance to discuss the South Bay Workforce Investment Network (WIN). He asked to agendize a future item to discuss a possible change from the Pacific Gateway WIN to the South Bay WIN, seconded by Mayor Pro Tem Sanchez with Councilmember Waronek agreeing. City Manager Rock recommended agendizing it for the first meeting in September 2014.

Mayor Savidan announced he attended the Helicopter Subcommittee meeting on August 19; the 5th Annual Spaghetti Dinner on August 23; a workshop on “Personnel Issues in the Workplace” hosted by the Lomita Chamber of Commerce held on August 25, and the Water Subcommittee meeting on August 26.

6. CITY MANAGER’S REPORT (Information only)

City Manager Rock announced his attendance at the Space X tour in Hawthorne; and a presentation by the Friends of the Library on the expansion and renovation of the Lomita Library. The Friends of the Library would like to give a presentation to Council at a future date. He also noted his attendance at the 5th Annual Spaghetti Dinner event. He commented on meetings Council attends noting that the majority of the meetings the Council attends are policy making boards and the commitment and time that is put into attending these meetings by Council.

7. CONSENT AGENDA

Councilmember Gazeley moved to approve Consent Calendar Items A-D, Mayor Pro Tem Sanchez seconded the motion. Motion carried unanimously.

Roll Call:

AYES: Councilmember(s): Traina, Waronek, Gazeley, Mayor Pro Tem Sanchez and Mayor Savidan

NOES: Councilmember(s): None

a. Motion to Waive Further Reading

b. Approved Minutes of the Special Meeting and Regular City Council Meeting held on August 13, 2014.


d. Approved Proclamation in Support of the American Cancer Fund for Children and Kids Cancer Connection, Inc. proclaiming September 2014 as “Childhood Cancer Awareness Month.”
PUBLIC HEARING:

8. **ZONE CHANGE NO. 2014-01**, an amendment to the City’s Zoning Map from Commercial General (C-G) to Single-Family Residential Parking (R-1-P) for the property located at 2162 248th Street (APN# 7376-016-002) and to accept the categorical exemption. Applicant: Mark Campbell (The Bay Church), 1932 Grenadier Drive, San Pedro, CA 90732

Principal Planner Velasco presented a PowerPoint giving a brief background. The project was brought before the Planning Commission for approval on August 11, 2014. In 1966 the existing zoning along Narbonne Avenue and Woodward Avenue between 248th Street and 250th Street was zoned light Manufacturing with a General Plan designation of Business Professional. In 1970 the entire block was changed to Commercial General to provide larger lots for commercial development, in 1977 the properties along Woodward Avenue were rezoned to R-1-P however this property (2162 248th Street) was not rezoned at that time. The subject lot is 4,800 square feet in size and currently vacant staff could not find original building or demolition permits; however, the applicant stated it was originally a residential use which was demolished in the 1970s, staff did find a permit for an addition to a resident which supports the fact it was previously a residential use. Applicant is wishing to sell it for residential purposes, under the proposed zoning ordinance it could be a single-family resident or a parking lot. The General Plan designation is mixed use which accommodates commercial and residential developments up to 17.4 units per acre this would not change with the proposed amendment and in the future this property could still be developed as part of a mixed use project. Ms. Velasco closed with speaking in support of the zone change.

Mayor Pro Tem Sanchez is concerned with the noise coming from the commercial business next door to the residential area, and asked if a noise study was conducted. Staff stated no noise study was conducted, but they have spoken with the business, and made them aware they are subject to the noise ordinance as with any other business.

Councilmember Traina asked if the value of the property would be affected by this proposed change. Staff stated that the applicant was present to answer any questions.

Mayor Savidan opened the item up for public comment.

**Public Comment**

Mark Campbell, representing Bay Church, asked council to support staff’s recommendation noting that they have not been successful in trying to sell the property as commercial property, and feels with the proposed change to residential it would enable them to sell to a current potential buyer. Mr. Campbell also feels this would increase revenue to the City.
1. **Lawson Pedigo, resident of Lomita**, spoke against changing the zone. He stated that this property has been vacant for many years and fears if a house is built, it will become vacant due to the noise of the business next door. This is not a good situation for the church, as they need the money from the sale of the property and it is not good for the business as it may be forced to close due to the noise complaints.

2. **Jared Sanchez, resident of Lomita**, appreciates the Mayor and Council for their hard work to make Lomita a better place for the community. He also expressed concern in changing the zone. The zone change may also affect the business owner to the point he may have to relocate. Mr. Sanchez stated that he is concerned with future businesses not being able to conduct business in Lomita due to similar zone changes as this one. He also questioned if by changing the zone it would make it easier for applicants to request zone changes.

3. **James Famighetti business owner of Farmart Welding**, stated the business has been located at this site for almost 70 years. He sympathizes with the church and suggested to require construction of an acoustic barrier such as a block wall, as everyone would reduce the noise impact.

4. **Doug Maupin developer and potential buyer for the property**, stated that he has built several projects in Lomita. He stated there is a way a house can be built that does not interfere with the business. This is a nice piece of property and a modest house can be built. He is willing to work with the church to require an acoustic wall to be built to reduce the noise. He also suggested that the buyer of the house be made aware of the noise that comes from the welding shop during normal business hours.

5. **Lynn Campbell, resident and member of the Bay Church**, stated the Bay Church is doing positive things in the community. The church attendance has increased as a result of the projects offered to the residents of Lomita. The church has been limited to what it can offer in ministry and outreach due to the economy. The sale of this property would allow the church to hire additional staff to expand its programs and meet the needs of the community. Ms. Campbell encouraged Council to approve the zone change.

Mayor Savidan closed public comment.

Mayor Pro Tem Sanchez expressed concern relative to the noise level for a family with a small child would have to deal with. He does not want to see the business shut down due to the noise levels being too high and complaints. He supports the sale of the property, but would like an acoustic analysis performed on the level of the noise.

Councilmember Traina questioned staff if a conditional use permit can be imposed on this property. Staff responded the city could not impose a conditional use permit for a zone change. Council Member Traina also expressed concern of establishing a precedent and losing commercial property throughout the city.
City Attorney Hogin stated there are two steps for this project. The first is approval of the zone change and the second is the requirement for the developer to construct an acoustic wall. Ms. Hogin pointed out the developer’s willingness to construct an acoustic wall to reduce the noise. The construction of the acoustic wall can be a condition in the proposed plan when the single family dwelling is being considered by the Council. At this time, the item before the Council is approval to rezone this property to residential use to allow for a single family dwelling on this site.

City Attorney Hogin explained the issue of precedent is more relative to individual applications. With this item the Council is looking at a legislative decision whereby the Council has broad discretion. As long as the Council acts rationally the Council can move forward, and based on the discussion, the Council is acting rationally and completely within the Council’s authority.

Mayor Pro Tem Sanchez asked City Attorney Hogin if the Council is able to impose any conditions on this property. City Attorney Hogin stated that the Council can only impose conditions on proposed development and not the zoning.

Councilmember Gazeley moved to approve the amendment to the City’s Zoning Map from Commercial General (C-G) to Single-Family Residential Parking (R-1-P) and introducing Ordinance No. 772, approving the amendment, Councilmember Waronek seconded the motion. Motion carried unanimously.

Roll Call:

AYES: Councilmember(s): Traina, Waronek, Gazeley, Mayor Pro Tem Sanchez and Mayor Savidan

NOES: Councilmember(s): None

SCHEDULED ITEMS:

9. DISCUSSION AND CONSIDERATION OF ADOPTING AN EMPLOYEE RECOGNITION PROGRAM

Administrative Services Director Chavez introduced Community Services Analyst Turner who presented the report and PowerPoint presentation relative to the Employee Recognition Program. The Quality Improvement Team was established in November 2012, and is comprised of City of Lomita employees at all staff levels. The team was tasked with developing a Vision, Mission and Core Values for the City. On March 18, 2013, Council adopted the Core Value Statement developed by the team. The team also revamped the Employee Recognition Awards Program to recognize full-time and part-time employees. The Program includes both monthly and annual recognition awards. This program will empower the employees to reach their maximum potential and to think out of the box. Creating this program will also increase customer satisfaction. Staff is seeking approval from Council to establish an Employee Recognition Program to empower employees to work together as a team in finding solutions and to show that it is great to work for the City of Lomita. Staff recommends establishing an Employee Recognition Program to acknowledge city employees who exhibit the City of Lomita Core Values.
Councilmember Traina moved to approve adopting an Employee Recognition Program with the added change to Exhibit A of the Core Values “Professionalism/Integrity” paragraph adding a period after the word “professionalism” and deleting the rest of the language, Councilmember Waronek seconded the motion. Motion carried unanimously.

Roll Call:

AYES: Councilmember(s): Traina, Waronek, Gazeley, Mayor Pro Tem Sanchez and Mayor Savidan

NOES: Councilmember(s): None

10. DISCUSSION AND CONSIDERATION TO CANCEL THE NOVEMBER 26 AND DECEMBER 24, 2014 CITY COUNCIL MEETINGS.

City Manager Rock stated the November meeting is the day before Thanksgiving and the December meeting is scheduled on Christmas Eve. Therefore, it respectfully requested that these meetings be cancelled.

Councilmember Gazeley moved to cancel the November 26 and December 24, 2014 City Council Meetings with the recommendation to authorize the City Manager to schedule a meeting if necessary, Councilmember Waronek seconded the motion. Motion carried as follows:

Roll Call:

AYES: Councilmember(s): Waronek, Gazeley, and Mayor Savidan

NOES: Councilmember(s): Triana, Mayor Pro Tem Sanchez

11. ADJOURNMENT

At 8:10 p.m. Mayor Savidan adjourned the Lomita City Council to a Regular Meeting on Wednesday, September 10, 2014 at 6:30 p.m. in memory of Bridgette Jauker former Public Safety and Traffic Commissioner.

Respectfully submitted,

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Sandra M. Medina, CMC
Interim City Clerk