

Steve Cammarata, Chair
Michael Graf, Vice-Chair
Monica Dever, Commissioner
Joaquin Santos, Commissioner
Bob Steinbach, Commissioner
Brenda Stephens, Commissioner
Jim Thompson, Commissioner



Lomita City Hall
Council Chambers
24300 Narbonne Avenue
Lomita, CA 90717
Phone: (310) 325-7110
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Next Resolution No. PC 2021-19

AGENDA
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, NOVEMBER 8, 2021
VARIOUS TELECONFERENCE LOCATIONS

SPECIAL NOTICE:

PURSUANT TO AB-361, THE COUNCIL AND THE PUBLIC MAY PARTICIPATE IN THIS MEETING VIA TELECONFERENCE. THE MEETING WILL BE HELD VIA TELECONFERENCE ONLY AND NO PHYSICAL LOCATION FROM WHICH MEMBERS OF THE PUBLIC MAY OBSERVE THE MEETING AND OFFER PUBLIC COMMENT WILL BE PROVIDED AS SOCIAL DISTANCING MEASURES ARE RECOMMENDED BY STATE AND COUNTY OFFICIALS AND MEETING IN PERSON WOULD PRESENT IMMINENT RISKS TO THE HEALTH OR SAFETY OF ATTENDEES. ALL VOTES TAKEN DURING THIS MEETING WILL BE BY ROLL CALL VOTE, AND THE VOTE WILL BE PUBLICLY REPORTED.

Access to the meeting will be available via URL: <https://us06web.zoom.us/j/85241677162> or by phone by calling 1 (669) 900 6833, Meeting ID: 852 4167 7162.

In order to effectively accommodate public participation, participants are asked to provide their comments via e-mail before 5:00 p.m. on Monday, November 8, 2021, to l.abbott@lomitacity.com. Please include the agenda item in the subject line. All comments submitted will be read into the record until the time limit of five minutes has been reached.

All votes taken during this teleconference meeting will be by roll call vote, and the vote will be publicly reported.

1. OPENING CEREMONIES

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

2. ORAL COMMUNICATIONS

Persons wishing to address the Planning Commission on subjects other than those scheduled are requested to do so at this time. Please provide your name and address for the record. In order to conduct a timely meeting, a 5-minute time limit per person has been established. Government Code Section 54954.2 prohibits the Planning Commission from discussing or taking action on a specific item unless it appears on a posted agenda.

3. CONSENT AGENDA

All items under the Consent Agenda are considered by the Commission 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 Commissioners vote on the motion. Specific items may be removed from the Consent Agenda at the request of any Commissioner or staff.

a) **APPROVAL OF MINUTES:** October 11, 2021, minutes

RECOMMENDED ACTION: Approve minutes.

PUBLIC HEARINGS

4. **ZONE TEXT AMENDMENT NO. 2021-02**, an amendment to Lomita Municipal Code Section 11-1.27.12 to establish new sign standards within the “24000 Crenshaw Boulevard Specific Plan” located at 2453 Lomita Boulevard.

APPLICANT: The Picerne Group, 5000 Birch Street, Suite 600, Newport Beach, CA 92660

PRESENTED BY: Associate Planner MacMorran

RECOMMENDED ACTION: Adopt Resolution No. 2021-19 recommending that the City Council approve Zone Text Amendment No. 2021-02 and confirm the categorical exemption.

5. **ZONE TEXT AMENDMENT NO. 2021-03**, an amendment to Lomita Municipal Code Sections 11-1.15, 11-1.45.02, 11-1.51.05, and 11-1.66.03 to define and establish parking requirements for a self-storage facility use. In addition, the amendment would remove the self-storage facility use in the Commercial General (C-G) Zone and permit a self-storage facility use, subject to a conditional use permit, in the Light Manufacturing Commercial (M-C) Zone.

APPLICANT: City of Lomita

PRESENTED BY: Associate Planner MacMorran

RECOMMENDED ACTION: Adopt Resolution No. 2021-20 recommending that the City Council approve Zone Text Amendment No. 2021-03 and confirm the categorical exemption.

6. **DISCUSSION AND CONSIDERATION OF THE 2021-2029 HOUSING ELEMENT (GPA 2021-03)**

PRESENTED BY: Planner Repp Loadsman

RECOMMENDED ACTION: 1) Open the public hearing; 2) Take testimony from interested parties; and 3) Continue the virtual public hearing to 6:00 p.m., November 15, 2021, to allow for additional public input, answer questions and provide a resolution forwarding the Planning Commission recommendation to the City Council.

SCHEDULED MATTERS

7. **COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS**

8. **PROJECT STATUS UPDATES**

OTHER MATTERS**9. STAFF ITEMS – ANNOUNCEMENTS****10. PLANNING COMMISSIONER ITEMS****11. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS**

Tuesday, December 7, 2021, and Tuesday, December 21, 2021

12. ADJOURNMENT

The next regular meeting of the Planning Commission is scheduled for Monday, December 13, 2021, at 6:00 p.m. Please note: a special Planning Commission meeting is scheduled for Monday, November 15, 2021, at 6:00 p.m.

Written materials distributed to the Planning Commissioners within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the City Clerk's office at 24300 Narbonne Avenue, Lomita, CA 90717. 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, (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.

Only comments directed to the Commission from the podium will be recognized. Comments directed to the audience or generated from the audience will be considered out of order. Any person may appeal all matters approved or denied by the Planning Commission to City Council within 30 days of receipt of notice of action by the applicant. Payment of an appeal fee is required. For further information, contact City Hall at (310) 325-7110.

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 http://www.lomita.com/cityhall/city_agendas/.

Dated Posted: November 5, 2021



Linda E. Abbott
Deputy City Clerk

**MINUTES
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, OCTOBER 11, 2021
VARIOUS TELECONFERENCE LOCATIONS**

1. OPENING CEREMONIES

- a. Chair Cammarata called the meeting to order at 6:01 p.m. via teleconference pursuant to Governor Newsom's Executive Order N-29-20 issued on March 17, 2020.
- b. Roll Call

Responding to the roll call by Deputy City Clerk Abbott were Commissioners Dever, Santos, Steinbach, Stephens, Vice-Chair Graf, and Chair Cammarata. Also present were Assistant City Attorney Lauren Langer, Community and Economic Development Director Kapovich, and Associate Planner MacMorran (all participated via Zoom).

PRESENT: Dever, Santos, Steinbach, Stephens, Vice-Chair Graf, and Chair Cammarata

ABSENT: Thompson

2. ORAL COMMUNICATIONS

None

3. CONSENT AGENDA

- a) **APPROVAL OF MINUTES:** August 9, 2021, minutes

RECOMMENDED ACTION: Approve minutes.

Commissioner Steinbach made a motion, seconded by Commissioner Dever, to approve the minutes of the August 9, 2021, Planning Commission meeting.

MOTION CARRIED by the following vote:

AYES: Dever, Santos, Steinbach, Stephens, Vice-Chair Graf, and Chair Cammarata
NOES: None
ABSENT: Thompson

PUBLIC HEARINGS

- 4. **VESTING TENTATIVE PARCEL MAP**, a request to subdivide an existing 19,148 square-foot single family residential lot into two single-family lots and to confirm the categorical exemption, located at 25307 Oak Street, in the R-1, Single-Family Residential Zone. Applicant: Ryan Baksh, 25048 Narbonne Avenue, Unit A, Lomita CA 90717.

Commissioner Steinbach recused himself from discussion of this item due to the site's proximity to his home, and left the Zoom meeting.

Associate Planner MacMorran presented the staff report as per the agenda material.

Chair Cammarata opened the public hearing at 6:13 p.m.

Bill Uphoff, a Lomita City Council Member, asked how far back the new units will be from both Oak Street and adjacent properties.

Associate Planner MacMorran stated that the new homes will be 20 feet from the rear and front property lines and five feet from the side property lines.

As there were no further requests from the public to speak on this item, Chair Cammarata closed the public hearing at 6:14 p.m. and brought the item back to the Commission for further discussion or a motion.

Commissioner Santos made a motion, seconded by Vice-Chair Graf, to adopt a resolution of approval subject to findings and conditions, and to confirm that the project is exempt from CEQA requirements.

MOTION CARRIED by the following vote:

AYES: Dever, Santos, Stephens, Vice-Chair Graf, and Chair Cammarata

NOES: None

ABSENT: Thompson

RECUSED: Steinbach

Commissioner Steinbach returned to the Zoom meeting.

5. **SITE PLAN REVIEW**, a request for a Site Plan Review to allow beauty shop uses to occupy more than 30 percent of the ground floor area of an existing multi-story commercial building and to confirm the categorical exemption at 25820 Lucille Avenue, in the C-R (Commercial Retail) Zone. Pursuant to Lomita Municipal Code 11-1.48.03(B), beauty shops are a permissible use in the C-R Zone but are subject to Planning Commission review if the ground floor area occupied by the use exceeds 30 percent of the total ground floor area. Applicant: David Nosrati, 3435 Ocean Park Boulevard, Suite #107-502, Santa Monica CA 90405.

Community and Economic Development Director Kapovich presented the staff report as per the agenda material.

David Nosrati, the applicant, stated that the building currently houses a music store, dental office, and a barber shop, but there are still some vacancies.

Chair Cammarata opened the public hearing at 6:26 p.m.

Bill Uphoff, a Lomita City Council Member, inquired as to current percentage of occupied units in the building.

Mr. Nosrati stated that while it was effectively 100% vacant at the time of purchase (January 2021), the building is now 40-45% occupied.

As there were no further requests from the public to speak on this item, Chair Cammarata closed the public hearing at 6:29 p.m. and brought the item back to the Commission for further discussion or a motion.

Vice-Chair Graf made a motion, seconded by Commissioner Stephens, to adopt a resolution of approval subject to findings and conditions, and to confirm that the project is exempt from CEQA requirements.

MOTION CARRIED by the following vote:

AYES: Dever, Santos, Steinbach, Stephens, Vice-Chair Graf, and Chair Cammarata
NOES: None
ABSENT: Thompson

SCHEDULED MATTERS

6. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Director Kapovich stated that the City Council had approved appropriation of \$4.8 million in American Rescue Plan funds at the September 21, 2021, meeting.

7. PROJECT STATUS UPDATES

Director Kapovich stated that entitlements will expire tomorrow for the self-storage facility on Lomita Boulevard, so no action is necessary by the City for non-compliance with the conditions. If the applicant wishes to move forward, he will have to reapply.

Chair Cammarata thanked Code Enforcement for taking steps to have the lot cleaned up.

OTHER MATTERS

8. STAFF ITEMS – ANNOUNCEMENTS

Director Kapovich stated that the City's Housing Element update will be discussed at two Planning Commission meetings in November. The first public hearing will take place at the regular Planning Commission meeting of Monday, November 8, 2021, and the second is tentatively scheduled for Monday, November 15, 2021, at which time the Commission is to vote to make a recommendation to the City Council. There will then also be two City Council public hearings in December due to the density of the documents.

9. PLANNING COMMISSIONER ITEMS

Vice-Chair Graf stated that the City's recent e-newsletter seemed to indicate that only CalMet Services could be used by residents for removal of large quantities of unwanted items, instead of specialty junk haulers. He asked that this be clarified in a future e-newsletter.

Vice-Chair Graf stated that enforcement relative to street vendors on the sidewalk seems to be working.

Chair Cammarata stated that the taco stand was back a couple of nights ago, but that recent traffic enforcement efforts, particularly on Eshelman Avenue, have been effective. He commented on the Narbonne Plaza ribbon-cutting which took place yesterday, and stated that the latest e-newsletter was very informative.

In response to a question from Vice-Chair Graf, Director Kapovich stated that the mixed-use project behind Burnin Daylight should be issued building permits within the next week, so construction will commence soon.

10. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Stephens will attend the City Council meeting on Tuesday, November 2, 2021. Commissioner Steinbach will attend the Tuesday, November 16, 2021, City Council meeting.

11. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned by Chair Cammarata at 6:55 p.m.

Attest:

Linda E. Abbott
Deputy City Clerk



**CITY OF LOMITA
PLANNING COMMISSION REPORT**

TO: Planning Commission November 8, 2021
FROM: Laura MacMorran, Associate Planner
SUBJECT: Discussion and Consideration of Zone Text Amendment No. 2021-02, an amendment to Lomita Municipal Code Section 11-1.27.12 to establish new sign standards within the “24000 Crenshaw Boulevard Specific Plan” located at 2453 Lomita Boulevard.

APPLICANT’S REQUEST

A zone text amendment to amend Section 11-1.27.12 (24000 Crenshaw Boulevard Specific Plan) to establish new sign standards. This amendment is initiated by The Picerne Group, 5000 Birch Street, Suite 600, Newport Beach, CA 92660 “Applicant.”

RECOMMENDATION

Adopt Resolution No. 2021-19 recommending that the City Council approve Zone Text Amendment No. 2021-02 and confirm the categorical exemption.

BACKGROUND

In 2017, the City Council approved Ordinance No. 791, which created the 24000 Crenshaw Boulevard Specific Plan for a 220-unit residential development near the intersection of Crenshaw and Lomita Boulevards. The land use and development standards for the specific plan, including signage, are captured in the Lomita Municipal Code Sec. 11-1.27. When the Plan was adopted, the section on signs referenced the City’s existing sign requirements, found in Section 11-1.67.

ANALYSIS

Existing Sign Code Standards

The Code’s existing multi-family sign requirements, which include sign size and sign quantity, are intended for much smaller multi-family developments. The building signage is allowed 1 square foot of sign area for each dwelling unit with a maximum of 24 square feet. The site is allowed up either one wall sign not exceeding 24 square feet or two wall signs in which the sum does not exceed 24 square feet. The wall(s) may be illuminated by spotlight or silhouette lighting direct toward the face of the building.

Project Description

The applicant is requesting a text amendment to allow for additional and larger permanent signs and a temporary leasing banner sign. The signs include building identification signs, in the form of a monument sign and wall signs, as well as, informational signs in the form of address, parking

and wayfinding. The proposed signs on the attached drawings are merely illustrative as the building’s name is not known at this time.

Staff prepared the text amendment considering the applicant’s sign packet request and augmented the text amendment with definitions, procedures, regulations, and a few ancillary signs that are common with multi-family projects.

Proposed Sign Standards Compared to RVD Sign Standards

Given that the Specific Plan’s multi-family development is substantially larger in height, quantity of units, and mass than any other multi-family development, the existing standards do not correspond to the building’s size and an adjustment should be made to allow signs in proportion to the five-story building.

Type of Sign	Proposed	Signs Allowed in the RVD Zone
Wall	3 Signs North: 63 sq. ft. (26.75”H) South: 78 sq. ft. (32” H) West: 63 sq. ft. (26.75”)	1 Sign: 1 sq. ft./unit with a 24 sq. ft. maximum. or 2 Signs: 24 sq. ft. max. total
Monument	1 Sign Height: 6 feet Area: 72 sq. ft. (36 sq. ft./per face)	N/A
Address*	18” H	1 sign/ <= 2 sq. ft.
Parking Entrance/Exit	West: 14 sq. ft. East: 13 sq. ft.	N/A
Regulatory	Parking: 12 sq. ft. Fire Lane: 10 sq. ft.	Legally required minimums
Temporary Initial Banner	697 square feet	N/A
Banner, Directional Doorplate, Real Estate/Leasing, and Window*	4 sq. ft. – 12 sq. ft.	N/A - 12 sq. ft.

*Proposed by Staff

The proposed sign amendment has two significant differences from the Code’s multi-family sign standards. The first difference is the allowance of a monument sign. The second difference is the quantity and area of the building identification signs.

Signage not only conveys an impression about the sign’s subject, but signs also contribute to the visual quality of street space. In turn, street space gives an impression about a community. Sign regulations combine objective and subjective criteria to achieve good functionality and an attractive appearance.

Due to the building’s prominence and proximity to the street, with or without signs the apartment complex is easily identifiable. As residents will generate most of the trips to the site, the proposed third wall sign on the north elevation is unnecessary. As mentioned, subjectivity plays a role in

sign regulations, and numerous signs can make the street space look and feel cluttered, or a use feel commercial.

Staff recommends deviating from the Code on account of the building's uniqueness. In particular, granting of the monument sign would help identify the building to pedestrians who are in close proximity. Staff also supports the 697-square-foot temporary initial banner sign as it will inform the public about the building's opening and leasing status.

While staff agrees that the existing regulation result in wall signs much too small to be proportional with the building, staff prefers that the permanent building identification signs, which include monument and wall types of signs, adhered to the Code's one-square foot per unit methodology. Instead, Staff proposes eliminating the existing size cap of 24 square feet for the wall signage cap, thus allowing a design that is proportional to the building. The 24000 Crenshaw Boulevard Specific Plan has 220 rental units, so this would allow 220 square feet for building identification signs.

The proposed text amendment would allow 1.25 square feet per unit and four building identification signs that would have an area of 276 square feet. Staff recommends allowing the monument sign and two (the southerly and westerly) wall signs and eliminating the third (northerly) wall sign. Combined these three signs have an area of 213 square feet (72 sq. ft. + 78 sq. ft. + 63 sq. ft.).

The Planning Commission should determine whether the existing code's multi-family standard of 1 square foot per unit is suitable (220 square feet for this project) or allow for an increase in the building identification signs' square footage allowance to 276 square feet as requested by the applicant.

General Plan

In accordance with Section 11-1.70.05(C)(2), the Commission must make a written recommendation to the Council whether to approve, approve in modified form, or deny the proposed zone amendment and must include reasons for the recommendation and the relationship between of the proposed amendment to the General Plan.

The proposed sign amendment to the 24000 Crenshaw Boulevard's Specific Plan implements the General Plan Land Use Element's goals and policies. The Land Use Element's first goal is *to promote an orderly pattern of development in the City*. The City's multi-family sign standards were crafted for smaller multi-family buildings. The proposed sign standards follow an existing pattern of allowing signs' sizes and quantities to be adjusted to fit the size of a development and/or the type of use and/or zoning district.

Housing Policy 6 states that, "the City will promote and encourage the use of flexible and innovative technique of site and housing design with the framework of the Zoning Ordinance." The Specific Plan and the resulting design of the building is an example of the City's encouragement of this policy. The building's signage is an extension of that process and a finishing touch of the site and housing design.

Environmental Determination

Section 15061(b)(3) (Review for Exemption: Common Sense) of the California Environmental Quality Act (CEQA) Guidelines exempts projects that can be seen with certainty to have no possibility of having a significant effect on the environment. The proposed amendment is limited to identifying and informational sign standards. The standards include provisions to ensure that the signs are installed in a safe manner and will not affect the environment.

Proposed Zone Text Amendment

As proposed, the section titled “24000 Crenshaw Boulevard Specific Plan- Signs” will delete from Sec. 11-1.27.12. – Signs the following:

~~“All signs shall conform to the provisions of chapter 11-1.67 of this Code.”~~

As proposed, the section titled “24000 Crenshaw Boulevard Specific Plan- Signs” will read as follows:

Sec. 11-1.27.12. Signs.

(1) Intent and purpose. The intent and purpose of this Section is to establish a framework for a comprehensive system of sign controls governing the display, design, construction, installation and maintenance of signs that will discourage indiscriminate and unregulated erection and maintenance of signs and other visual media which tend to create a garish, gaudy, and unsafe atmosphere and which tend to be out of harmony with the goals and objectives of the community.

(2) Definitions.

(a) Address sign shall mean a sign that identifies the building’s legal numeric address and is visible from the closet streets and/or public access points. An address sign may also contain the legal address’s street name. The copy height of address signs shall be no less than four (4) inches and no greater than eighteen (18) inches.

(b) Area of sign includes the entire area within any type of perimeter or border which may enclose the outer limits of any writing, representation, emblem, figure or character, including all open space. The area of the sign having no such perimeter or border shall be computed by enclosing the entire area within a parallelogram or triangle of the smallest size sufficient to cover the entire area of the sign and computing the area of the parallelogram or triangle. Decorative panels or face plates considered an integral part of the building design shall not be included as sign area.

When each letter of a sign is mounted individually against the face of a building and said letters are more than one (1) foot apart, the area of each letter and its background face plate, if any, shall be computed separately as a portion of the total permitted wall sign area.

Sign area for double-faced signs area of both faces shall be included in the sign area.

- (c) *Building identification sign* shall mean a sign containing any of the following information, and no more; the name of the building, any portion of which is located on the same site area on which the sign is located, and the address of such building.
- (d) *Directional sign* shall mean a sign that is intended to provide directions for motorists entering a site from a public right-of-way to on-site parking or loading.
- (e) *Door nameplate* shall mean a sign containing the name of the businesses on the premises, and/or the street address and number only, and shall be affixed to the door shall occupy no more than 10% of the door area.
- (f) *Monument sign* is a freestanding sign where the base of the structure connects to the ground and is supported primarily by an internal structural framework or integrated into landscaping or other solid structural features other than support poles.
- (g) *Parking entrance and exit signs* shall mean a sign in close proximity to the driveway. Copy on the signs to be limited to information or instructions to guide motorists and/or assist with vehicle circulation.
- (h) *Private regulatory signs* shall mean a sign that provides information on regarding conduct on private property. Examples include, no trespassing, no dumping, no parking, towing and other similar signs.
- (i) *Real estate sign* shall mean a sign relating to the sale, lease, rental or other disposition of the real property on which the sign is located and shall be temporary in nature.
- (j) *Sign* shall mean any name, figure, character, outline, spectacle, display, delineation, announcement, signboard, device, appliance, a combination thereof, or any other thing of similar nature to attract attention outdoors or on the face or wall of any building, and shall include all parts, portions, units and material composing the same, together with the frame background, and support or anchorage therefor as the case may be, but shall not include official notices authorized by a court, public body or public officer, nor directional, warning or information signs authorized by federal, state or municipal authority.
- (k) *Temporary sign* shall mean a sign with commercial or non-commercial text which is intended to be displayed for less than sixty (60) days. Temporary signs shall include banners, and portable signs constructed of plywood, wallboard or similar light, rigid material which is not affixed in a permanent manner to the ground or to any structure.
- (l) *Wall sign* shall mean a sign affixed to an exterior wall of any building and projects not more than one (1) foot from the building wall and does not project above the parapet wall of the building to which it is affixed. A sign painted on the face, side or rear wall of a building shall be considered as a wall sign. The face of the sign and the lettering shall be parallel to the wall of the building.

(m) *Window sign* shall mean a sign affixed to the interior of a window.

(3) General conditions.

(a) All provisions set forth in Sec. 11-1.67.03(A) must be complied with.

(b) Sign review and approval.

(i.) *Applicability.* No sign, except those identified as exempt in Sec. 11-1.27.12(f), may be erected, constructed, altered or relocated without first obtaining sign approval.

(ii.) *Authority.* The Community and Economic Development Director, or designee, is responsible for determining compliance with this Ordinance and is responsible for sign approval.

(iii.) *Procedure.*

(A) Applications for a sign review must be submitted to the City with the applicable fees.

(B) Sign plans must be drawn to scale and show the following:

1. Dimensions in inches.
2. Lettering style and size in inches.
3. Construction details.
4. An elevation of the proposed sign drawn to scale.
5. Color samples and material samples, where appropriate, identified by using the Pantone system.
6. For illuminated signs, Nits or foot candle data.

(iv.) *Expiration.* If the work authorized under a sign approval is not completed within one (1) year after the date of issuance, the sign permit is void.

(v.) *Unapproved signs.* Should any sign be displayed or erected without receiving approval from the City, the City shall cause the sign to be abated subject to Section 1-2.01 of the Municipal Code.

(4) Permanent signs.

(a) *Building identification sign.*

(i.) The total combined area of all wall and/or monument signs shall be 1.0 square feet for each dwelling unit located on the lot or parcel.

(ii.) The total quantity of all signs shall not to exceed three (3) signs.

(A) *Monument sign.*

1. One (1) sign shall be allowed to identify the building, so long as it does not interfere with or obstruct the visibility of pedestrians and vehicular traffic.
2. The maximum height shall be six (6) feet from the lowest finished grade.
3. The area for each face shall be counted separately.
4. The sign shall be setback at least two feet from the property line.
5. The sign may be externally illuminated, in accordance with subsection (g).

(B) Wall sign.

1. No more than two (2) wall signs shall be allowed to identify the building.
2. A singular sign shall not exceed one-half (0.5) a square foot for each dwelling unit located on the lot or parcel.
3. All signs shall be mounted flush against the wall of the building and shall not project above the parapet wall.
4. The sign may be externally illuminated, in accordance with subsection (g).

(b) Address sign.

- (i.)* Address signs are permissible provided they are visible from the closest street and/or public access located on the ground floor.
- (ii.)* The copy height of address sign shall be no less than four (4) inches and no greater than eighteen (18) inches.
- (iii.)* The sign may be illuminated with halo lighting and subject to subsection (g).

(c) Parking entrance and exit signs. The maximum sign size shall be 14 square feet.

(5) Temporary signs.

(a) Initial for lease banner.

- (i.)* One (1) banner shall be allowed with a maximum area of 697 square feet.
- (ii.)* The banner shall be mounted on the wall of the building and shall not be higher than the height of the building to which it is attached.
- (iii.)* The sign shall not be illuminated.
- (iv.)* This provision shall sunset 12 months after the Certificate of Occupancy is issued.
- (v.)* The expiration date shall not be extended.

(b) Banner.

- (i.) One (1) banner sign shall be allowed, so long as it does not interfere with or obstruct the visibility of pedestrians and vehicular traffic.
 - (ii.) The sign may be ground or building mounted.
 - (iii.) The sign may be displayed for up to 60 consecutive days per approved application and up to twice per calendar year for a maximum of 120 days.
 - (iv.) The maximum size shall be 36 inches by 24 inches
- (c) Failure to remove the temporary sign(s) after expiration of the permitted time period and failure to maintain the sign(s) in good condition will result in the City causing the sign(s) to be abated subject to Section 1-2.01 of the Lomita Municipal Code.

(6) Exempt signs permanent and temporary.

(a) Directional signs

- (i.) Directional signs shall contain only directional information and not any advertising message.
- (ii.) The maximum sign area shall be two (2) square feet and the maximum height shall be 42 inches.
- (iii.) The number and location of directional signs shall be at the discretion of the Community and Economic Development Director.

(b) Door nameplate

- (i.) shall be non-illuminated and affixed to the interior of a door.
- (ii.) A door nameplate shall have a maximum height of two (2) feet and a maximum width of two (2) feet per glazing pane.
- (iii.) It shall be located only on the ground floor.

(c) Private incidental regulatory signs

- (i.) The maximum area shall not exceed twelve (12) square feet in surface area per/face and no more than one inch thick.
- (ii.) A lot may have up to two signs per street frontage and an unlimited quantity of signs not visible from the public rights-of-way.
- (iii.) Such signs shall contain no advertising, logos or other promotional information.

(d) Real estate sign

- (i.) The type of sign may be either a wall or a monument sign.
- (ii.) One sign shall be allowed per frontage and the maximum size shall be no more than twelve 12 square feet.
- (iii.) Real estate signs shall be removed within fifteen (15) days after such property is no longer for sale, lease, or exchange

(e) Window sign

- (i.) It shall be non-illuminated and affixed to the interior of a window.
- (ii.) A window sign shall have a maximum height of two (2) feet and a maximum width of two (2) feet per glazing pane.
- (iii.) It shall be located only on the ground floor.

(7) Illumination.

- (a) Unless authorized in this Section, signs shall not be illuminated.
- (b) A wall sign(s), if illuminated, shall be illuminated by a single-color continuous halo-lit light.
- (c) A monument sign, if illuminated, shall be illuminated by one single-color continuous light per face.
- (d) Lighting shall not cause a hazard, create a glare, or be distracting.
- (e) The brightness level shall be to the satisfaction of the Director of Community and Economic Development.
- (f) The Community and Economic Development Director's decision may be appealed to the Planning Commission per Section 11-1.70.07, "Site Plan Review". The decision of the Planning Commission may be appealed to the City Council pursuant to the provisions for "Appeals" set forth in this Article."

Public Notice

Notices of this hearing dated October 27, 2021 were published in the Daily Breeze Newspaper, and posted at City Hall, the Lomita Library, and at Lomita Park. As of the date this staff report was prepared, staff has not received any correspondence either for or against the proposed project.

Recommended by:



Greg Kapovich
Community and Economic
Development Director

Prepared by:



Laura MacMorran
Associate Planner

Attachments:

1. Draft Resolution
2. Sign Plan
3. Notice of Exemption

RESOLUTION NO. PC 2021-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA RECOMMENDING CITY COUNCIL APPROVAL OF ZONE TEXT AMENDMENT 2021-02, AMENDING LOMITA MUNICIPAL CODE SEC. 11-1.27.12 TO ESTABLISH NEW SIGN STANDARDS WITHIN THE 24000 CRENSHAW BOULEVARD SPECIFIC PLAN. INITIATED BY THE PICERNE GROUP, 5000 BIRCH STREET, SUITE 600, NEWPORT BEACH, CA 92660.

THE PLANNING COMMISSION OF THE CITY OF LOMITA DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

Section 1. Recitals

- A. The Planning Commission of the City of Lomita has considered a request for a Zone Text Amendment to establish new sign standards within the 24000 Crenshaw Boulevard Specific Plan. This amendment was initiated by the Picerne Group, 5000 Birch Street, Suite 600, Newport Beach, CA 92660 in accordance with Section 11-1.70.05(B).
- B. In accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, the Planning Commission finds that the adoption of this ordinance is exempt as it can be seen with certainty to have no possibility of having a significant effect on the environment. The proposed amendment is limited to sign standards on one specific property. The standards include provisions to ensure that the signs are installed in a safe manner and will not affect the environment.
- C. On November 8, 2021, the Planning Commission held a duly noticed public hearing and accepted public testimony and evidence to consider the Zoning Text Amendment, in accordance with Municipal Code sections 11-1.70.04 and 11-1.70.05(C).
- D. After review and consideration of all evidence and testimony presented in connection with this hearing, the Planning Commission recommends that the City Council approve the Zoning Text Amendment to establish new sign standards within the 24000 Crenshaw Boulevard Specific Plan.

Section 2. In accordance with Municipal Code section 11-1.70.05, the Planning Commission finds that the proposed Zone Text Amendment, to establish new sign standards for the 24000 Crenshaw Boulevard Specific Plan is consistent with the General Plan. The proposed Zone Text Amendment implements the General Plan Land Use Element's first goal *to promote an orderly pattern of development in the City*. The City's multi-family sign standards were crafted for smaller multi-family buildings. The proposed sign standards follow an existing pattern of allowing sign sizes and quantities to be adjusted to fit the size of a development and/or the type of use and/or zoning district. This site is already subject to a specific plan due to its unique plan for development and needed housing. Housing Policy 6 states that, "the City will promote and encourage the use of flexible and innovative technique of site and housing design with the framework of the Zoning Ordinance." The Specific Plan and the resulting design of the building is an example of the City's encouragement of this policy. The building's signage is the finishing touch of the site and housing design and does not impede the city's ability to meet its General

Plan goals.

Section 3. Based on the foregoing, the Planning Commission of the City of Lomita hereby recommends City Council approval of the following Zone Text Amendment 2021-02 amending Section 11-1.27.12 to establish new sign standards within the 24000 Crenshaw Boulevard Specific Plan.

Section 4.

Section 11-1.27.12 of Title 11 of the Lomita Municipal Code is amended to establish sign criteria to read in its entirety, as follows:

Sec. 11-1.27.12. Signs.

- (1) **Intent and purpose.** The intent and purpose of this Section is to establish a framework for a comprehensive system of sign controls governing the display, design, construction, installation and maintenance of signs that will discourage indiscriminate and unregulated erection and maintenance of signs and other visual media which tend to create a garish, gaudy, and unsafe atmosphere and which tend to be out of harmony with the goals and objectives of the community.
- (2) **Definitions.**
 - (a) *Address sign* shall mean a sign that identifies the building's legal numeric address and is visible from the closet streets and/or public access points. An address sign may also contain the legal address's street name. The copy height of address signs shall be no less than four (4) inches and no greater than eighteen (18) inches.
 - (b) *Area of sign* includes the entire area within any type of perimeter or border which may enclose the outer limits of any writing, representation, emblem, figure or character, including all open space. The area of the sign having no such perimeter or border shall be computed by enclosing the entire area within a parallelogram or triangle of the smallest size sufficient to cover the entire area of the sign and computing the area of the parallelogram or triangle. Decorative panels or face plates considered an integral part of the building design shall not be included as sign area.

When each letter of a sign is mounted individually against the face of a building and said letters are more than one (1) foot apart, the area of each letter and its background face plate, if any, shall be computed separately as a portion of the total permitted wall sign area.

Sign area for double-faced signs area of both faces shall be included in the sign area.

- (c) *Building identification sign* shall mean a sign containing any of the following information, and no more; the name of the building, any portion of which is located on the same site area on which the sign is located, and the address of such building.

- (d) *Directional sign* shall mean a sign that is intended to provide directions for motorists entering a site from a public right-of-way to on-site parking or loading.
- (e) *Door nameplate* shall mean a sign containing the name of the businesses on the premises, and/or the street address and number only, and shall be affixed to the door shall occupy no more than 10% of the door area.
- (f) *Monument sign* is a freestanding sign where the base of the structure connects to the ground and is supported primarily by an internal structural framework or integrated into landscaping or other solid structural features other than support poles.
- (g) *Parking entrance and exit signs* shall mean a sign in close proximity to the driveway. Copy on the signs to be limited to information or instructions to guide motorists and/or assist with vehicle circulation.
- (h) *Private regulatory signs* shall mean a sign that provides information on regarding conduct on private property. Examples include, no trespassing, no dumping, no parking, towing and other similar signs.
- (i) *Real estate sign* shall mean a sign relating to the sale, lease, rental or other disposition of the real property on which the sign is located and shall be temporary in nature.
- (j) *Sign* shall mean any name, figure, character, outline, spectacle, display, delineation, announcement, signboard, device, appliance, a combination thereof, or any other thing of similar nature to attract attention outdoors or on the face or wall of any building, and shall include all parts, portions, units and material composing the same, together with the frame background, and support or anchorage therefor as the case may be, but shall not include official notices authorized by a court, public body or public officer, nor directional, warning or information signs authorized by federal, state or municipal authority.
- (k) *Temporary sign* shall mean a sign with commercial or non-commercial text which is intended to be displayed for less than sixty (60) days. Temporary signs shall include banners, and portable signs constructed of plywood, wallboard or similar light, rigid material which is not affixed in a permanent manner to the ground or to any structure.
- (l) *Wall sign* shall mean a sign affixed to an exterior wall of any building and projects not more than one (1) foot from the building wall and does not project above the parapet wall of the building to which it is affixed. A sign painted on the face, side or rear wall of a building shall be considered as a wall sign. The face of the sign and the lettering shall be parallel to the wall of the building.
- (m) *Window sign* shall mean a sign affixed to the interior of a window.

(3) - **General conditions.**

(a) All provisions set forth in Sec. 11-1.67.03(A) must be complied with.

(b) Sign review and approval.

i. *Applicability.* No sign, except those identified as exempt in Sec. 11-1.27.12(f), may be erected, constructed, altered or relocated without first obtaining sign approval.

ii. *Authority.* The Community and Economic Development Director, or designee, is responsible for determining compliance with this Ordinance and is responsible for sign approval.

iii. *Procedure.*

(A) Applications for a sign review must be submitted to the City with the applicable fees.

(B) Sign plans must be drawn to scale and show the following:

1. Dimensions in inches.
2. Lettering style and size in inches.
3. Construction details.
4. An elevation of the proposed sign drawn to scale.
5. Color samples and material samples, where appropriate, identified by using the Pantone system.
6. For illuminated signs, Nits or foot candle data.

iv. *Expiration.* If the work authorized under a sign approval is not completed within one (1) year after the date of issuance, the sign permit is void.

v. *Unapproved signs.* Should any sign be displayed or erected without receiving approval from the City, the City shall cause the sign to be abated subject to Section 1-2.01 of the Municipal Code.

(4) Permanent signs.

(a) *Building identification sign.*

- i. The total combined area of all wall and/or monument signs shall be 1.0 square feet for each dwelling unit located on the lot or parcel.
- ii. The total quantity of all signs shall not to exceed three (3) signs.

(A) *Monument sign.*

1. One (1) sign shall be allowed to identify the building, so long as it does not interfere with or obstruct the visibility of pedestrians and vehicular traffic.
2. The maximum height shall be six (6) feet from the lowest finished grade.
3. The area for each face shall be counted separately.
4. The sign shall be setback at least two feet from the property line.

5. The sign may be externally illuminated, in accordance with subsection (g).

(B) Wall sign.

1. No more than two (2) wall signs shall be allowed to identify the building.
2. A singular sign shall not exceed one-half (0.5) a square foot for each dwelling unit located on the lot or parcel.
3. All signs shall be mounted flush against the wall of the building and shall not project above the parapet wall.
4. The sign may be externally illuminated, in accordance with subsection (g).

(b) Address sign.

- i.* Address signs are permissible provided they are visible from the closest street and/or public access located on the ground floor.
- ii.* The copy height of address sign shall be no less than four (4) inches and no greater than eighteen (18) inches.
- iii.* The sign may be illuminated with halo lighting and subject to subsection (g).

(c) Parking entrance and exit signs. The maximum sign size shall be 14 square feet.

(5) Temporary signs.

(a) Initial for lease banner.

- i.* One (1) banner shall be allowed with a maximum area of 697 square feet.
- ii.* The banner shall be mounted on the wall of the building and shall not be higher than the height of the building to which it is attached.
- iii.* The sign shall not be illuminated.
- iv.* This provision shall sunset 12 months after the Certificate of Occupancy is issued.
- v.* The expiration date shall not be extended.

(b) Banner.

- i.* One (1) banner sign shall be allowed, so long as it does not interfere with or obstruct the visibility of pedestrians and vehicular traffic.
- ii.* The sign may be ground or building mounted.
- iii.* The sign may be displayed for up to 60 consecutive days per approved application and up to twice per calendar year for a maximum of 120 days.
- iv.* The maximum size shall be 36 inches by 24 inches

(c) Failure to remove the temporary sign(s) after expiration of the permitted time period and failure to maintain the sign(s) in good condition will result in the City causing the sign(s) to be abated subject to Section 1-2.01 of the Lomita Municipal Code.

(6) Exempt signs permanent and temporary.

(a) Directional signs

- i.* Directional signs shall contain only directional information and not any advertising message.
- ii.* The maximum sign area shall be two (2) square feet and the maximum height shall be 42 inches.
- iii.* The number and location of directional signs shall be at the discretion of the Community and Economic Development Director.

(b) Door nameplate

- i.* shall be non-illuminated and affixed to the interior of a door.
- ii.* A door nameplate shall have a maximum height of two (2) feet and a maximum width of two (2) feet per glazing pane.
- iii.* It shall be located only on the ground floor.

(c) Private incidental regulatory signs

- i.* The maximum area shall not exceed twelve (12) square feet in surface area per/face and no more than one inch thick.
- ii.* A lot may have up to two signs per street frontage and an unlimited quantity of signs not visible from the public rights-of-way.
- iii.* Such signs shall contain no advertising, logos or other promotional information.

(d) Real estate sign

- i.* The type of sign may be either a wall or a monument sign.
- ii.* One sign shall be allowed per frontage and the maximum size shall be no more than twelve 12 square feet.
- iii.* Real estate signs shall be removed within fifteen (15) days after such property is no longer for sale, lease, or exchange

(e) Window sign

- i.* A window sign shall be non-illuminated and affixed to the interior of a window.
- ii.* A window sign shall have a maximum height of two (2) feet and a maximum width of two (2) feet per glazing pane.
- iii.* It shall be located only on the ground floor.

(7) Illumination.

- (a)* Unless authorized in this Section, signs shall not be illuminated.
- (b)* A wall sign(s), if illuminated, shall be illuminated by a single-color continuous halo-lit light.
- (c)* A monument sign, if illuminated, shall be illuminated by one single-color continuous light per face.
- (d)* Lighting shall not cause a hazard, create a glare, or be distracting.

- (e) The brightness level shall be to the satisfaction of the Director of Community and Economic Development.
- (f) The Community and Economic Development Director's decision may be appealed to the Planning Commission per Section 11-1.70.07, "Site Plan Review". The decision of the Planning Commission may be appealed to the City Council pursuant to the provisions for "Appeals" set forth in this Article."

PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 8th day of November, 2021 by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:

Steven Cammarata, Chair

ATTEST: _____
Greg Kapovich
Community and Economic Development Director

Any action to challenge the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section 1094.6.



October 20, 2021

City of Lomita
24300 Narbonne Avenue
Lomita, CA 90717

Re: 2457 Lomita Boulevard - Picerne Signage for Loma House
Permit No. 21-455

Dear Members of City Council and the City of Lomita Planning Commission,

Picerne Group is submitting a request to proceed with the proposed Signage Design for your consideration and approval.

In accordance with architectural drawings which were approved for the Specific Plan for this project, the exterior signage for Loma House remains consistent with the approved elevations. The signage is designed with the intent to provide well luminated and legible building identification from broad viewpoints on both Lomita Boulevard and Crenshaw Boulevard. Placement, proportion, sizing and lighting have all been taken into consideration to best meet the Lomita Sign Ordinance. Picerne is proposing three primary building signs based on the irregular shape of the building and its orientation to the adjacent city streets.

Two of the main building signs provide identification from both the northbound and southbound directions of Crenshaw Boulevard. The third sign is uniquely positioned for visibility by eastbound traffic on Lomita Boulevard. Building identification for Loma House would otherwise not be clearly visible.

Picerne understands and appreciates the City's collaboration on the Specific Plan for this project. It is in that spirit that we are proposing these design elements and look forward to your feedback.

Respectfully submitted,



Patrick Coyle
Senior Vice President of Development
Picerne Development Company



Loma House - 24000 Crenshaw Boulevard
Permit No. 21-455
Picerne Signage

RE: Response to Zone Text Amendment 24000 Crenshaw Boulevard Specific Plan: Sec.11-1.27.12 -Signs

October 20, 2021

1. Application

- a. Incorrect project description
- b. Missing owner signage

Response: The application has been corrected and fully signed.

2. General Project Information on the Plans

- a. Missing a summary table with each signs' dimensions and area

Response: Summary table has been added to plans dated 10/19/21. Reference Sheet MX.

- b. Please show on the plans the building height, each façade's length and width for the corresponding wall sign, and the distance from grade to the bottom of the wall signs.
- c. Please show the sign's depth and lighting in detail.

Response: Dimensions and lighting details have been added to plans dated 10/19/21. Reference Sheets A-1, A-1.1, A-1.2.

- d. Packet is missing the following pages:
 - A-3 Building Address Sign
 - A-4 Garage Entry Sign/Sign A-4.01
 - A-5 Parking Regulations Sign/Sign A-5.01
 - A-6 Fire Lane No Parking Signs

Response: Missing pages have been provided in plans dated 10/19/21. Page numbering and descriptions may have changed.

Per discussion with Laura MacMorran, the Building Address (singularly, "2457") will be positioned on the north elevation for best visibility by the Fire Department coming from the fire station off Narbonne Avenue and Lomita Boulevard. Picerne proposes 10" letters at 12' to 20' above grade to match the scale of the building and to provide better visibility.

3. Signs

- a. Staff Comments General – While a Variance is not needed when amending the Specific Plan, compelling reasons are needed to justify deviating from the normal sign standards for multi-family residential. – See below.
- b. Wall Sign(s) – This project is proposing three primary signs all of which are located at the top of the building. Signage shall be utilized for wayfinding purposes only and shall not be designed to “advertise” the residential use.

Response: Picerne proposes three primary signs due to the irregular shape of the building and its orientation to the adjacent city streets. Signage is to be located at the upper level of the building for adequate visibility to the main directions of vehicular traffic. The signage has been designed to match the massing of the building and to provide clear visibility to oncoming traffic at street level.

- Sign A-1.01 is visible to Southbound traffic on Crenshaw Boulevard.
- Sign A-1.02 is visible to Northbound traffic on Crenshaw Boulevard & Westbound direction on Lomita Blvd.
- Sign A-1.03 is uniquely positioned for visibility by Eastbound traffic on Lomita Boulevard. Building identification for Loma House would otherwise not be clearly visible to eastbound traffic.

- c. Monument Sign – missing dimensions

Response: Dimensions for the monument sign have been added to plans dated 10/19/21. Reference Sheet A-2.

- d. Illumination

Response:

- 1) Photo simulation of halo illuminated signage has been added to plans dated 10/19/21. Reference Sheets A-1, A-1.1, A-1.2.
- 2) The building signage illumination will have a dedicated 20AMP circuit run on a photo-cell and timer. The proposed duration of lighting will be from dusk to dawn daily. Timers will be used to coincide with that goal.

4. Sightline Study

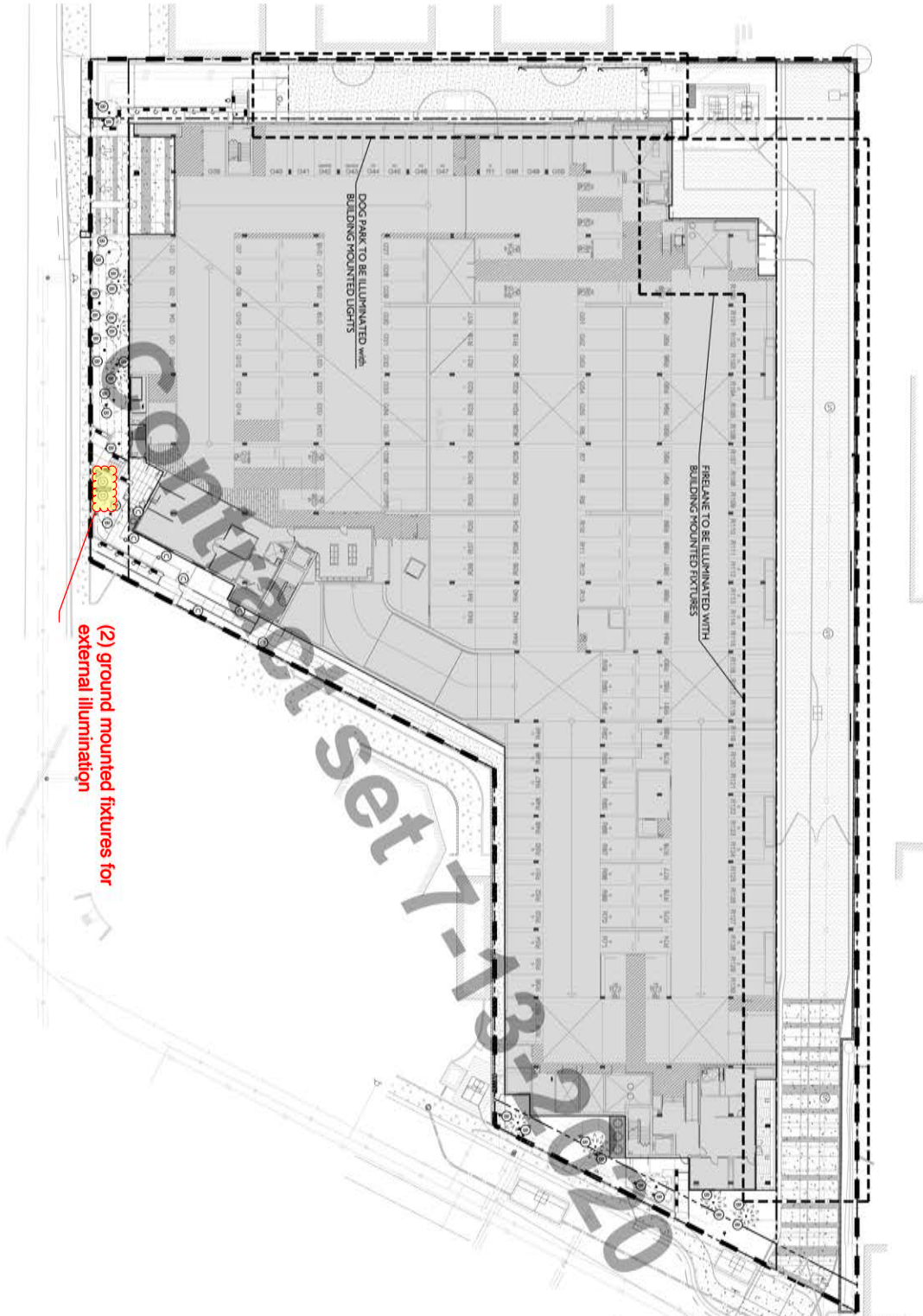
In addition to providing a clear sightline of the vehicle lanes, the sightline study must demonstrate that people using the side walk can be seen by vehicles leaving the driveways and sidewalk users will be safe.

Response: Reference Line of Sight Exhibit. Based on the updated exhibit, no line of sight conflict exists for both the vehicular right turn as well as the southbound pedestrian path of travel from a visibility perspective as a result of the proposed monument sign. The monument sign’s location was selected to avoid any impairment of vehicular and pedestrian line of site.

5. Miscellaneous Signs
 - o Temporary signage

Response: Temporary signage has been added to plans dated 10/19/21. Reference Sheets T-LP 1 & T-1.

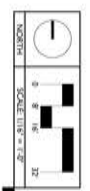
Per discussion with Laura MacMorran on 10/14/21 and in light of current temporary signage parameters, Picerne has noted that a minimum 12 to 18 month duration is typically required to lease-up a multi-family residential property. After that period, leasing efforts are reduced but remain active. Picerne proposes an 18-month period for the placement of a large banner for initial property lease up. At the end of this period, Picerne will subsequently apply for a temporary signage allowance whereby a smaller leasing sign at 2/3 the original size will be installed at the same location. Renewal for this second sign will be submitted on an annual basis.



(2) ground mounted fixtures for external illumination

LIGHT FIXTURE LEGEND:		
	FLOOD LIGHT - POLE MOUNT	SYMBOL: FLD, NOTES: SEE SPECIFICATIONS
	POLE LIGHT - POLE MOUNT	SYMBOL: PL, NOTES: SEE SPECIFICATIONS
	WALL MOUNT	SYMBOL: WM, NOTES: SEE SPECIFICATIONS
	BUILDING MOUNTED	SYMBOL: BM, NOTES: SEE SPECIFICATIONS
	GROUND MOUNTED	SYMBOL: GM, NOTES: SEE SPECIFICATIONS

ELECTRICAL COORDINATION NOTE:		
1.	CONTRACTOR SHALL VERIFY ALL ELECTRICAL CONCEPTS TO PROVIDER THROUGH THE DESIGN TEAM TO ENSURE ALL ELECTRICAL CONCEPTS ARE ACCURATE AND FEASIBLE. ALL ELECTRICAL CONCEPTS SHALL BE VERIFIED THROUGH THE DESIGN TEAM AND SHALL BE VERIFIED THROUGH THE DESIGN TEAM AND SHALL BE VERIFIED THROUGH THE DESIGN TEAM.	
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7.	CONTRACTOR SHALL VERIFY ALL ELECTRICAL CONCEPTS TO PROVIDER THROUGH THE DESIGN TEAM TO ENSURE ALL ELECTRICAL CONCEPTS ARE ACCURATE AND FEASIBLE. ALL ELECTRICAL CONCEPTS SHALL BE VERIFIED THROUGH THE DESIGN TEAM AND SHALL BE VERIFIED THROUGH THE DESIGN TEAM.	
8.	CONTRACTOR SHALL VERIFY ALL ELECTRICAL CONCEPTS TO PROVIDER THROUGH THE DESIGN TEAM TO ENSURE ALL ELECTRICAL CONCEPTS ARE ACCURATE AND FEASIBLE. ALL ELECTRICAL CONCEPTS SHALL BE VERIFIED THROUGH THE DESIGN TEAM AND SHALL BE VERIFIED THROUGH THE DESIGN TEAM.	
9.	CONTRACTOR SHALL VERIFY ALL ELECTRICAL CONCEPTS TO PROVIDER THROUGH THE DESIGN TEAM TO ENSURE ALL ELECTRICAL CONCEPTS ARE ACCURATE AND FEASIBLE. ALL ELECTRICAL CONCEPTS SHALL BE VERIFIED THROUGH THE DESIGN TEAM AND SHALL BE VERIFIED THROUGH THE DESIGN TEAM.	
10.	CONTRACTOR SHALL VERIFY ALL ELECTRICAL CONCEPTS TO PROVIDER THROUGH THE DESIGN TEAM TO ENSURE ALL ELECTRICAL CONCEPTS ARE ACCURATE AND FEASIBLE. ALL ELECTRICAL CONCEPTS SHALL BE VERIFIED THROUGH THE DESIGN TEAM AND SHALL BE VERIFIED THROUGH THE DESIGN TEAM.	

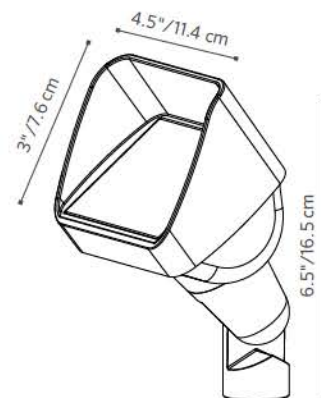




Our largest wall-wash up light, the LC, projects a broad spectrum of light on large walls and spaces. It is available in 1, 3, 6 and 9LED, and is available in an array of finishes to suit the needs of any design that calls for a large-span wall washing up light.

LC: Up Light

NUMBER OF LEDS:	1	3	6	9
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt	35 Watt	50 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V	10 to 15V	10 to 15V
VA TOTAL: (Use to size the lighting controller)	2.4	4.5	13.5	13.5
WATTS USED:	2.0	4.2	10.1	11.2
LUMENS PER WATT (EFFICACY)	30.9	36.5	36.1	36.8
MAX LUMENS:	63	154	331	436
CRI (Ra)	82.8	80.2	82.2	79.2





LC: Up Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 (optional) + 3 + 4

Step	Description	Code
1	FIXTURE	LC
2	OPTIONAL ZD	ZD (Refer to the Luxor page in the Lighting Control section)
3	LAMP	1LED, 3LED, 6LED, 9LED (50,000 avg. life hours)
4	FINISH	AB*, AT*, NP*, BS, WG, FW, AL, BZ, DG, WI, VF, SB, FB

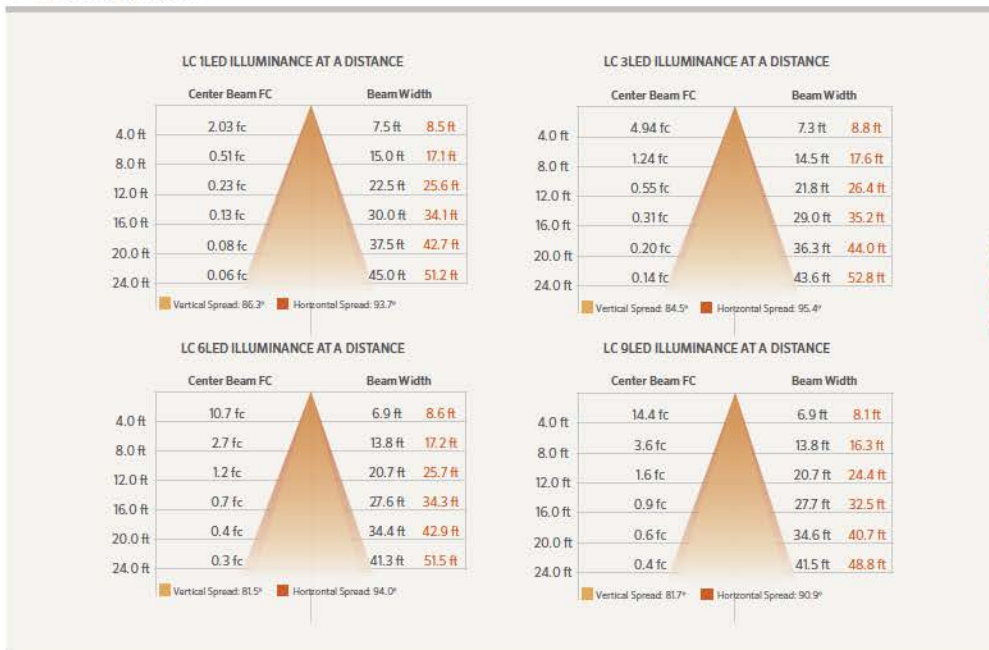
EXAMPLE: LC-ZD-3LED-BZ = LC - ZD Option - 3LED Board - Bronze Metallic Finish

FIELD INSTALLED OPTIONS: Order Individually

Mounting Options	
Long Slot Spike (250015840000) 2.5" x 10" Included	   
Super Slot Spike (753900) 2" x 10"	
SuperJ-Box (SJ-XX**) 2.5" x 12"	
Post Mount (PM-XX**) 2.5" x 13"	

EXAMPLE: 753900 = Super Slot Spike

PHOTOMETRICS:




Beam angle is calculated using LM-79 method for SSL Luminaires:
 "Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum."

METALS

	AB = Antique Bronze* (On Brass)
	AT = Antique Tumbled* (On Brass)
	NP = Nickel Plate*
	BS = Natural Brass

POWDER COAT

	WG = White Gloss
	FW = Flat White
	AL = Almond
	BZ = Bronze Metallic
	DG = Desert Granite
	WI = Weathered Iron
	VF = Verde Speckle
	SB = Sedona Brown
	FB = Flat Black

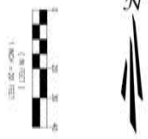
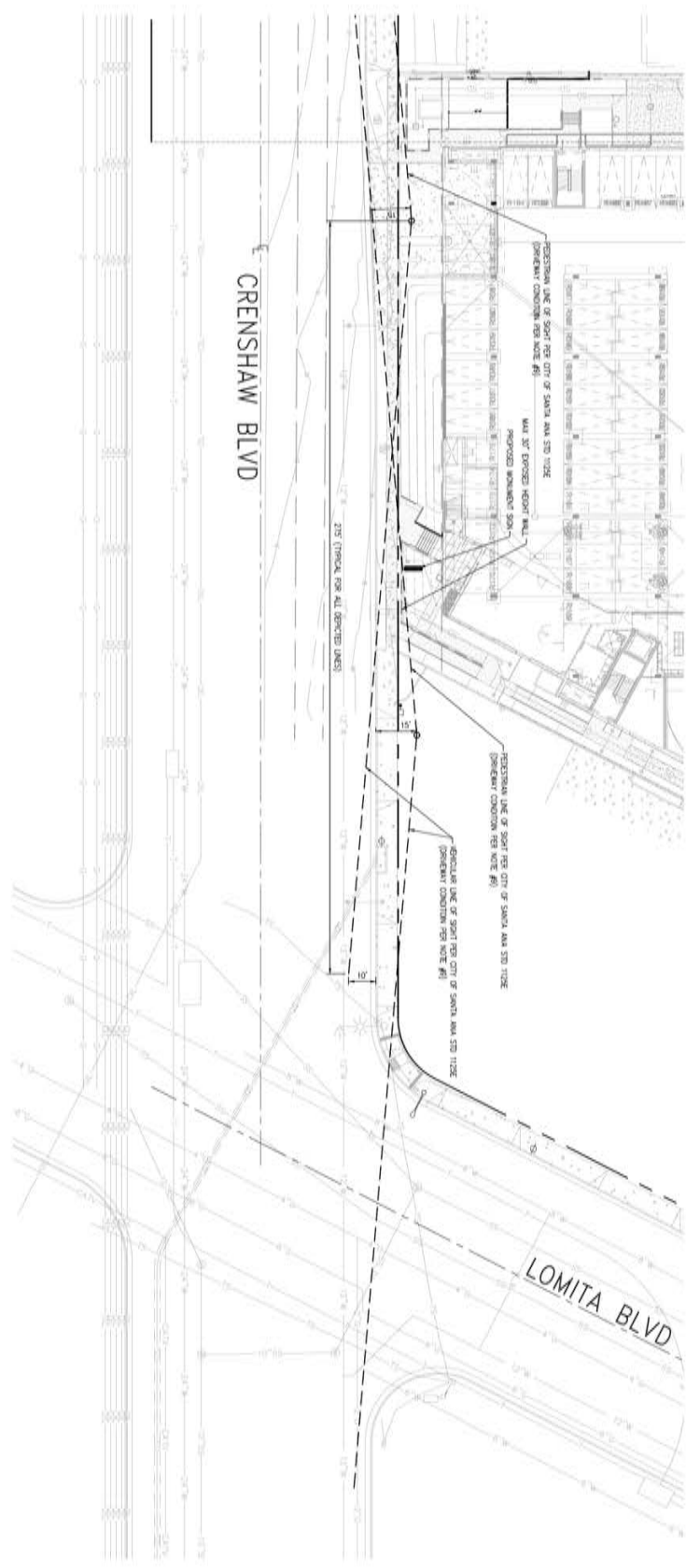
The LC includes your choice LED boards, choice of finish, 4 ft. lead wire and a Long Slot Spike.

All LC up lights come standard with amber, green, blue and frosted filters

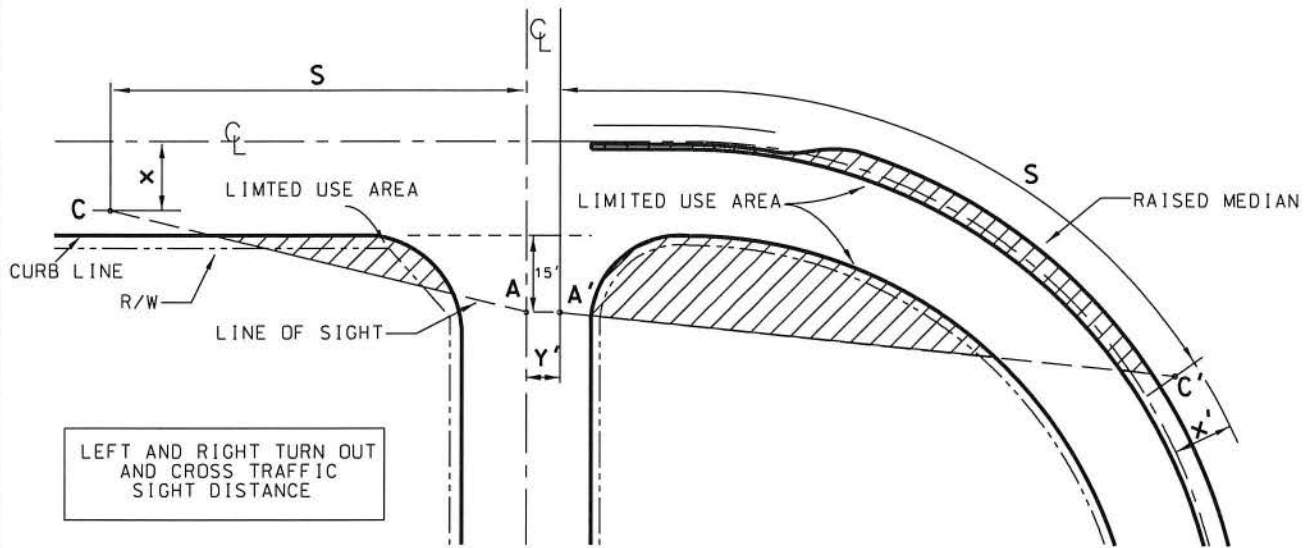
* May require longer lead time

** Denotes finish code





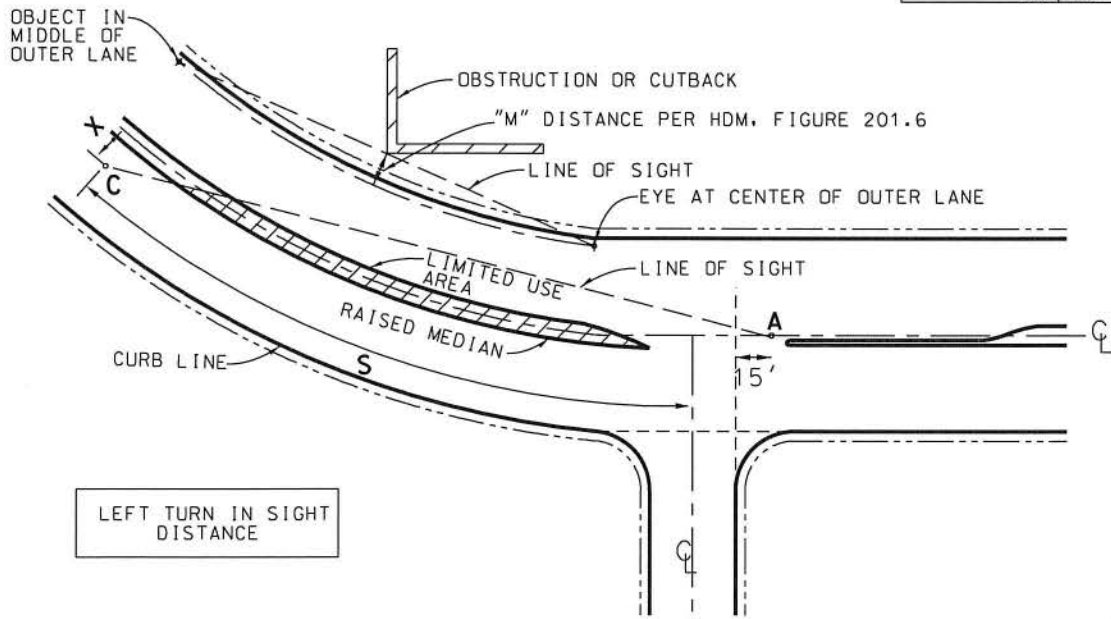
1 OF 1	DRAWN --- DATE --- CHECKED --- DATE --- REVISION # --- DATE --- JOB NO: SP6303	LINE OF SIGHT EXHIBIT PICERN LOMITA 2400 CRENSHAW BLVD LOMITA, CA 90717 THE PICERN GROUP	 SINCE 1944 Los Angeles Sacramento San Diego San Francisco Dallas Phoenix Chicago San Jose Boise Denver Portland	701 N. Parkcenter Drive Sunnyvale, CA 95005 p: 714/340/8200 f: 714/340/8211 www.tait.com	TSD	DESCRIPTION REVISIONS	BY	DATE	CHK
	REVISIONS								



LEFT AND RIGHT TURN OUT AND CROSS TRAFFIC SIGHT DISTANCE

X AND X' ARE BASED UPON A STANDARD 14' MEDIAN FOR MAJOR AND PRIMARY HIGHWAYS.

SPEED (MPH)	S
60	660
55	605
50	550
45	495
40	440
35	385
30	330
25	275



LEFT TURN IN SIGHT DISTANCE



APPROVED: *[Signature]* DATE: 8-2-2017
CITY ENGINEER

CITY OF SANTA ANA
PUBLIC WORKS AGENCY

DATE		REVISION
05/01/17	MJ	UPDATED VALUES FOR S
05/02/17	VC	UPDATED LT IN SIGHT DISTANCE
07/03/17	MJ	UPDATED VALUES FOR Y', X, X'

INTERSECTION SIGHT DISTANCE

STD. PLAN NUMBER
1125E
SHT. 1 OF 3

Table 1125E.1

Approach Grade (%)	Design Speed (mph)														
	15	20	25	30	35	40	45	50	55	60	65	70	75	80	
-6	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.2	1.2	1.2	1.2	1.2	1.2	1.2	
-5	1.0	1.0	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.2	1.2	1.2	1.2	
-4	1.0	1.0	1.0	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	
-3 to +3	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
+4	1.0	1.0	1.0	1.0	1.0	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	
+5	1.0	1.0	1.0	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	
+6	1.0	1.0	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	

Adjustment Factors for Sight Distance Based on Approach Grade



APPROVED:

DATE: 8-2-2017

CITY ENGINEER

CITY OF SANTA ANA

PUBLIC WORKS AGENCY

DATE

REVISION

INTERSECTION SIGHT DISTANCE

STD. PLAN
NUMBER
1125E
SHT. 2 OF 3

NOTES:

1. The distance S represents the corner sight distance measured along the centerline of the road. The corner sight distance is the distance required to allow 7.5 seconds for the driver on the cross road (or left turn pocket) to safely cross the main roadway or turn left while the approach vehicle travels at the assumed design speed of the main roadway. This is based on two-lane road. For every extra lane add 0.5 seconds.
2. The distance S should be increased according to the amount shown on Table 1125E.1 on sustained downgrades steeper than 3% and longer than one mile.
3. Points A and A' are the locations of a driver's line of sight (3.5 foot eye height) to oncoming vehicles (4.25 foot object height) located at points C and C' while in a vehicle at an intersection 10 feet back from the projection of the curb line. In no case shall Points A or A' be less than fifteen feet from the edge of the traveled way.
4. The distance Y' is the distance measured from the centerline of the main road to the far right through travel lane. The distance Y' is equal to zero for T-intersections. The distance X is the distance measured from the centerline of the main road to the center of the far right through travel lane. The distance X' is the distance measured from the centerline of the main road to the center of the traveled lane nearest the centerline of the road.
5. The Limited Use Area is determined by the graphical method using the appropriate distances given in the above table. It shall be used for the purpose of prohibiting or clearing obstructions in order to maintain adequate sight distance at intersections.
6. The line of Sight shall be shown at intersections on all landscaping plans, grading plans and tentative tract plans where safe sight distance is questionable. In cases where an intersection is located on a vertical curve, a profile of the line of sight may be required. The landscape plan submitted shall show the name, location, and mature dimensions, plotted to scale of all the proposed trees within the Limited Use Area.
7. Obstructions such as bus shelters, walls or landscaping within the Limited Use Area which could restrict the line of sight shall not be permitted.
 - a. Plants and shrubs within the Limited Use Area shall be of the type that will grow no higher than 24 inches above the ground and shall be maintained at a maximum height of 24 inches above the ground. Trees shall not be permitted within any portion of the Limited Use Area. Maximum height of any object in the Limited Use Area is 2.5'. Maintenance at a lower height may be required on crest vertical curves per Note 6 above.
 - b. A profile of the line of sight may be required to verify 12" minimum vertical clearance above vertical height obstructing such as slope landscaping, plants and shrubs.
 - c. The toe of slope may encroach into the Limited Use Area provided that the requirements of (b) above are satisfied.
 - d. In lieu of providing a profile of the line of sight, the toe of slope shall not encroach into the Limited Use Area, and the Limited Use Area shall slope at 2% to the roadway.
8. Median areas less than six (6) feet width shall be paved with concrete per standard plan 1118.
9. Driveway approaches shall be treated as local street intersections.



APPROVED:

DATE: 8-2-2017

[Signature]
CITY ENGINEER

○ CITY OF SANTA ANA ○

PUBLIC WORKS AGENCY

STD. PLAN
NUMBER
1125E
SHT. 3 OF 3

INTERSECTION SIGHT DISTANCE

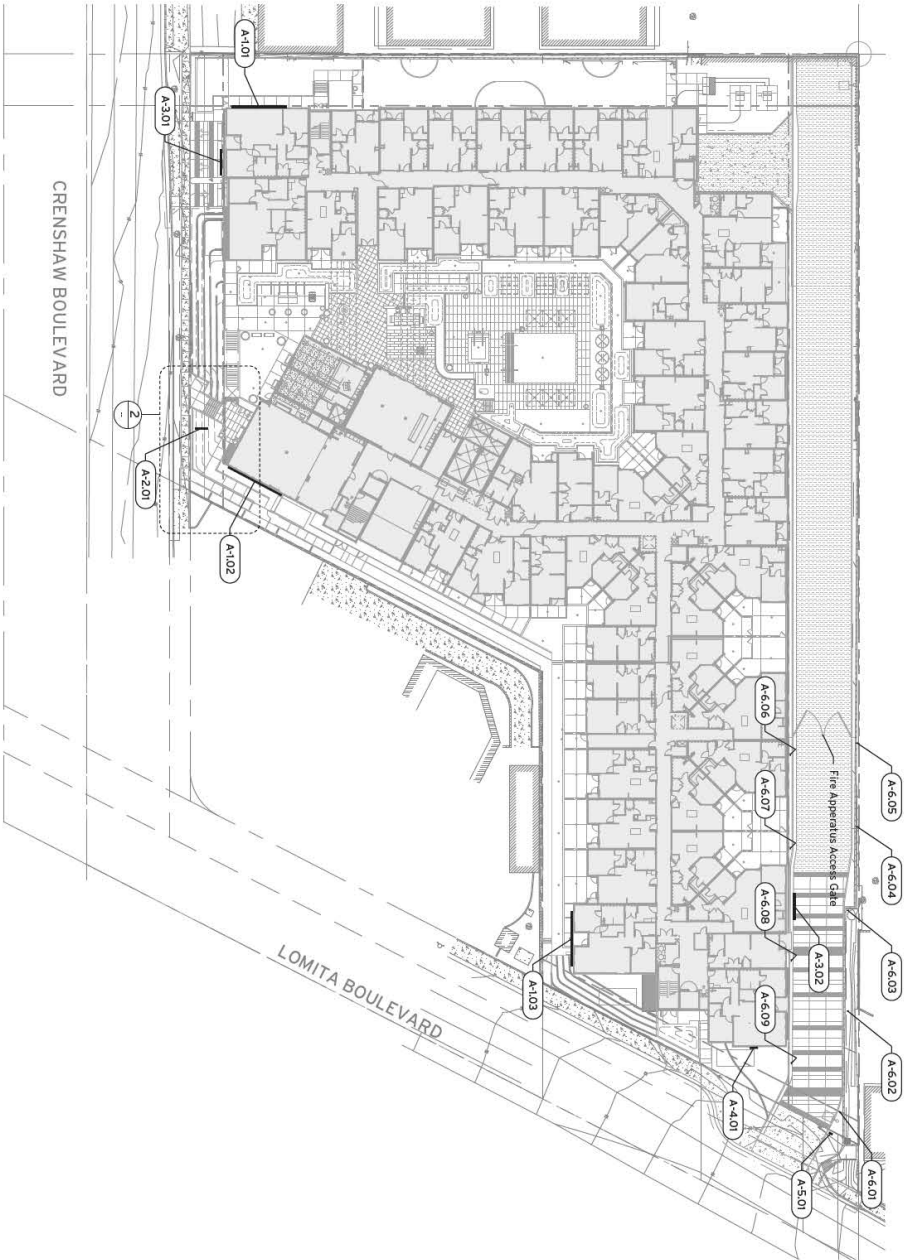
DATE		REVISION
05/01/17	MJ	CHANGE OF NOTE 2, 7, & 9
05/01/17	MJ	NOTE 8, & 10-12 REMOVED

Picerne - Lomita

City Signage Submittal



The Design Factor



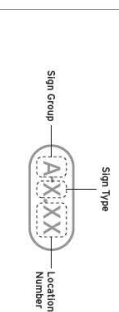
1 Sign Group A - Site Signage Location Plan
Scale: 1" = 60'-0"

Group A - Site Signage Summary

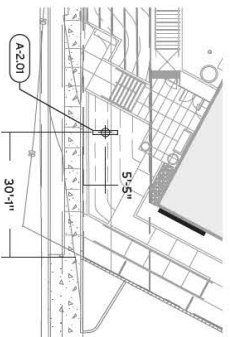
No.	Sign Types	Quantities
A-1	Project Identification Wall Sign	3
A-2	Project Identification Monument Sign	1
A-3	Garage Entry Sign	2
A-4	Building Address Sign	1
A-5	Parking Regulations Sign	1
A-6	Fire Lane No Parking Sign	9

⊕ Power locations

Group A - Location Numbering Legend



2 Monument Sign Location Plan Detail
Scale: 1" = 30'-0"



The Design Factor

Contact
264321 Las Altiuras Avenue, Laguna Hills, CA 92653
Ph. (949) 360-5750 Fx. (949) 643-2863
thdesignfactor@cox.net www.thdesignfactor.biz

Project
Pierme - Lomita

Sheet Title
Sign Group A - Site Signage
Location Plan

Sheet Number
A-LP1
Date
10/19/21

Sign Type No.	Sign Type Name	Elevation Location	Length	Height	Depth	Sign Area	Height From Grade	Wall/Facade Area
A-1.01	Project Identification Wall Sign	North	26'-3 5/8"	2'-4 3/4"	3"	63.02 Sq. Ft.	59'-10"	225.58 Sq. Ft.
A-1.02	Project Identification Wall Sign	South	29'-3"	2'-8"	3"	78.00 Sq. Ft.	57'-2"	300.21 Sq. Ft.
A-1.03	Project Identification Wall Sign	West	26'-3 5/8"	2'-4 3/4"	3"	63.02 Sq. Ft.	53'-11"	199.80 Sq. Ft.
A-2.01	Project Identification Monument Sign	North	6'-0"	6'-0"	11"	36.00 Sq. Ft.	-	-
A-3.01	Garage Entry Sign	West	17'-2"	10"	3/4"	14.31 Sq. Ft.	11'-8"	63.75 Sq. Ft.
A-3.02	Garage Entry Sign	East	15'-3"	10"	3/4"	12.71 Sq. Ft.	9'-1"	69.58 Sq. Ft.
A-4.01	Building Address Sign	South	2'-8 1/2"	10"	3/4"	2.26 Sq. Ft.	11'-9"	56.89 Sq. Ft.
A-5.01	Parking Regulation Sign	South	2'-0"	6'-0"	4 1/2"	12.00 Sq. Ft.	8"	-
A-6.01	Fire Lane No Parking Sign	-	1'-2"	8'-11"	4 1/2"	10.40 Sq. Ft.	7'-0"	-



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Project
 Picerme - Lomita

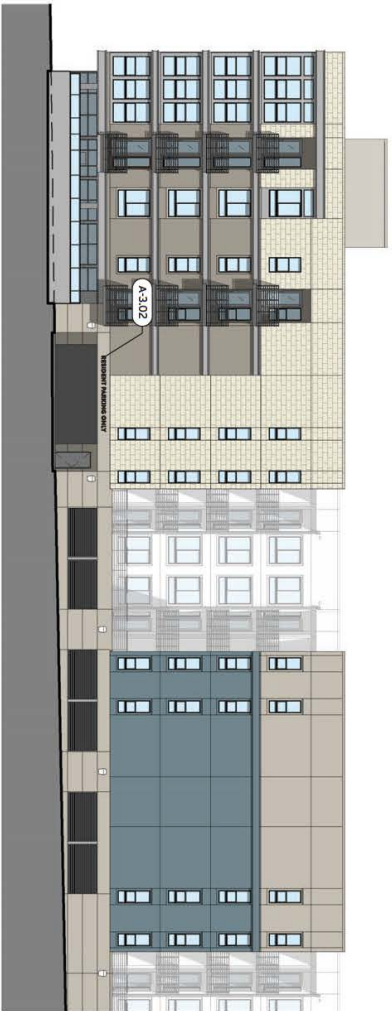
Sheet Title
 Signage Matrix

Sheet Number
 MX
 Date
 10-19-21



1 North Elevation

Scale: 1" = 25'-0"



2 Partial East Elevation

Scale: 1" = 25'-0"

Contact

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Project

Pierme - Lomita

Sheet Title

Sign Group A - Elevations

Sheet Number

A-EL 1

Date
10/19/21



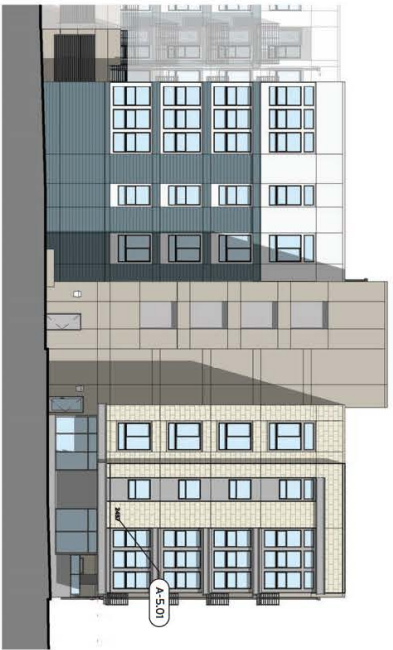
The Design Factor



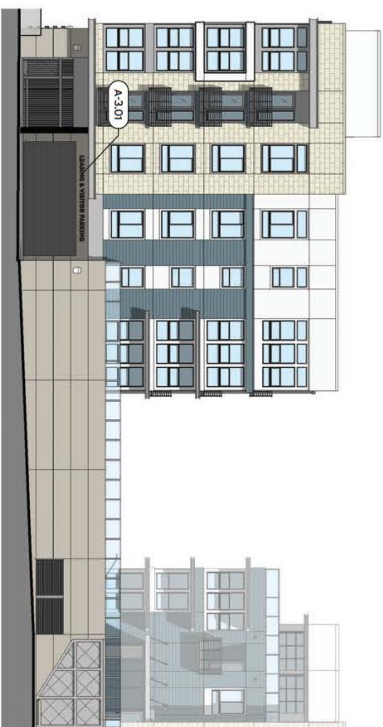
1 Partial South Elevation
Scale: 1" = 25'-0"



2 Partial West Elevation
Scale: 1" = 25'-0"



3 Partial South Elevation
Scale: 1" = 25'-0"



4 Partial West Elevation
Scale: 1" = 25'-0"



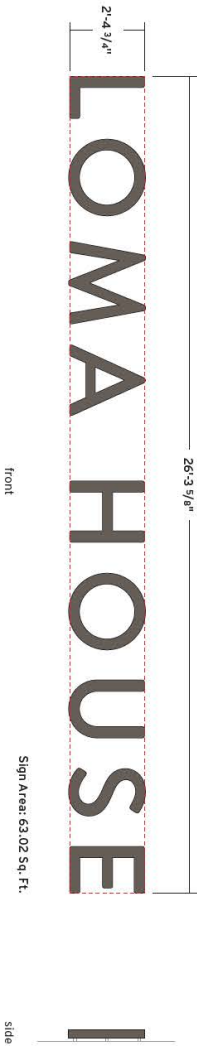
The Design Factor

Contact
26432 Las Alturas Avenue, Laguna Hills, CA 92653
Ph. (949) 360-5150 Fx. (949) 643-2863
thodesignfactor@cox.net www.thodesignfactor.biz

Project
Pierme - Lomita

Sheet Title
Sign Group A - Elevations

Sheet Number
A-EL 2
Date
10/19/21



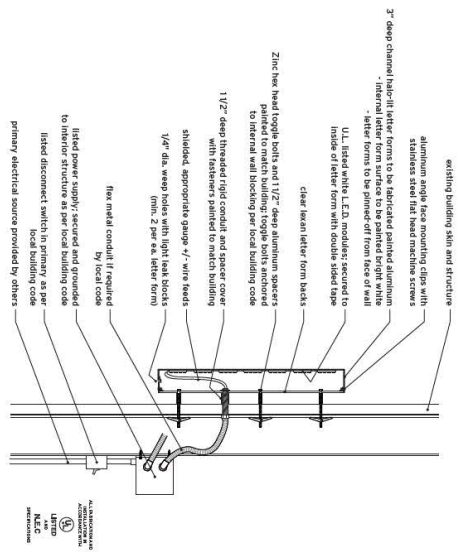
front

side

Sign Area 63.02 Sq. Ft.

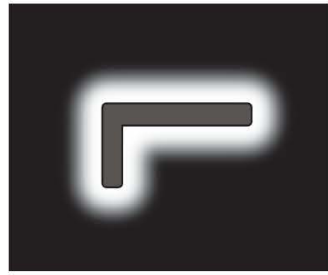
2 Details

Scale: 1/4" = 1'-0"



A Halo Lit Letter Section Detail

Scale: n.t.s.



3 Halo Lit Simulation

Scale: n.t.s.

Project Identification Wall Sign

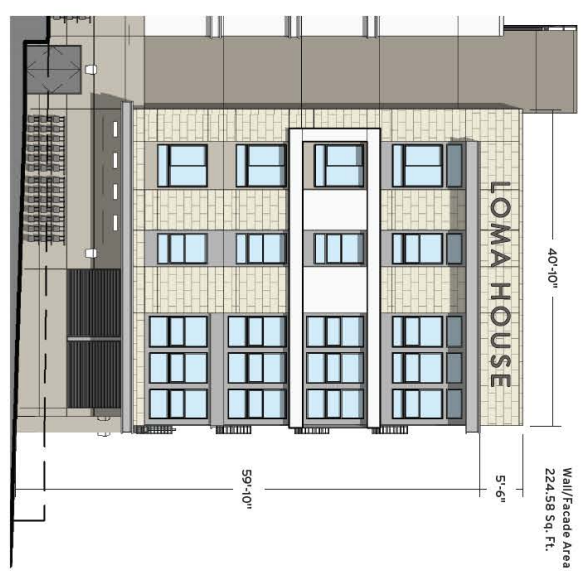
3" deep fabricated painted aluminum reverse channel letters with halo-lit illumination. To be illuminated with L.E.D. modules and mounted to wall with 1 1/2" deep spacers painted to match wall color.

Color
Sherwin Williams SW 7505 Manor House

Coordination Notes
Precise location to be determined in field. Sign Contractor to coordinate with construction team for installation of electrical connection wall penetrations prior to final wall material installation and waterproofing.

Approximate Weight: 100 lbs.

Circuit Requirements: Dedicated 20AMP circuit ran on a (Dusk to Dawn) photo cell and timer.



1 Partial North Elevation

Scale: 1/16" = 1'-0"



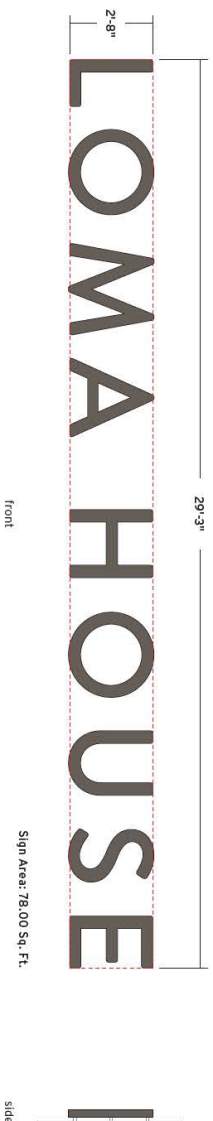
The Design Factor

Contact
26432 Las Alturas Avenue, Laguna Hills, CA 92653
Ph: (949) 360-5750 Fx: (949) 643-2863
thedesignfactor@cox.net www.thedesignfactor.biz

Project
Pierme - Lomita

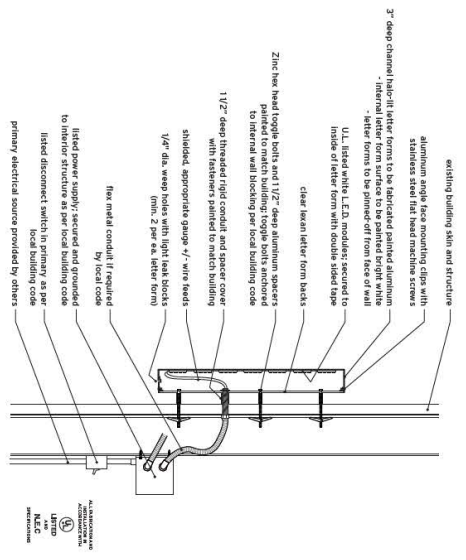
Sheet Title
Project Identification Wall Sign

Sheet Number
A-1
Date
10/19/21



2 Details

Scale: 1/4" = 1'-0"



A Halo Lit Letter Section Detail

Scale: n.t.s.



3 Halo Lit Simulation

Scale: n.t.s.

Project Identification Wall Sign

3" deep fabricated painted aluminum reverse channel letters with halo-lit illumination. To be illuminated with L.E.D. modules and mounted to wall with 1 1/2" deep spacers painted to match wall color.

Color
Sherwin Williams SW 7505 Manor House

Copy

Coordination Notes
Precise location to be determined in field. Sign Contractor to coordinate with construction team for installation of electrical connection wall penetrations prior to final wall material installation and waterproofing.

Approximate Weight: 100 lbs.

Circuit Requirements: Dedicated 20AMP circuit ran on a (Dusk to Dawn) photo cell and timer.



1 Partial South Elevation

Scale: 1/16" = 1'-0"

A-102



The Design Factor

Contact

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Project

Pierme - Lomita

Sheet Title

Project Identification Wall Sign

Sheet Number

A-1.1

Date
10/19/21

Project Identification Wall Sign

3" deep fabricated painted aluminum reverse channel letters with halo-tilt illumination. To be illuminated with L.E.D. modules and mounted to wall with 1/2" deep spacers painted to match wall color.

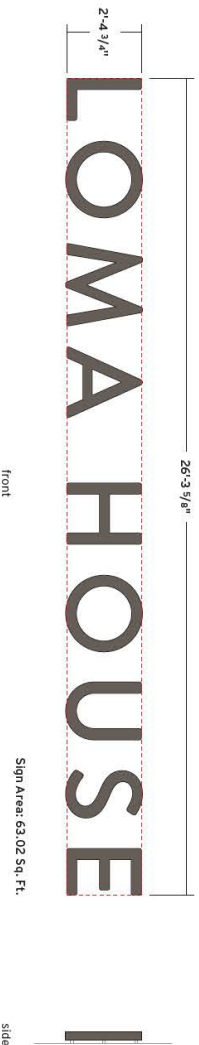
Color
Sherwin Williams - SW 7505 Manor House

Coordination Notes

Precise location to be determined in field. Sign contractor to coordinate with construction team for installation of electrical connection wall penetrations prior to final wall material installation and waterproofing.

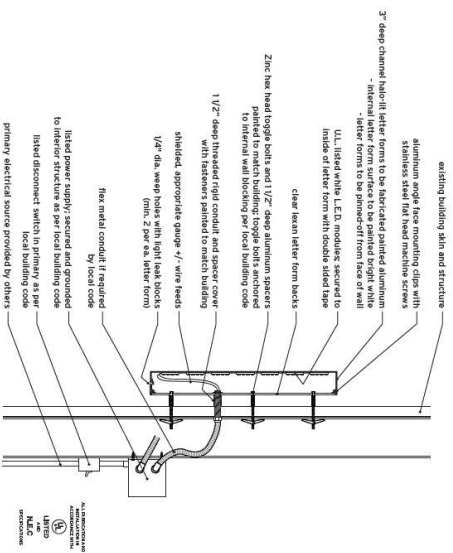
Approximate Weight: 100 lbs.

Circuit Requirements: Dedicated 20AMP circuit ran on a (Dusk to Dawn) photo cell and timer.



2 Details

Scale: 1/4" = 1'-0"



3 Halo Lit Simulation

Scale: n.l.s.



A Halo Lit Letter Section Detail

Scale: n.l.s.

1 Partial West Elevation

Scale: 1/16" = 1'-0"



Contact

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Project

Pierme - Lomita

Sheet Title

Project Identification Wall Sign

Sheet Number

A-1.2

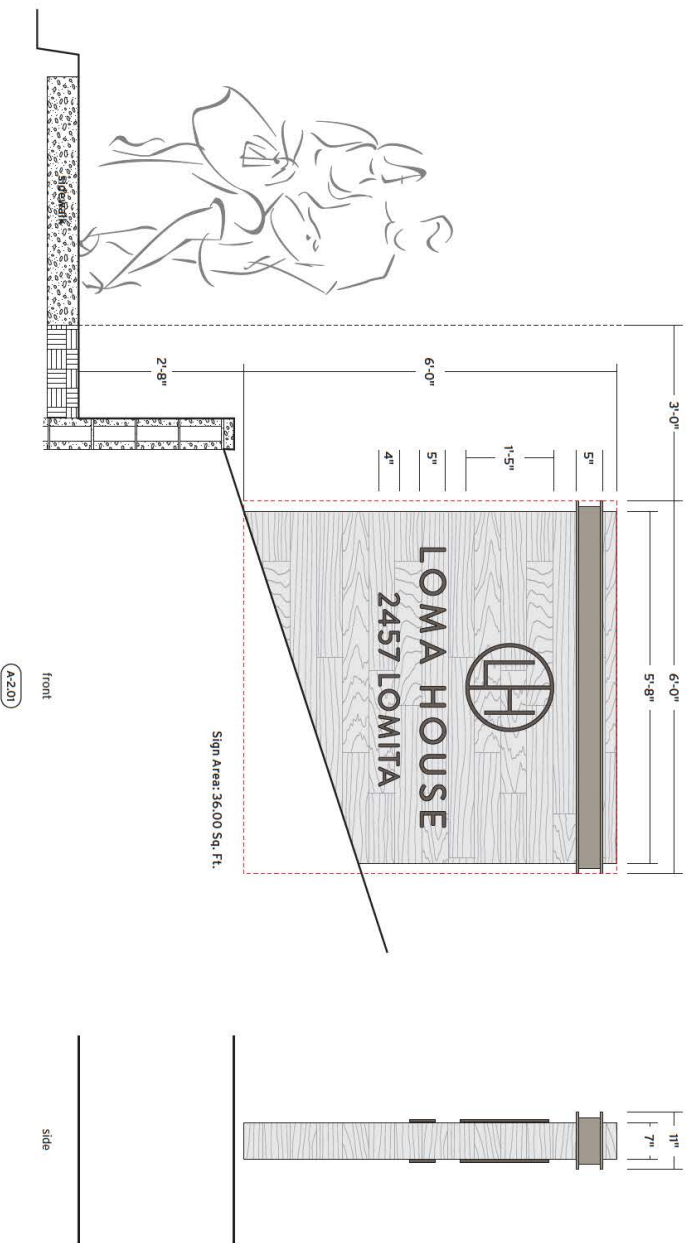
Date
10/19/21

Project Identification Monument Sign

Double sided sign with poured in place board formed concrete body, fabricated painted aluminum crown accent and flat cut out painted acrylic stud mounted copy. Sign to be externally (Dust to Dawn) illumination with ground mounted fixtures (by others).

Color	
Crown Accent	Sherwin Williams SW 7642 Peweston
Copy	Sherwin Williams SW 7505 Manor House
Body	Natural Gray

Coordination Notes
Precise location to be determined in field. Sign Contractor to coordinate with construction team.



1 Details

Scale: 1/2" = 1'-0"



The Design Factor

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thodesignfactor@cox.net www.thodesignfactor.biz

Project
Pierme - Lomita

Sheet Title
Project Identification Monument Sign

Sheet Number
A-2
Date
10-19-21

Garage Entry Sign

Flat cut out painted acrylic graphics stud mounted to building wall.

Color

Copy

Sherwin Williams SW 7505 Manor House

Coordination Notes

Precise location to be determined in field. Sign Contractor to coordinate with construction team.

17'-2"
10"
LEASING & VISITOR PARKING

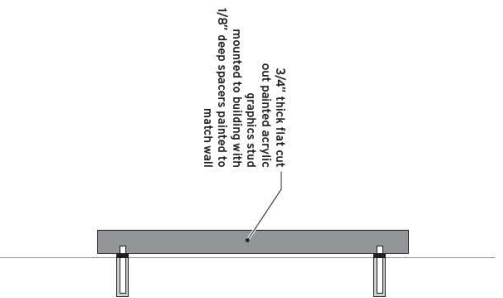
Sign Area: 14.31 Sq. Ft.

front

side

2 Details

Scale: 1/2" = 1'-0"



A Section Detail

Scale: 3/4" = 1'-0"



1 Partial West Elevation

Scale: 1/16" = 1'-0"

Contact

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Project

Pierceme - Lomita

Sheet Title

Garage Entry Sign

Sheet Number

A-3

Date
10/19/21



The Design Factor

Garage Entry Sign

Flat cut out painted acrylic graphics stud mounted to building wall.

Color

Copy

Sherwin Williams SW 7505 Manor House

Coordination Notes

Precise location to be determined in field. Sign Contractor to coordinate with construction team.



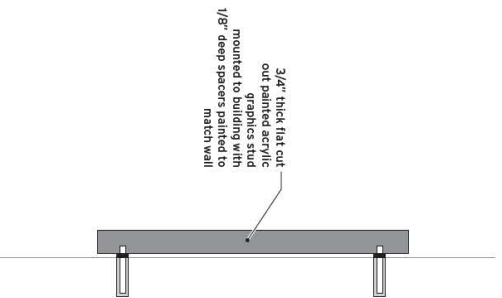
Sign Area: 12.71 Sq. Ft.

front

side

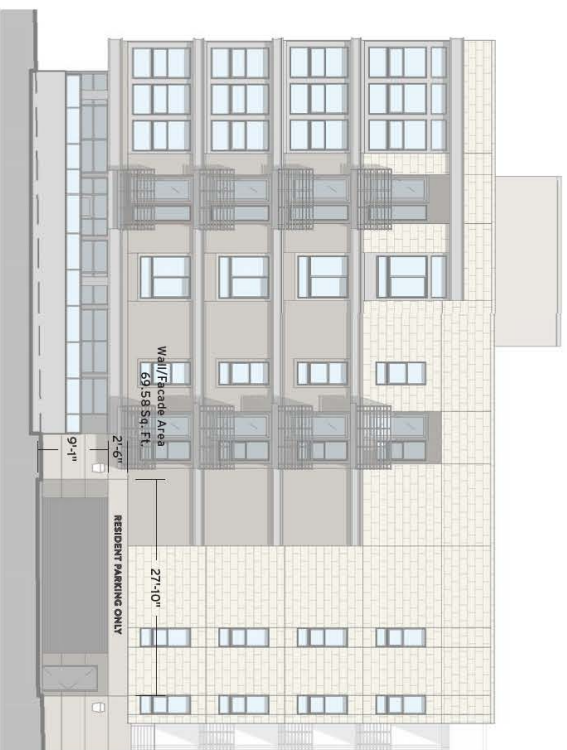
2 Details

Scale: 1/2" = 1'-0"



A Section Detail

Scale: 3" = 1'-0"



1 Partial East Elevation

Scale: 1/16" = 1'-0"



The Design Factor

Contact

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 thedesignfactor@cox.net www.thedesignfactor.biz

Project

Pierme - Lomita

Sheet Title

Garage Entry Sign

Sheet Number

A-3.1

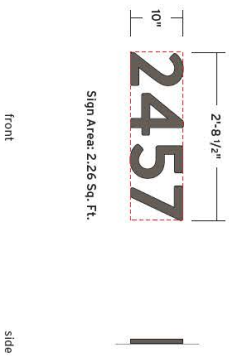
Date
10/19/21

Building Address Sign

Flat cut out painted acrylic graphics stud mounted to building wall.

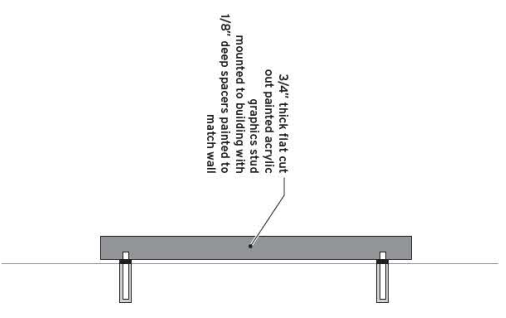
Color Sherwin Williams SW 7505 Manor House
Copy

Coordination Notes
 Precise location to be determined in field. Sign Contractor to coordinate with construction team.



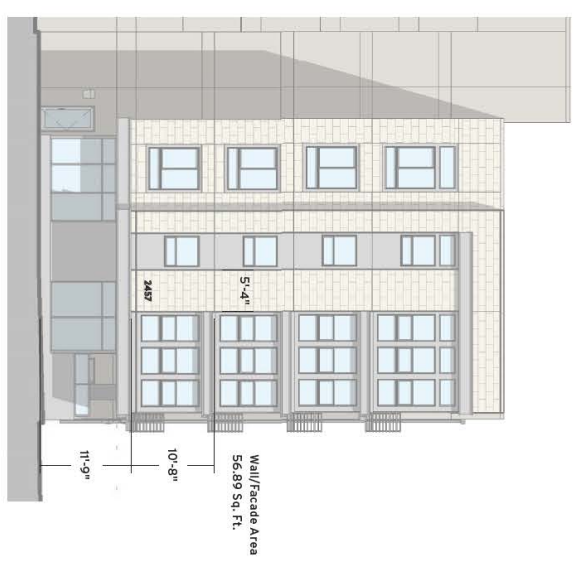
2 Details

Scale: 1/2" = 1'-0"



A Section Detail

Scale: 3" = 1'-0"



1 Partial South Elevation

Scale: 1/16" = 1'-0"



The Design Factor

Contact

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 thedesignfactor@cox.net www.thedesignfactor.biz

Project

Pierme - Lomita

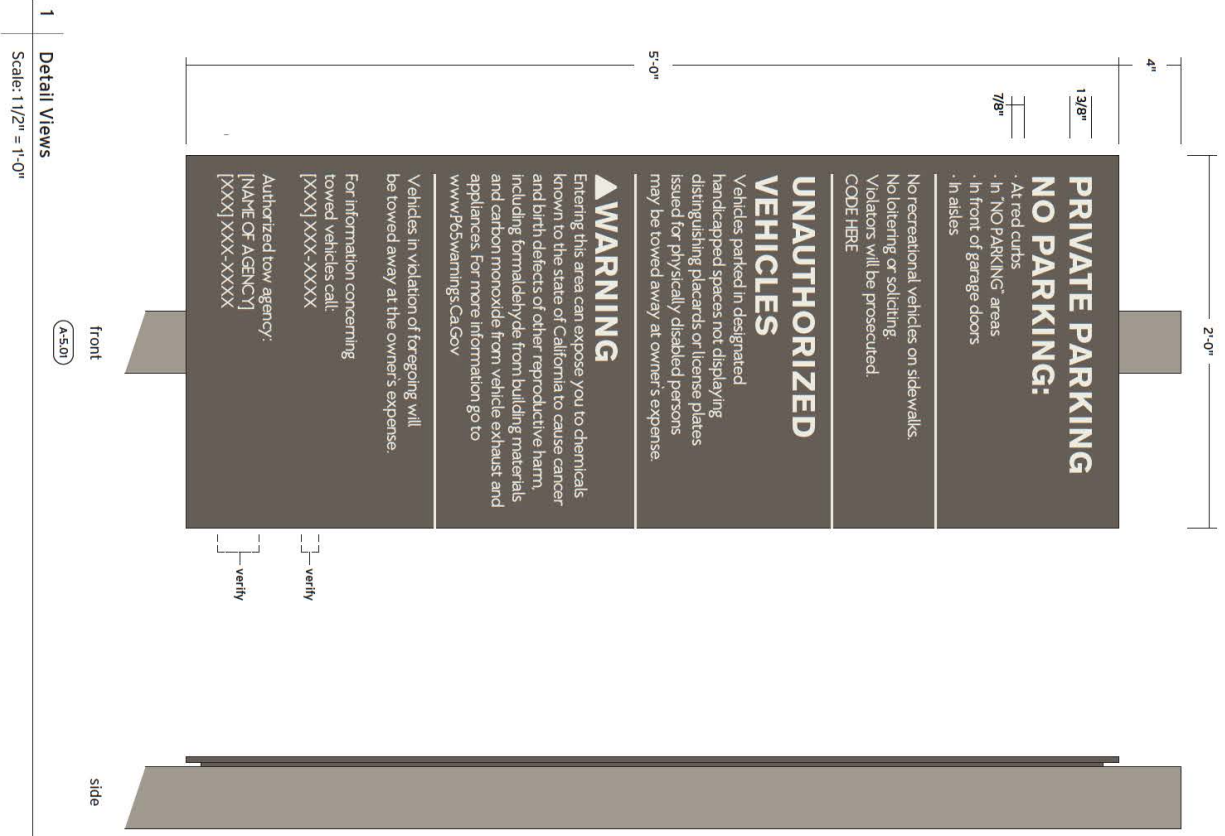
Sheet Title

Building Address Sign

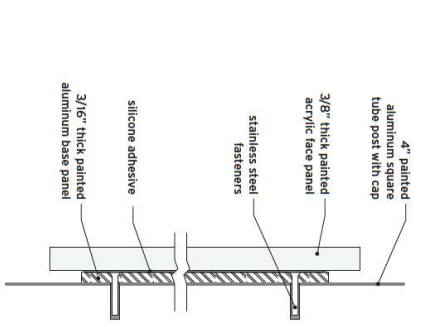
Sheet Number

A-4

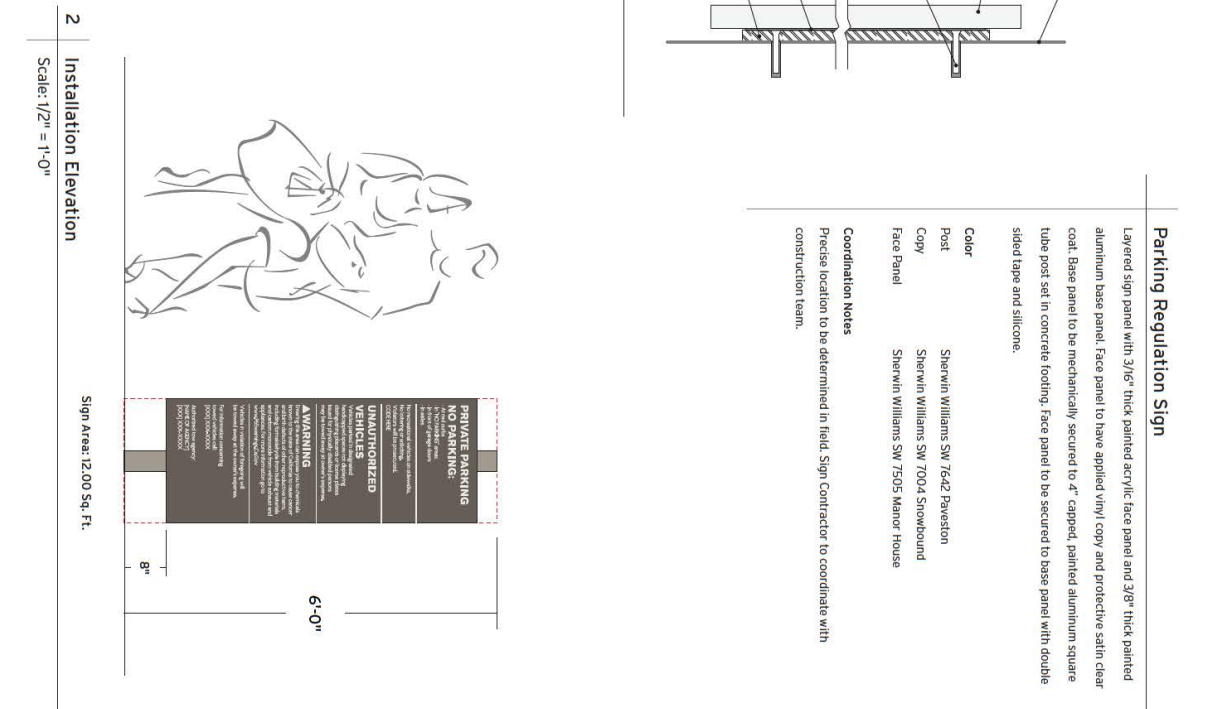
Date
 10/19/21



1 Detail Views
Scale: 1 1/2" = 1'-0"



A Section Detail
Scale: 1/2" = 1'-0"



2 Installation Elevation
Scale: 1/2" = 1'-0"

Parking Regulation Sign

Layered sign panel with 3/16" thick painted acrylic face panel and 3/8" thick painted aluminum base panel. Face panel to have applied vinyl copy and protective satin clear coat. Base panel to be mechanically secured to 4" capped, painted aluminum square tube post set in concrete footing. Face panel to be secured to base panel with double sided tape and silicone.

Color	Sherwin Williams SW 7642 Paveston
Post	Sherwin Williams SW 7004 Snowbound
Copy	Sherwin Williams SW 7505 Manor House
Face Panel	Sherwin Williams SW 7505 Manor House

Coordination Notes
Precise location to be determined in field. Sign Contractor to coordinate with construction team.



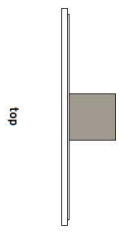
The Design Factor

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thdesignfactor@cox.net www.thdesignfactor.biz

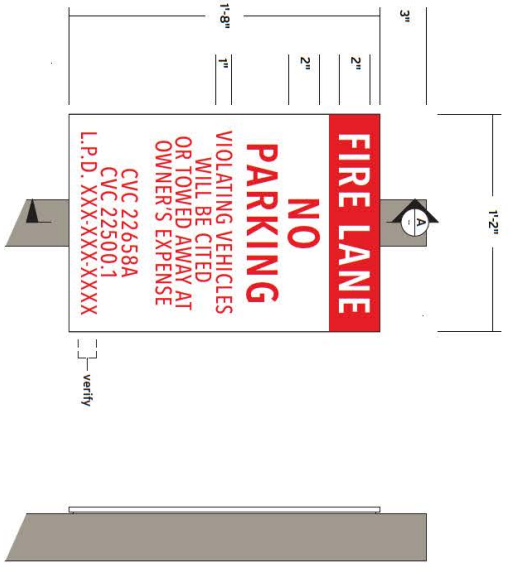
Project
Pierme - Lomita

Sheet Title
Parking Regulation Sign

Sheet Number
A-5
Date
10-19-21



top



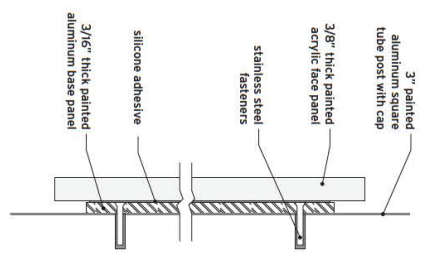
front

side

(A-6.0) thru (A-6.09)

2 Details

Scale: 1/2" = 1'-0"



A Section Detail

Scale: 1/2 (half size)

Fire Lane No Parking Sign

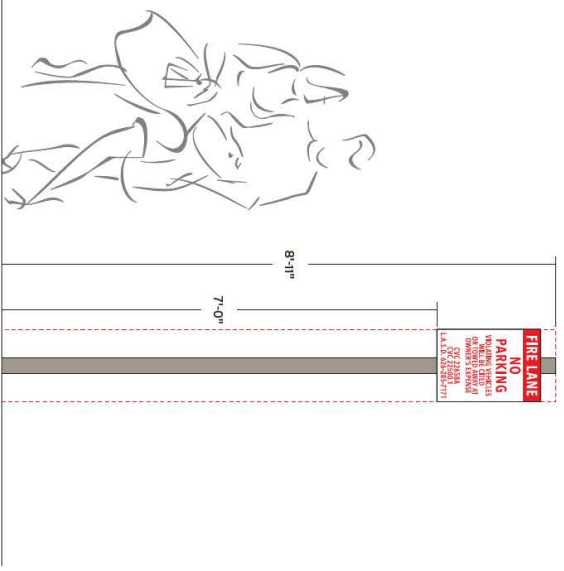
Layered sign panel with 3/16" thick painted acrylic face panel and 3/8" thick painted aluminum base panel. Face panel to have applied vinyl copy and protective satin clear coat. Base panel to be mechanically secured to 3" capped, painted aluminum square tube post set in concrete footing. Face panel to be secured to base panel with double sided tape and silicone.

Color

Face Panel	Gerber 290 "Reflective White"
Base Panel	Shenwin Williams SW 7642 Paveston
Post	Shenwin Williams SW 7642 Paveston
Fire Lane Copy	Gerber 280-10 "Reflective White"
Copy & Fire Lane Field	Gerber 280-72 "Reflective Red"

Coordination Notes

Precise location to be determined in field. Sign Contractor to coordinate with construction team.



1 Installation Elevation

Scale: 1/2" = 1'-0"

Sign Area: 10.40 Sq. Ft.

Contact

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 thedesignfactor@cox.net www.thedesignfactor.biz

Project

Pierme - Lomita

Sheet Title

Fire Lane No Parking Sign

Sheet Number

A-6

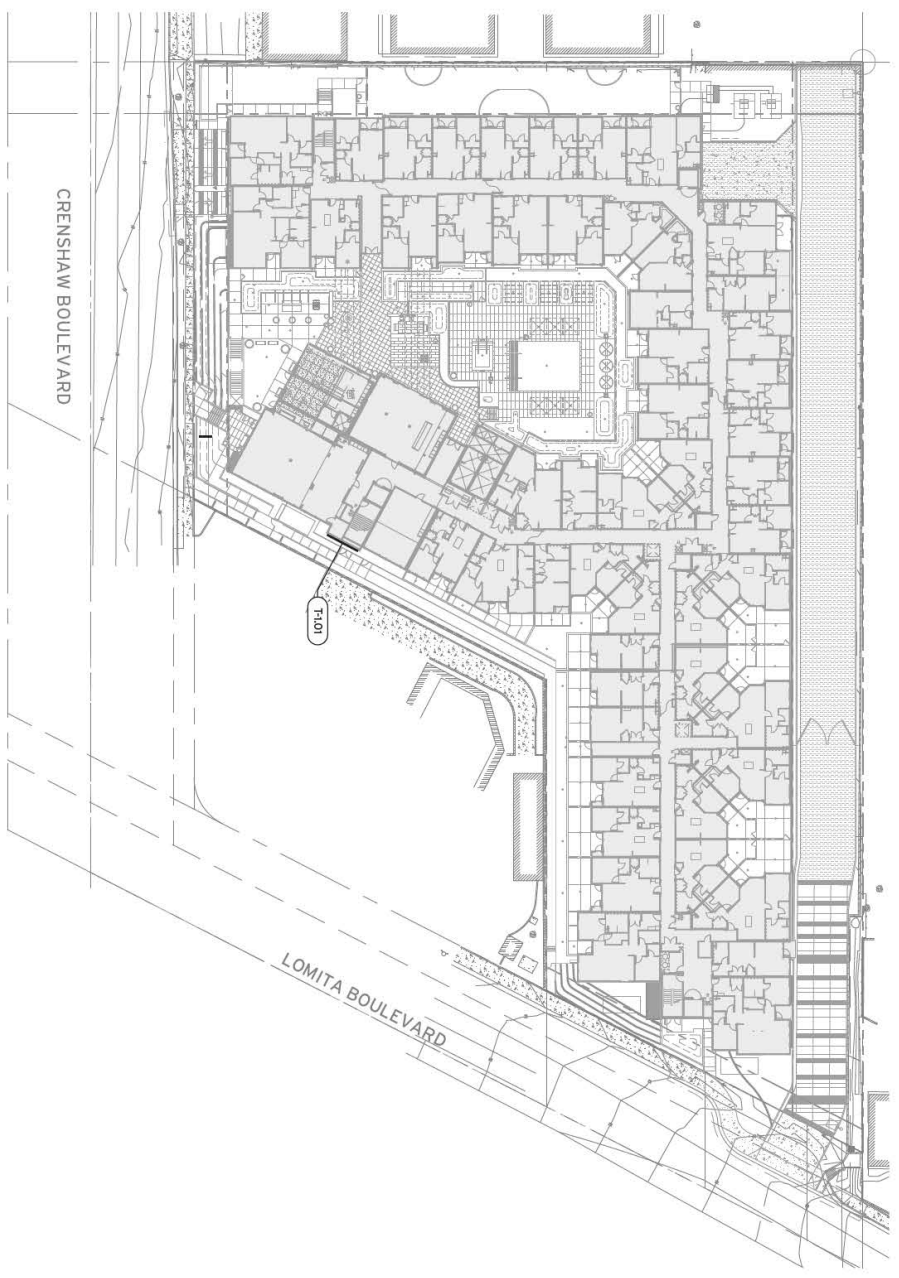
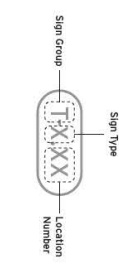
Date
10-19-21

The Design Factor



Group T - Temporary Signage Summary		
No.	Sign Types	Quantities
T-1	Now Leasing Banner Sign	1

Group T - Location Numbering Legend



1 Sign Group T - Temporary Signage Location Plan
 Scale: 1" = 60'-0"



The Design Factor

Contact
 264321 Las Altiuras Avenue, Laguna Hills, CA 92653
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 thedesignfactor@cox.net www.thedesignfactor.biz

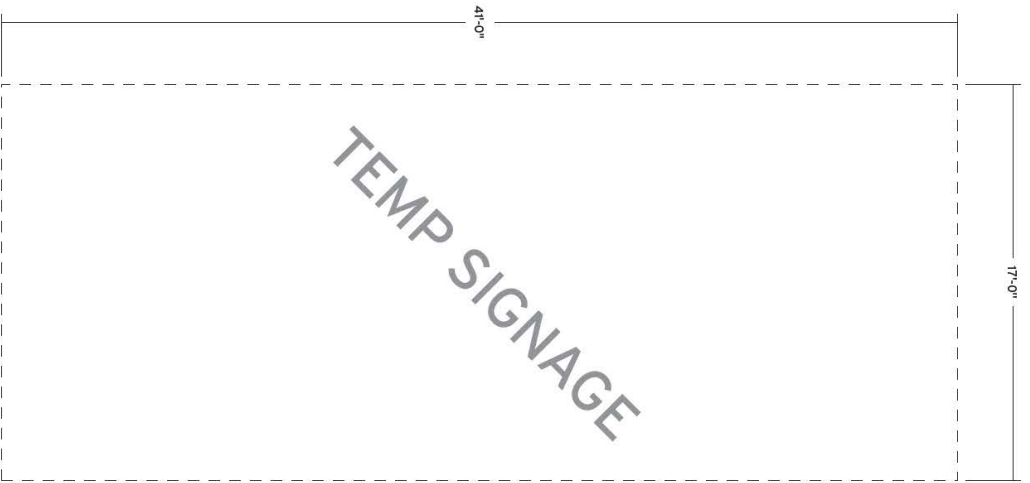
Project
 PIERRE - LOMITA

Sheet Title
 Sign Group T - Temporary Signage
 Location Plan

Sheet Number
 T-LP1
 Date 10/19/21

Now Leasing Banner Sign

17 mil mesh vinyl banner with standard hem/grommet edges and direct print graphics.
Mounted to building wall.



2 Details

Scale: 1/4" = 1'-0"



1 Partial South Elevation

Scale: 1" = 25'-0"

Contact

26432 Las Alturas Avenue, Laguna Hills, CA 92653
Ph. (949) 360-5750 Fx. (949) 643-2863
thedesigntactor@cox.net www.thedesigntactor.biz

Project

Pierne - Lomita

Sheet Title

Now Leasing Banner Sign

Sheet Number

T-1
Date
10/19/21



The Design Factor



Community Development Department
 Planning Division
 24300 Narbonne Avenue
 Lomita, CA 90717
 310/325-7110
 FAX 310/325-4024

NOTICE OF EXEMPTION

Project Description:

Zone Text Amendment 2021-02 a zoning amendment to Lomita Municipal Code Section 11-1.27 12 (Signs) to establish new sign standards within the 24000 Crenshaw Boulevard Specific Plan. This amendment was initiated by the Picerne Group, 5000 Birch Street, Suite 600, Newport Beach, CA 92660

Finding:

The City Council of the City of Lomita has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- Ministerial Project
- Categorical Exemption
- Statutory Exemption
- Emergency Project
- Quick Disapproval [CEQA Guidelines, Section 15270]
- No Possibility of Significant Effect [CEQA Guidelines, Section 15061(b)(3)]

Supporting Reasons:

- A. In accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, adoption of the Zone Text Amendment is exempt from CEQA in that it can be seen with certainty that there is no possibility that the amendment may have a significant effect on the environment. The proposed amendment is limited to sign standards on one specific property. The adoption of the proposed ordinance is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment.

Therefore, City Council has determined that there is no substantial evidence that the project may have a significant effect on the environment.

 (Date)

 Laura MacMorran
 Associate Planner



**CITY OF LOMITA
PLANNING COMMISSION REPORT**

TO: Planning Commission November 8, 2021

FROM: Laura MacMorran, Associate Planner

SUBJECT: Zone Text Amendment 2021-03(Self-Storage Facilities)

PROJECT DESCRIPTION

A zoning text amendment to Lomita Municipal Code Sections 11-1.15, 11-1.45.02, 11-1.51.05, and 11-1.66.03 to define and establish parking requirements for a self-storage facility use. In addition, the amendment would remove the self-storage facility use in the Commercial General (C-G) Zone and permit a self-storage facility use, subject to a conditional use permit, in the Light Manufacturing Commercial (M-C) Zone. This amendment is initiated by the City of Lomita's Community and Economic Development Department.

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution recommending City Council approval of Zone Text Amendment No. 2021-03.

BACKGROUND

At one time, the City allowed for what was known as "Furniture and Household Goods, Transfer and Storage" uses and based on the name it describes a more narrow version of today's self-storage facilities. In 1972, Ordinance No. 130 removed this use from the Commercial General Zone and introduced it into the Light Manufacturing Commercial (M-C) Zone. Then in 1975, Ordinance 210 amended the M-C Zone's entire catalogue of permitted uses and the "Furniture and Household Goods, Transfer and Storage" use was removed as a permissible use.

In 2006, the City Council approved a zoning text amendment to allow for self-storage facilities as a permitted use in the Commercial General (C-G) Zone (Ordinance No. 685). While the self-storage facility was added to the list of permissible uses in the C-G zone, the text amendment failed to specifically define the use and establish an appropriate parking requirement for the use. A private citizen initiated the 2006 zone text amendment in order to develop a self-storage facility on a specific site; however, neither that project nor any other self-storage facility has been built anywhere in the C-G Zone.

City staff initiated the proposed amendment because self-storage facilities possess unique operating characteristics, and the potential size and nature of the use can negatively affect commercial corridors.

ANALYSIS OF PROPOSED REVISION

General Plan

In accordance with Section 11-1.70.05(C)(2), the Planning Commission must make a written recommendation to the City Council whether to approve, approve in modified form, or deny the proposed zone amendment.

Several reasons to remove a self-storage facility use from the Commercial General Zone can be linked to specific General Plan policies.

Land Use Policy 7 *seeks commercial development and employment opportunities that maintain a sound economic base and stimulate investment in the City.* Self-storage facilities create only a few permanent employment opportunities. In addition, storage space is a passive use, and its “product” is the occupancy of land in Lomita by inorganic items. Exports are key to a *sound economic base* and this use does not provide products for export.

Land Use Policy 14 seeks to promote a *healthy and congenial environment for business, where properly zoned.* Presently, self-storage facilities could locate anywhere in the C-G zone. This unfettered access is troubling because three of the City’s five commercial streets are zoned C-G and the use’s potential dominance could be incompatible with a mixed-use’s development’s intent, which is for active and walkable streets with people-oriented businesses. Because storage facilities are vehicle-oriented and less active uses, it could dampen an area and affect business environment.

For some other perspectives on self-storage facilities categorization, staff studied other South Bay cities’ self-storage facility’s zoning requirements. No other city allows this use in a commercial zone by-right. While some cities allow the use in commercial zones with a conditional use permit, most only allow the use in an industrial zone either by-right or with a conditional use permit. Some have prohibited the use outright because the municipalities want to create opportunities for other more pedestrian friendly uses and/or placed specific design and development standards on them. (See Attachment No. 7)

Although there are several compelling reasons to remove the self-storage facility use from the Commercial General Zone, retaining the use in the Light Manufacturing Commercial Zone corresponds with the General Plan’s Economic Development Element.

Specifically, Economic Development Policy 5 seeks *a diversity of land uses and businesses within the City’s commercial districts.* Since the 1970s when the use was removed from the M-C Zone, self-storage facilities businesses have become much more prevalent. They fill a general need. By allowing the use with a conditional use permit in the M-C Zone, a window of opportunity exists should demand increase, while curtailing it to a zone that is better situated to handle the trips generated and does not impact such a large portion of Lomita’s commercially designated land use.

Circulation Policy 4 states that the City will *assess the impact of future land uses and development on the local circulation system.* Self-storage facilities rely heavily on vehicle trips and are predisposed to larger vehicles, such as vans and trucks. In addition, this use is not conducive to alternative modes of travel, such as walking, biking or mass transit, because it involves the carrying of goods and large items. The M-C Zone is along four and six-through lane streets which would be better suited for the types of vehicles associated with self-storage facilities than Narbonne

Avenue, which is a two-through lane street that promotes more multi-modal transportation opportunities.

Parking

The existing code is silent regarding the minimum parking requirements for a self-storage facility use. When the amendment to allow self-storage facilities in the C-G zone was adopted in 2006, the parking requirement was determined by a project-specific parking study. Staff’s research found the best practice to calculate the off-street parking requirement was one space per 1,500 gross square foot of building area. The Planning Commission finds based on a parking study’s analysis that the project would have less demand for off-street parking.

Proposed Zone Text Amendment

With the proposed change, the section titled “Definitions” would be amended to include a definition for “self-storage facility” and would read as follows:

Sec. 11-1.15. 19 (S). Self-storage facility, shall mean any building or other place which is improved with a structure containing separate modules for the storage of property for personal use by the renter, and no materials of hazardous nature, nor shall there be warehousing of wholesale and/or retail materials and/or products.

Sec. 11-1.45.02 – Principal use permitted (C-G Zone). With the proposed change, the section titled “Principal uses permitted” would be amended to eliminate self-storage facilities.

Sec. 11-1.51.05. - Uses by conditional use permit (M-C Zone). With the proposed change, section 11-1.51.05 of the M-C zone titled “Uses by conditional use permit” would be amended to include a self-storage facility.

Section 11-1.66.03(c) – Parking Requirements. With the proposed change, **section 11-1.66.03(C). - Parking requirements”** would be amended to include a minimum parking requirement for a self-storage facility and would read as follows:

Inserted in alphabetical order

Commercial and Other Uses Freestanding: The following minimum standards are set for specific types of developments with unique parking requirements where the uses are freestanding:	
Self-storage facilities	One (1) space for each one thousand five hundred (1,500) square feet of gross floor area. The Planning Commission may consider a reduction to this requirement base on a parking study.

Environmental Determination

The proposed Zoning Ordinance amendments are exempt from environmental review under Section 15061(b)(3) of the CEQA Guidelines, as they constitute minor amendments to the Zoning Code and that any potential project enabled under the amendments will be subject to additional review under CEQA. The general rule exemption also applies in this instance because it can be seen with certainty that there is no possibility that the proposed amendments could have a significant effect on the environment, and thus are not subject to CEQA.

Public Notice

Notices of this hearing dated October 27, 2021 were published in the Daily Breeze Newspaper, and posted at City Hall, the Lomita Library, and at Lomita Park. As of the date this staff report was prepared, staff has not received any correspondence either for or against the proposed project.

Recommended by:



Greg Kapovich
Community and Economic
Development Director

Prepared by:



Laura MacMorran
Associate Planner

Attachments:

1. Draft Resolution
2. Zoning Map
3. Ordinance No. 130
4. Ordinance No. 210
5. Ordinance No. 685
6. Notice of Exemption (CC)
7. Comparison of South Bay Cities' Self-Storage Facilities Regulations

DRAFT RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA RECOMMENDING CITY COUNCIL APPROVAL OF ZONE TEXT AMENDMENT 2021-03, AMENDING LOMITA MUNICIPAL CODE SECTIONS 11-1.15, 11-1.45.02, 11-1.51.05, AND 11-1.66.03 TO DEFINE AND ESTABLISH PARKING REQUIREMENTS FOR A SELF-STORAGE FACILITY USE. IN ADDITION, THE AMENDMENT WOULD REMOVE THE SELF-STORAGE FACILITY USE IN THE COMMERCIAL GENERAL (C-G) ZONE AND PERMIT A SELF-STORAGE FACILITY USE, SUBJECT TO A CONDITIONAL USE PERMIT, IN THE LIGHT MANUFACTURING COMMERCIAL (M-C) ZONE. THIS AMENDMENT IS INITIATED BY THE CITY OF LOMITA'S COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT.

THE PLANNING COMMISSION OF THE CITY OF LOMITA DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

Section 1. Recitals

- A. The Planning Commission of the City of Lomita has considered a request for a Zone Text Amendment to Sections 11-1.15, 11-1.45.02, 11-1.51.05, and 11-1.66.03 to define and establish parking requirements for a self-storage facility use. In addition, the amendment would remove the self-storage facility use in the Commercial General (C-G) Zone and permit a self-storage facility use, subject to a conditional use permit, in the Light Manufacturing Commercial (M-C) Zone. This amendment is initiated by the City of Lomita's Community and Economic Development Department in accordance with Section 11-1.70.05(B).
- B. The proposed Zoning Ordinance amendments are exempt from environmental review under Section 15061(b)(3) of the CEQA Guidelines, as they constitute minor amendments to the Zoning Code to change a use from permitted to conditionally permitted and that any potential project enabled under the amendments will be subject to additional review under CEQA. The general rule exemption also applies in this instance because it can be seen with certainty that there is no possibility that the proposed amendments could have a significant effect on the environment, and thus are not subject to CEQA because this provides more review and conditioning for future project to prevent any impacts.
- C. On November 8, 2021, the Planning Commission held a duly noticed public hearing and accepted public testimony and evidence to consider the Zoning Text Amendment, in accordance with Municipal Code sections 11-1.70.04 and 11-1.70.05
- D. After review and consideration of all evidence and testimony presented in connection with this hearing, the Planning Commission recommends that the City Council approve the Zoning Text Amendment to define and establish parking requirements for a self-storage facility use, remove the self-storage facility use in the Commercial General (C-G) Zone and

permit a self-storage facility use, subject to a conditional use permit, in the Light Manufacturing Commercial (M-C) Zone.

Section 2. In accordance with Municipal Code section 11-1.70.05, the Planning Commission finds that the zone text amendment is consistent with the General Plan. The amendment to remove self-storage facilities from the C-G Zone implements Land Use Policy 7 to seek commercial development and employment opportunities that maintain a sound economic base and Land Use Policy 14 to promote a healthy and congenial environment for business, where properly zoned. Self-storage facilities provide a limited number of employment opportunities, do not export a product and would not be compatible with a mixed-use overlay's expected pedestrian friendly by-product, which is to attract active business uses that enliven the street, support multi-modal travel demands, as well as the surrounding residential uses.

It is consistent to add self-storage facilities to the M-C Zone because Economic Development Policy 5 seeks a diversity of businesses within the City's commercial districts and self-storage facilities expand commercial development possibilities in the M-C zone. It is also consistent with the Circulation Policy to assess the impact of future land uses and development on the local circulation system. A self-storage facility use relies on larger vehicles to drop-off or pick-up items and is better suited to locate along the M-C Zone's four and six through lane streets than on Narbonne Avenue, which is only a two-lane right-of-way.

Section 3. Based on the foregoing, the Planning Commission of the City of Lomita hereby recommends City Council approval of the following Zone Text Amendment 2021-03 to define a Self-Storage Facility use, establish minimum parking standards for a Self-Storage Facility use, permit Self-Storage Facility uses in the M-C zone subject to approval of a conditional use permit, and prohibit Self-Storage Facility uses in the C-G Zone.

Section 4. Section 11-1.15.19(S) of Title 11 of the Lomita Municipal Code is amended by adding "Self-Storage Facility" to the alphabetical list of definitions to read as follows:

Section 11-1.15. 19 (S). Self-storage facility shall mean any building or other place which is improved with a structure containing separate modules for the storage of property for personal use by the renter, and no materials of hazardous nature, nor shall there be warehousing of wholesale and/or retail materials and/or products.

Section 5. Section 11-1.45.02 of Title 11 of the Lomita Municipal Code, which sets forth the principal uses permitted in a C-G zone, is amended to eliminate the "Self-Storage Facility" use from the list of permitted uses and the list renumbered accordingly. C-G zone.

Section 6. Section 11-1.51.05 of Title 11 of the Lomita Municipal Code, which sets forth uses permitted by a conditional use permit in a M-C zone, is amended to add "Self-Storage Facility" use to the list of permissible uses subject to approval of a conditional use permit. The amended section will read in its entirety as follows:

Sec. 11-1.51.05. - Uses by conditional use permit.

Premises in Zone M-C may be used for the following purposes, provided a permit has first been obtained, pursuant to the provisions of [Article 70](#), "Zoning Ordinance Administration":

- (1) Animal hospitals.
- (2) Arcades.
- (3) Assembly Halls, subject to the provisions of [Section 11-1.68.04](#).
- (4) Automobile body and fender repair shops, automobile muffler shops, automobile painting and upholstery shops, and automobile radiator shops.
- (5) Automobile impound yards.
- (6) Automobile repair garages, provided all operations are conducted within a building enclosed on three (3) sides.
- (7) Bars and cocktail lounges, pursuant to [Article 56](#) of the Lomita Zoning Code.
- (8) Buildings exceeding thirty-five (35) feet in height.
- ~~(9) [Repealed by Ord. No. 519.]~~
- (10) Drive-in restaurants.
- (11) Kennels, dog and cat.
- (12) Novelty retail or service specialty establishments purveying primarily novelties, curios, curiosa, and related items.
- (13) Restaurants and cafes serving alcoholic beverages, pursuant to [Article 56](#) of the Lomita Zoning Code
- (14) Self-storage facilities

Section 11-1.66.03(C) of Title 11 of the Lomita Municipal Code, which governs parking requirements, is amended by adding a new minimum parking requirement for a “Self-Storage Facility” use to and inserted in alphabetical list of use categories to read as follows.

Sec. 11-1.66.03(C). - Parking requirements.

Commercial and Other Uses Freestanding: The following minimum standards are set for specific types of developments with unique parking requirements where the uses are freestanding:	
Self-storage-facilities	One (1) space for each one thousand five hundred (1,500) square feet of gross floor area. The Planning Commission may consider a reduction to this requirement base on a parking study.

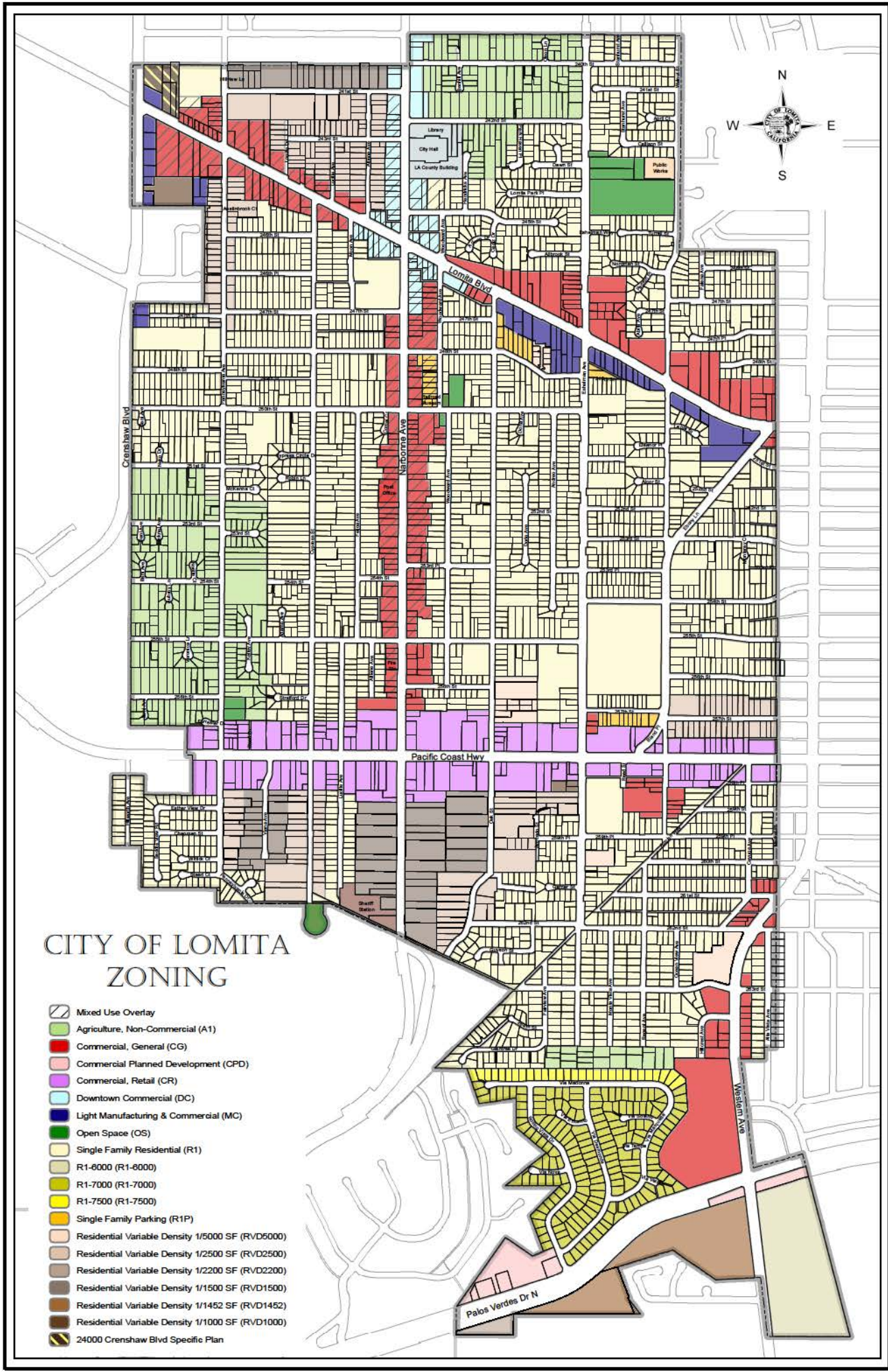
PASSED and ADOPTED by the Planning Commission of the City of Lomita on this 8th day of November, 2021 by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:

Steve Cammarata, Chair

ATTEST: _____
Greg Kapovich
Community and Economic Development
Director

Any action to challenge the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section 1094.6.



CITY OF LOMITA ZONING

-  Mixed Use Overlay
-  Agriculture, Non-Commercial (A1)
-  Commercial, General (CG)
-  Commercial Planned Development (CPD)
-  Commercial, Retail (CR)
-  Downtown Commercial (DC)
-  Light Manufacturing & Commercial (MC)
-  Open Space (OS)
-  Single Family Residential (R1)
-  R1-6000 (R1-6000)
-  R1-7000 (R1-7000)
-  R1-7500 (R1-7500)
-  Single Family Parking (R1P)
-  Residential Variable Density 1/5000 SF (RVD5000)
-  Residential Variable Density 1/2500 SF (RVD2500)
-  Residential Variable Density 1/2200 SF (RVD2200)
-  Residential Variable Density 1/1500 SF (RVD1500)
-  Residential Variable Density 1/1452 SF (RVD1452)
-  Residential Variable Density 1/1000 SF (RVD1000)
-  24000 Crenshaw Blvd Specific Plan

ORDINANCE NO. 130

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF LOMITA AMENDING SECTION 45.02 AND SECTION
51.02 OF THE ZONING ORDINANCE RELATING TO
STORAGE IN ZONE C-G AND ZONE M-1

THE CITY COUNCIL OF THE CITY OF LOMITA DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 45.02 of the Zoning Ordinance is hereby amended by deleting Subsection 10 relating to furniture and household goods, transfer and storage.

SECTION 2. Section 51.02 of the Zoning Ordinance is hereby amended by adding the following:

"8. a. Furniture and Household Goods, Transfer and Storage."

SECTION 3. Effective Date. This ordinance shall take effect thirty (30) days after the date of its passage; and prior to fifteen (15) days after its passage, the City Clerk shall cause a copy of this ordinance to be published in accordance with the provisions of the Lomita Municipal Code.

PASSED, APPROVED AND ADOPTED this 16 day of OCTOBER, 1972.

Ed Mehl
MAYOR

ATTEST:

Dawn R. Sprute
CITY CLERK

I HEREBY CERTIFY that the foregoing Ordinance was duly introduced at a regular meeting of the City Council on the 18 day of SEPTEMBER, 1972, and adopted at its meeting of OCTOBER 16, 1972, by the following roll call vote:

AYES: COUNCILMEN: BELBA, LEARNARD, STRATFORD & MEHLER
NOES: COUNCILMEN: ANDERSON
ABSENT: COUNCILMEN: -

Dawn R. Sprute
CITY CLERK

ORDINANCE NO. 210

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, AMENDING SECTION 11-1.51.02 OF ARTICLE 51 OF PART 5 OF CHAPTER 1 OF TITLE XI (THE ZONING ORDINANCE) OF THE LOMITA MUNICIPAL CODE, WHICH SAID SECTION RELATES TO USES PERMITTED IN ZONE M-C

THE CITY COUNCIL OF THE CITY OF LOMITA DOES ORDAIN AS FOLLOWS:

SECTION 1. That Section 11-1.51.02 of Article 51 of Part 5 of Chapter 1 of Title XI is hereby amended to read:

Section 11-1.51.02 - Principal Uses Permitted

- A. Premises in Zone M-C may be used for the following principal uses:
1. Automobile sales and rentals.
 2. Automobile service stations.
 3. Boat and other marine sales.
 4. Book bindries.
 5. Building materials, sales of.
 6. Car washes, automatic, coin-operated and hand wash.
 7. Catering services.
 8. Commercial Meat Cutting Plants - No slaughtering of animals permitted on premises (Ord. #122 4/3/72).
 9. Contractors' equipment, rental and sales of.
 10. Contractors' yards, including plumbing, heating, electrical, roofing, building and other similar contractors.
 11. Electric distribution and transmission substations for public utility service yard including microwave facilities incorporated as part of a public utility installation. (Ord. #96 6/15/70)
 12. Equipment rental services.
 13. Laundries, retail.
 14. Lumber yards, including the cutting of lumber to size but permitting no other milling operations.
 15. Machinery storage yards, including sales and display.
 16. Mortuaries.
 17. Packaging businesses.
 18. Parking lots and parking buildings, pursuant to the provisions of Article 66 (Off-Street Parking and Loading).
 19. Pet grooming, excluding boarding.
 20. Photocopying and duplicating services.
 21. Photo-engravers and lithographers.
 22. Printers or publishers.
 23. Prototype Electronic Development Labs. (Ord. #122 4/3/72)
 24. Reupholsters, furniture.
 25. Skating rinks
 26. Tire retreading or recapping.
 27. Tool rentals, including roto-tillers, power mowers, sanders and saws, cement mixers and other equipment but excluding heavy machinery or trucks exceeding two (2) tons capacity.

28. Truck and trailer sales, rentals and repairs.
29. Truck storage except when containing flammable liquids or gases.
30. Water wells, reservoirs, tanks, treatment plants, gaging stations, pumping stations and any use normal and appurtenant to the obtainment, storage and distribution of water.
31. Weighing, public scales.
32. Wholesale business.

B. The following industrial uses provided all activities are conducted within an enclosed building.

(1) Assembly and Manufacture from previously prepared materials and excluding the use of drop hammers, automatic screw machines, punch presses exceeding five (5) tons capacity and motors exceeding two (2) horsepower capacity that are used to operate lathes, drill presses, grinders or metal cutters.

1. Appliance, assembly, electrical, electronic and electro-mechanical.
2. Equipment assembly, electrical, electronic and electro-mechanical (ord. #161 12/17/73).
3. Furniture refinishing - with a maximum of 3,000 square feet of building space. (Ord. #122 4/3/72)
4. Instrument assembly, electrical, electronic and electro-mechanical, including precision machine shops.
5. Jewelry manufacture.
6. Metals, working and casting of rare, precious or semi-precious metals.
7. Optical goods manufacture.

(2) Food Processing


1. Bakeries.
2. Candy and confectioneries.
3. Fruit and vegetable juices, excluding the use of carbonization.
4. Ice creame.

C. The following agricultural uses:

1. Crops, field, tree, bush, berry and row, including nursery stock.
2. Greenhouses.

SECTION 2. This ordinance shall be published once in the official newspaper of the City.

PASSED, APPROVED AND ADOPTED this 17 day of NOVEMBER 1975.


MAYOR

ATTEST:



STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.
CITY OF LOMITA }

I, DAWN R. TOMITA, City Clerk of the City of Lomita, California, do hereby certify that the foregoing Ordinance No. 210 was adopted by the City Council of the City of Lomita, California at a regular meeting thereof, held on the 17 day of NOVEMBER, 1975, and that the same was adopted by the following vote:

AYES: *BELBA, HALL, MOORE & MAYOR COLE*

NOES: -

ABSENT: -

Witness my hand and the official seal of said City
this 17 day of NOVEMBER, 1975.

Dawn R. Tomita

DAWN R. TOMITA, City Clerk

(SEAL)

ORDINANCE NO. 685

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, APPROVING ZONE TEXT AMENDMENT NO. 2006-02 AMENDING THE LOMITA MUNICIPAL CODE BY AMENDING SECTION 11-1.45.02 OF THE LOMITA ZONING CODE TO ALLOW "SELF-STORAGE FACILITIES" AS A PERMITTED USE IN THE C-G (COMMERCIAL, GENERAL) ZONE. INITIATED AND FILED BY KEN RENZE AND RICHARD PAETZ, 2645 S. DOLPHIN STREET, SAN PEDRO, CA 90731.

WHEREAS, currently self-storage facilities are not a principal permitted use in the C-G (Commercial, General) Zone; and

WHEREAS, the C-G Zone is established to provide for regional commercial needs; and

WHEREAS, the C-G Zone provides for intensive commercial activities and specialized service establishments that require a central location within a large urban population; and

WHEREAS, principal uses currently permitted in the C-G Zone include a variety of commercial retail uses, gymnasiums, nurseries, parking lots, restaurants and theaters; and

WHEREAS, the City Council finds that self-storage facilities fall within the intent and purpose of the C-G zone; and

WHEREAS, the City Council finds that the proposed use will not be more obnoxious or materially detrimental to the public welfare and is of a comparable nature and of the same class as uses currently permitted; and

WHEREAS, on May 8, 2006, the Planning Commission recommended City Council approval of Zone Text Amendment No. 2006-02; and

WHEREAS, the City Council of the City of Lomita held a duly noticed public hearing on the draft ordinance; and

WHEREAS, in accordance with the California Environmental Quality Act, the Community Development Director has provided public notice of the intent of the City to adopt a negative declaration for this project, and the City Council hereby approves the negative declaration.

NOW, THEREFORE, the City Council of the City of Lomita does ordain as follows:

Part 1. Section 11-1.45.02 shall be amended to read as follows:

Sec. 11-1.45.02. Principal uses permitted.

Premises in Zone C-G may be used for the following principal uses:

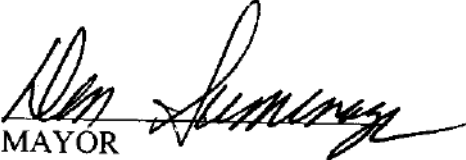
(34) Self-storage facilities.

Part 2. General Plan Consistency. The City Council hereby finds that the proposed amendment to the Zoning Ordinance is consistent with the General Plan. The ordinance relates to procedural matters and enhances public awareness and opportunities for public participation in the process of evaluating planning applications.

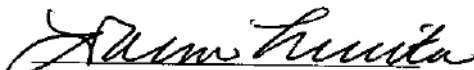
Part 3. Effective Date.

This ordinance shall take effect thirty (30) days after the date of its passage; and prior to fifteen (15) days after its passage, the City Clerk shall cause a copy of this ordinance to be published in accordance with the provisions of the law.

PASSED, APPROVED AND ADOPTED this 19th day of June 2006.


MAYOR

ATTEST:


CITY CLERK

\\athena\d\shared\communitydevelopment\planning\francisco\2006\zta_2006-02(selfstoragefacility)\zta_2006-02_cc_ordinance.doc



Community Development Department
 Planning Division
 24300 Narbonne Avenue
 Lomita, CA 90717
 310/325-7110
 FAX 310/325-4024

NOTICE OF EXEMPTION

Project Description:

Zone Text Amendment 2021-03 a zoning amendment to Lomita Municipal Code Sections 11-1.15, 11-1.45.02, 11-1.51.05, and 11-1.66.03 to define and establish parking requirements for a self-storage facility use. In addition, the amendment would remove the self-storage facility use in the Commercial General (C-G) Zone and permit a self-storage facility use, subject to a conditional use permit, in the Light Manufacturing Commercial (M-C) Zone. This amendment is initiated by the City of Lomita's Community and Economic Development Department.

Finding:

The City Council of the City of Lomita has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- Ministerial Project
- Categorical Exemption
- Statutory Exemption
- Emergency Project
- Quick Disapproval [CEQA Guidelines, Section 15270]
- No Possibility of Significant Effect [CEQA Guidelines, Section 15061(b)(3)]

Supporting Reasons:

- A. In accordance with Section 15061(b)(3) of the CEQA Guidelines, as they constitute minor amendments to the Zoning Code and that any potential project enabled under the amendments will be subject to additional review under CEQA. The general rule exemption also applies in this instance because it can be seen with certainty that there is no possibility that the proposed amendments could have a significant effect on the environment, and thus are not subject to CEQA.

Therefore, City Council has determined that there is no substantial evidence that the project may have a significant effect on the environment.

 (Date)

 Laura MacMorran
 Associate Planner

COMPARISON OF SOUTH BAY CITIES' SELF-STORAGE FACILITY USE ZONING DISTRICTS & REGULATIONS

South Bay City	Commercial: Permitted Use	Commercial: CUP	Industrial: Permitted Use	Industrial: CUP	Prohibited	Not Listed
Lomita	X		X			
Carson: Warehousing			X			
El Segundo			X			
Gardena		X		X		
Hawthorne					X	
Hermosa						X
Inglewood		X		X		
Lawndale				X		
LA County in C-M		X		X		
Manhattan Beach		X	X			
Rancho Palos Verdes						X
Redondo Beach		X		X		
Torrance				X		
Totals	1	5	5	5	1	2



Item PH 6

CITY OF LOMITA PLANNING COMMISSION REPORT

TO: Planning Commission November 8, 2021

FROM: Sheri Repp Loadsman, Planner

SUBJECT: Discussion and Consideration of the 2021-2029 Housing Element (GPA 2021-03)

STAFF RECOMMENDATION

1. Open the public hearing;
2. Take testimony from interested parties; and
3. Continue the virtual public hearing to 6:00 p.m., November 15, 2021, to allow for additional public input, answer questions and provide a resolution forwarding the Planning Commission recommendation to the City Council.

APPROVAL AUTHORITY:

State law requires that each city adopt a General Plan to guide land use and development. Among the seven (7) required “elements” of the General Plan is the Housing Element. The Housing Element sets forth goals, policies and programs that address the future housing needs for all income levels over an eight (8) year planning period which coincides with a Regional Housing Needs Assessment (RHNA) projection period. The RHNA is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. RHNA quantifies the need for housing within each jurisdiction during specified planning periods.

The Housing Element implements the declaration of State law that, “the availability of housing is a matter of vital Statewide importance and the attainment of decent housing and a suitable living environment for all Californians is a priority of the highest order” (Gov. § Code 65580). Provisions in the Housing Element are more specific and directive than other elements and contain detailed guidance and reviews. The law also provides the Department of Housing and Community Development (HCD) with unique authority over the Housing Element.

Government Code Sections 65353 through 65355 require:

- The Planning Commission to hold at least one (1) public hearing before approving a recommendation on the amendment to the General Plan.
- The Planning Commission to make a written recommendation on the amendment to the General Plan. A recommendation for approval shall be made by affirmative vote of not less

than a majority of the total membership of the Commission. The Planning Commission shall send its recommendation to the legislative body (the City Council).

- The City Council to hold at least one (1) public hearing prior to amending a General Plan.

Recent State Housing Laws:

The following recently-adopted housing laws have established new housing element requirements related to affordability, no net loss, facilitation of ADU's, and Affirmatively Furthering Fair Housing component, and addressing special-needs populations.

- By-Right Approval of Projects with 20 Percent Affordable to Lower Income Households (AB 1397) required for:
 - Reusing vacant sites used in the 4th and 5th cycle Housing Elements and nonvacant sites used in the 5th cycle Housing Element.
 - Rezoning of sites to accommodate the RHNA.
- Monitoring of No Net Loss (SB 166) - Develop a procedure to monitor for No Net Loss. When the sites in the inventory are developed, the City must monitor the number and income level of the units built, compared to the Housing Element assumptions for the sites. If a shortfall in sites is identified due to developments at market yielding fewer or no affordable units, the City must make findings that the City's sites inventory continues to have adequate capacity for the remaining RHNA, identify replacement sites, or rezone/upzone within six months to replenish the sites inventory.
- Replacement Housing (AB 1397) - As a condition of project approval, development on a residential site that currently has existing units must replace the units that are deed restricted for or occupied by lower income households. The replacement requirements under AB 1397 are the same with Density Bonus law.
- Facilitation of ADUs – As of January 1, 2020 AB 68, AB 587, AB 670, AB 671, AB 881, and SB 13 each changed requirements on how local governments can and cannot regulate ADUs, with the goal of increasing statewide availability of smaller, more affordable housing units. The Housing Element must ensure consistency with state requirements and must include incentives to facilitate the development of affordable ADUs and a monitoring of ADU trends to ensure consistency with assumptions in the Housing Element.
- Affirmatively Furthering Fair Housing (AB 686) – The Housing Element must include an AFFH analysis that looks at existing conditions regarding segregation and concentration of poverty, and the distribution of the sites inventory. The Housing Element needs to identify actions that the City will undertake to foster housing mobility, facilitate neighborhood improvements, mitigate displacement, and provide housing choices in areas with access to opportunity.

- Zoning Revisions for Special Needs Populations:
 - AB 139 (Emergency Shelters) - Revise parking standards for the emergency shelter overlay to be based on staffing level instead of shelter capacity.
 - AB 101 (Low Barrier Navigation Centers) - Revise zoning code to permit low barrier navigation centers (temporary housing for those at risk of homelessness) by right in mixed use/nonresidential zones that allow housing.
 - AB 2162 (Supportive Housing) - Revise zoning code to permit supportive housing meeting specific criteria in multi-family and mixed-use zones. If the specific supportive housing is located within a half mile from transit, no minimum parking can be required.

BACKGROUND:

The Housing Element planning periods are sometimes referred to as “cycles.” The City’s existing housing element covers the planning period extending from 2013-2021, which is referred to as the “Fifth Cycle Housing Element” in reference to the five (5) required updates that have occurred since the comprehensive revision to the State Housing Element law in 1980. Every city and county in the Southern California Association of Government (SCAG) region is required to prepare a Housing Element update for the sixth planning cycle, which spans the 2021-2029 period (October 15, 2021 – October 15, 2029). The due date for the sixth Housing Element Update is October 15, 2021. State law includes a 120-day grace period for this deadline, in accordance with SB 375 (2008).

It is worth noting that the Housing Element is not an ordinance. It does not set any development standards and it does not rezone any properties mentioned within it. Instead, as a part of the General Plan, the Housing Element is a policy document. It sets the framework for what the City sets out to accomplish during the life cycle of the Housing Element. For example, one of the requirements of the Housing Element is to identify a list of properties that could conceivably be developed with housing between 2021 and 2029 to meet the City’s share of the Regional Housing Needs Allocation (RHNA). It does not ensure the units will be built, however, and it does not require the City itself to build them.

The RHNA is set through a State-mandated process by the Southern California Association of Governments (SCAG) to ensure that cities and counties are planning for the development of enough housing to accommodate all economic segments of the community. The City does not determine the RHNA numbers, rather, the numbers are developed by the State of California and assigned to individual jurisdictions through SCAG. During the fifth housing cycle, SCAG was responsible for allocating 412,000 units within the six counties and 191 cities in Southern California. Lomita was assigned to construct 47 housing units. During the sixth housing cycle, HCD has mandated SCAG to allocate 1,344,740 units throughout the region. Under the SCAG sixth cycle final RHNA, the City is required to provide 829 housing units.

Final RHNA Allocations

Income Level	6th Cycle RHNA Allocation by Income Level
Very Low	239
Low	124
Moderate	128
Above Moderate	338
Total RHNA	829

Upon City Council adoption, the Housing Element will be sent to HCD for certification, after which the certification process will be complete. However, the Housing Element can be amended as appropriate up to four times per year, since it is part of the General Plan. Each year, the City is required to assess its progress toward meeting the goals and implementing the programs contained within the Housing Element through the Annual Progress Report (APR) process, which is submitted to HCD and the Governor’s Office of Planning and Research by April 1 of each year. Following approval of the Housing Element by HCD, the City will proceed with the programs and necessary actions as defined in the certified document.

Timeline:

The following provides a general timeline describing major milestones in preparing Lomita’s draft 2021-2029 Housing Element update:

- March 8, 2021 - Planning Commission participated in a discussion of the update process. Staff provided an overview of recent relevant legislation, Lomita’s Regional Housing Needs Allocation, and provided a large number of resources including the Sites Inventory Guidebook, resources from Abundant Housing LA on best practices, and an article from UCLA’s Regional Policy Studies center on how cities can use the 6th cycle housing element to overcome neighborhood resistance to housing.
- April 21, 2021 – Information booth at the Lomita Farmer’s Market to share information on the Housing Element and Safety Element updates. Staff encouraged participation in an online survey and provided bilingual assistance in Spanish.
- April 29, 2021 - Planning Commission held a public workshop via Zoom to provide a general overview of the update process. Although 91% of Lomita’s households speak English, Spanish translation was made available to assist the 3.8% of households that speak Spanish with limited English. This workshop was promoted on multiple platforms including at the Farmer’s Market, on the City’s website, through the City’s newsletter, and

through the Chamber of Commerce newsletter. The meeting was co-hosted by the local Chamber of Commerce to better engage a broad range of stakeholders.

- June 30, 2021 – Joint City Council and Planning Commission public workshop to discuss the Housing Element framework, community outreach efforts and survey results, suitable sites for meeting RHNA, housing programs, and next steps.
- July 16, 2021 – Draft 2021-2029 Housing Element draft was transmitted to State Housing and Community Development (HCD) for a 60-day review which coincided with an initial 30-day public review period.
- August 14, 2021 - Initial Study (IS)/Negative Declaration (ND) available for public review which analyzed the potential for significant impacts on the environment resulting from implementation of the 2021-2029 Housing Element Update pursuant to the California Environmental Quality Act (CEQA). The review period concluded September 14, 2021.
- September 10, 2021 – City staff and consultant team met with HCD staff to receive preliminary verbal comments on the draft document.
- September 14, 2021 – HCD sent a comment letter outlining their required and suggested changes, noting that additional information is needed in order to receive certification.
- October 22, 2021 – City staff and consultant team completed revisions to draft Housing Element update, in response to HCD’s comments, and posted the document on the City website for public review and comment. Changes to the August draft are shown in tracked changes.
- November 8 and November 15, 2021 – scheduled public hearings with the Planning Commission.
- December 7 and December 21, 2021 – scheduled public hearings with the City Council.
- January 2022 – transmission of approved Housing Element to HCD for certification.

DISCUSSION:

The 2021-2029 Housing Element identifies existing and future housing needs (RHNA) of all types for persons of all economic groups in the City. The purpose of the Housing Element requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies, programs and schedules that promote the preservation, rehabilitation and development of a variety of housing types and costs throughout Lomita. Cities must carry out an assessment of housing needs and an inventory of resources and constraints pertinent to the meeting of these needs. Lomita’s draft 2021-2029 Housing Element consists of the following four (4) chapters and six (6) supporting appendices:

- Chapter 1: **Introduction** provides an overview of the Housing Element, its relationship to State law, the City’s RHNA, and this section on the plan organization.
- Chapter 2: **General Plan Consistency** details those policies identified throughout the elements of the General Plan that guided the policies set forth in the Housing Element to ensure that consistency is maintained throughout the General Plan.
- Chapter 3: **Goals and Policies** specifies the City’s plans for meeting the existing and projected comprehensive housing needs of Lomita.
- Chapter 4: **Program Implementation** identifies the specific actions that will be implemented to ensure that Lomita’s housing needs are met within the planning period.
- Appendix A: **5th Cycle Review** evaluates the efficacy of the 5th cycle housing element; the progress in plan implementation; and the appropriateness of the goals, policies, and programs.
- Appendix B: **Needs Assessment** provides detailed information on Lomita’s demographic characteristics and trends that influence supply and demand of various housing types.
- Appendix C: **Constraints and Zoning Analysis** details governmental and non-governmental constraints to the maintenance, improvement, or development of housing for all income levels.
- Appendix D: **Affirmatively Furthering Fair Housing Analysis** identifies disproportionate housing needs, including segregated living patterns, concentrated areas of poverty, disparities in access to opportunity, and displacement risk.
- Appendix E: **Sites Analysis** describes the methodology by which the City can accommodate their RHNA targets, how any unmet need will be met, and provides an inventory of the sites identified to meet the housing need.
- Appendix F: **Outreach Summary** details the public outreach conducted for this Housing Element update and the questions, comments, and issues addressed.

Housing Element Goals, Policies and Programs:

Local governments have the responsibility to adopt programs that implement the goals, policies and programs of the Housing Element through their vested powers, particularly over land use and development controls, regulatory concessions and incentives, and the utilization of financial resources. Programs are the specific action steps the locality will take to implement its policies and achieve its goals and objectives. Programs must include a specific period for implementation to have a beneficial impact toward the goals and objectives during the planning period. Programs must also identify the agencies or officials responsible for implementation. Effective program descriptions also include immediate, short-term and long-term action steps, proposed measurable outcomes, objectives or performance measures, and specific funding sources, where appropriate (Gov. Code §65583(c)).

The draft 2021-2029 Housing Element identifies 30 programs as follows:

- Program 1: Housing Rehabilitation Grant Program
- Program 2: Code Enforcement
- Program 3: Mobile Home Park Regulations

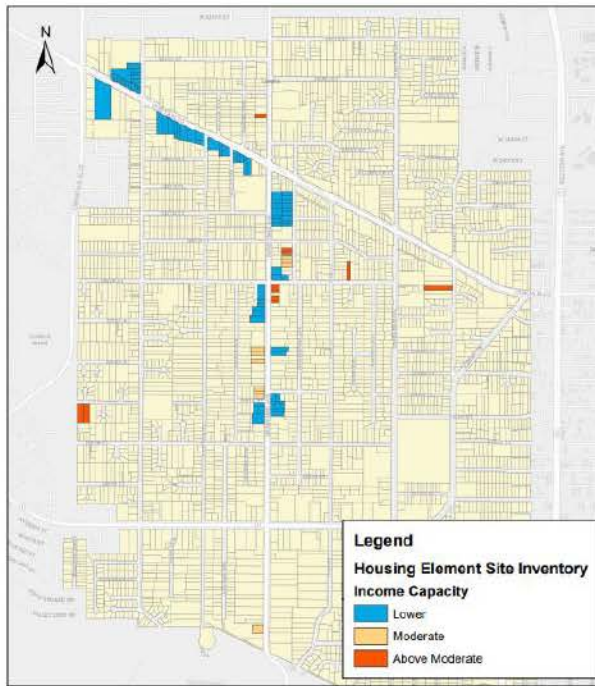
- Program 4: Lower Income Housing Preservation
- Program 5: Replacement Requirements
- Program 6: Accessory Dwelling Units
- Program 7: Incentives and Regulations
- Program 8: Low Barrier Navigation Centers
- Program 9: Supportive Housing
- Program 10: Affordable Housing Streamlining
- Program 11: Objective Design Standards
- Program 12: Lot Consolidation
- Program 13: Zoning Revisions for Special Needs Housing
- Program 14: Rezone Program
- Program 15: Supporting Low Density
- Program 16: No Net Loss
- Program 17: Annual Progress Reports
- Program 18: Surplus Lands
- Program 19: Accessibility
- Program 20: Homebuyer Assistance Programs
- Program 21: Section 8 Housing Choice Voucher Program
- Program 22: Fair Housing
- Program 23: Fair Housing Development Marketing
- Program 24: Analysis of Impediments to Fair Housing Choice
- Program 25: Energy Conservation Program
- Program 26: Increased Transparency
- Program 27: Reduced Parking Requirements
- Program 28: Rezone Opportunities
- Program 29: Ongoing Code Updates
- Program 30: Inclusionary Housing Ordinance

Meeting Lomita's Housing Needs:

The housing element of the general plan must include an inventory of land suitable and available for residential development to meet the locality's regional housing need by income level. The list of available properties is referred to as the Housing Element Site Inventory. The purpose of the housing element's site inventory is to identify and analyze specific land that is available and suitable for residential development in order to determine the jurisdiction's capacity to accommodate residential development and reconcile that capacity with the jurisdiction's Regional Housing Need Allocation (RHNA). Projects that have been approved, permitted, or received a certificate of occupancy since the beginning of the RHNA projected period may be credited toward meeting the RHNA allocation based on the affordability and unit count of the development. As shown in the following map and table, the identified capacity and credits are short by 271 units in meeting the City's RHNA housing needs.

Lomita 6th Cycle Housing Element

Housing Element Site Inventory



Map of Table A in Appendix E

Table 8: Total RHNA Compared to Credits and Capacity Identified

Category	Total Units	Lower Income Units	Moderate and Above Moderate-Income Units
RHNA	829	363	466
Development to be Completed During RHNA	220	0	220
Potential ADUs	40	24	16
Vacant Site Capacity	26	0	26
Underutilized Capacity	272	240	32
Remaining RHNA	271	99	173

Notes: RHNA = Regional Housing Needs Assessment; ADU = accessory dwelling unit.

Appendix E

At the joint City Council and Planning Commission public workshop held on June 30, 2021, there was an acknowledgement that the City does not currently contain enough vacant or underutilized land appropriately zoned for the development of the housing necessary to meet the City’s RHNA housing needs for the period between 2021 and 2029. There was a discussion regarding the need to increase residential density at locations that would minimize impacts to existing low-density neighborhoods. There was also an understanding that the Housing Element must provide a buffer to address Senate Bill (SB) 166 (No Net Loss). By increasing the capacity, the City would ensure the ability to accommodate the RHNA for lower income units throughout the planning period as sites are developed. There was general concurrence that Narbonne Avenue and Lomita Boulevard should be evaluated for increased density as follows:

- Extend the Mixed-Use Overlay (MUO) to the eastern portion of Lomita Boulevard

- Increase MUO from 22 du/ac to 30 du/ac
- Set a minimum density at 20 du/ac
- Consider addition of program to establish an inclusionary housing program to support development of affordable housing on the Lomita West MUO Corridor
- Consider incentive zoning to increase density on the Lomita West MUO Corridor for lot consolidation, affordable housing, community benefits and enhanced design

To increase capacity for housing development, the Housing Element includes a program that requires the City to rezone enough land within three years of the due date of the Housing Element (by October 15, 2024.) Inclusion on this list does not necessarily mean that an identified property will be rezoned or developed. Properties identified for rezone may change as properties are developed with other land uses or become no longer appropriate for housing development, or as other properties not listed are developed or proposed for additional housing.

Lomita 6th Cycle Housing Element

Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need



Map of Table B in Appendix E

Table 9: Rezoned Site Capacity

Total Units	Lower Income Units	Moderate and Above Moderate Units	Buffer
442	99	173	170

Appendix E

RECOMMENDATIONS FOR PUBLIC HEARING PROCESS

Staff is recommending that the Planning Commission open the public hearing for general review, public comment, and consideration of the draft 2021-2029 Housing Element goals, policies and

programs. The Planning Commission is requested to continue the public hearing to November 15, 2021 to allow for additional public comment and final consideration of a Planning Commission Resolution with findings to recommend approval of the Housing Element to the City Council. There are numerous areas of discussion. A two-part public hearing process will allow for a presentation of the goals, policies and programs on November 8, 2021 followed by more in-depth discussion of program objectives and implementation strategies on November 15, 2021.

ENVIRONMENTAL DETERMINATION

Staff recommends approval of a Negative Declaration and Initial Study in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, the City's procedures for the implementation of CEQA, and other applicable laws. The proposed project is found to have less than significant / no impacts. Therefore, no environmental impact report (EIR) will be prepared for the project.

PUBLIC NOTICE

Notice of this hearing was published in the Daily Breeze on October 21, 2021, distributed in the Lomita City e-newsletter and posted on the Lomita City web page, at Lomita City Hall and Lomita Park.

Recommended by:



Greg Kapovich
Community and Economic
Development Director

Prepared by:



Sheri Repp Loadsman
Planner

Attachments:

1. Final Draft 2021-2029 Housing Element
2. Final Draft 2021-2029 Housing Element Appendices
3. HCD Comment Letter
4. Final Initial Study Negative Declaration with Comments and Responses



CITY OF LOMITA

6TH CYCLE HOUSING ELEMENT UPDATE

(2021-2029)

OCTOBER 2021



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CONTENTS

- City of Lomita1
- 6th Cycle Housing Element Update1
- Housing Element3
 - Introduction3
 - Housing Element Organization4
 - Housing Element Content4
 - Appendices4
- General Plan Consistency.....4
- Goals and Policies.....5
 - Goal 1: A housing stock that is preserved and well-maintained.....5
 - Goal 2: Sufficient housing construction which provides a variety of housing types.5
 - Goal 3: A City with adequate sites for the development of housing.6
 - Goal 4: A community built on equity and inclusion.6
- Program Implementation7

Housing Element

INTRODUCTION

The City of Lomita (City) is faced with various important housing issues that include a balance between employment and housing opportunities, a match between the supply of and demand for housing, preserving and enhancing affordability for all segments of the population, preserving the quality of the housing stock, and providing new types of housing to support growth and the changing population. This Housing Element provides policies and programs to address these issues.

The Housing Element is a strategic vision and policy guide designed to help address the comprehensive housing needs of the City over an 8-year period (2021–2029 planning period). It defines the City's housing needs, identifies the barriers or constraints to providing needed housing, and provides policies to address these housing needs and constraints.

The Housing Element of the General Plan addresses the comprehensive housing needs in the City for an 8-year planning period (2021–2029). It provides an analysis of the local housing needs for all income levels, details barriers to providing needed housing, and identifies a set of strategies for meeting the housing need within the planning period. Housing Elements are one of seven required components of a General Plan and are guided by State law, which requires all local governments to update their Housing Elements every 8 years. This is the 6th update to the City Housing Element (6th Cycle).

Recent amendments to housing and planning laws aim to address California's housing shortage, placing a substantial number of new requirements on the 6th Cycle Housing Element. Housing in California has become some of the most expensive in the nation, ranking 49th out of 50 states in homeownership rates and the supply of housing per capita. Only half of California's households are able to afford the cost of housing in their local region, and every county and city across the State is required by law to adequately plan for their fair share of needed housing.

The City must adequately plan for its existing and projected housing needs, including its share of the Regional Housing Needs Allocation (RHNA), as identified by the State with input from the Southern California Association of Governments and local cities and counties. In order for the private market to adequately address housing needs, the City must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. The State requires each local government to demonstrate where housing can reasonably be expected to be added within this cycle, and how the City will facilitate and incentivize its production. As identified by the 6th Cycle RHNA, the City must plan for 829 housing units, which are further broken down by income level.

The City's 6th Cycle RHNA targets are broken down by income level as follows:

- **Very-Low Income = 239 units**
- **Low Income = 124 units**
- **Moderate Income = 128 units**
- **Above-Moderate Income = 338 units**
- **Total = 829**

HOUSING ELEMENT ORGANIZATION

The Housing Element identifies goals, policies, and programs to comprehensively address the housing needs of all current and anticipated residents at all income levels over the upcoming housing period from 2021 through 2029. The Housing Element is divided into chapters, and supporting documentation is included as appendices of the Housing Element.

Housing Element Content

- **Introduction** provides an overview of the Housing Element, its relationship to State law, the City’s RHNA, and on the Housing Element organization.
- **General Plan Consistency** details those policies identified throughout the elements of the General Plan that guided the policies set forth in the Housing Element to ensure that consistency is maintained throughout the General Plan.
- **Goals and Policies** specifies the City’s plans for meeting the existing and projected comprehensive housing needs of Lomita.
- **Program Implementation** identifies the specific actions that will be implemented to ensure that Lomita’s housing needs are met within the planning period.

Appendices

- **Appendix A – 5th Cycle Review** evaluates the efficacy of the 5th Cycle Housing Element; the progress in implementation; and the appropriateness of the goals, policies, and programs.
- **Appendix B – Needs Assessment** provides detailed information on Lomita’s demographic characteristics and trends that influence supply and demand of various housing types.
- **Appendix C – Constraints and Zoning Analysis** details governmental and non-governmental constraints to the maintenance, improvement, or development of housing for all income levels.
- **Appendix D – Affirmatively Furthering Fair Housing Analysis** identifies disproportionate housing needs, including segregated living patterns, concentrated areas of poverty, disparities in access to opportunity, and displacement risk.
- **Appendix E – Sites Analysis** describes the methodology by which the City can accommodate its RHNA targets and how any unmet need will be met, and provides an inventory of the sites identified to meet the housing need.
- **Appendix F – Outreach Summary** details the public outreach conducted for this Housing Element update, and the questions, comments, and issues addressed.

GENERAL PLAN CONSISTENCY

The elements that comprise the City’s General Plan are required by State law to be internally consistent. Together these elements provide the framework for the development of facilities, services, and land uses necessary to address the needs and desires of the City’s stakeholders. To ensure that these needs are clearly addressed throughout the General Plan, the elements must be interrelated and interdependent.

The City’s General Plan was adopted in 1998, and although the plan is more than 20 years old, its analysis and policies remain relevant. The General Plan identified that Lomita was almost completely developed and that the remaining vacant land was limited to scattered parcels. This observation is especially apparent today, as Lomita has few remaining vacant parcels, and future development will take place through converting lower-density or commercial uses to higher densities and mixed uses.

This Housing Element is most directly related to the Land Use Element, since it is the Land Use Element that designates the location and extent of residential development throughout Lomita. This Housing Element is

internally consistent with the goals and policies of the other elements of the General Plan. Specifically, the General Plan and the Housing Element are both guided by the following relevant principles:

- Promote an orderly pattern of development.
- Provide for a variety of housing opportunities.
- Provide adequate public services and facilities.
- Allow moderate- and high-density land uses in areas capable of supporting such uses.
- Promote and support revitalization within Lomita's commercial districts.
- Encourage a balance of land uses to meet the needs of residents.

The goals and policies of the Housing Element are consistent with those set forth in the General Plan, but the Housing Element includes a program to rezone properties to meet the RHNA. If this program creates inconsistencies with those densities identified by the land use designation, such changes will be incorporated into the General Plan Land Use Element to ensure that General Plan consistency is maintained. The City will review the elements of the General Plan upon any subsequent amendment to the other elements of the General Plan to ensure internal consistency is maintained. Adoption of this Housing Element will also trigger revision of the City's Safety Element since the State has established new requirements to identify information on fire hazards, flood hazards, and climate adaptation and resiliency strategies applicable to the City.

GOALS AND POLICIES

A sound basis for any plan of action is a set of well-defined goals and policies to express the desires and aspirations of the community. The City has established the following housing goals and accompanying policies:

GOAL 1: A housing stock that is preserved and well-maintained.

The City will remain committed to those efforts designed to preserve and maintain the existing housing resources in Lomita, including affordable housing, with implementation of the following policies.

Policy 1.1: Protect public health and safety through the repair and maintenance of the existing housing stock.

Policy 1.2: Preserve and rehabilitate housing for lower-income households.

Policy 1.3: Invest in lower-income neighborhoods and in areas with affordable housing while preventing displacement.

GOAL 2: Sufficient housing construction that provides a variety of housing types.

The following Housing Element policies underscore the City's commitment in continuing assistance in the development of new housing for all income groups.

Policy 2.1: Support programs and incentives that expand housing options, especially for lower-income households and those experiencing homelessness.

Policy 2.2: Support periodic review and modifications to City ordinances, policies, and programs intended to address a variety of housing types.

Policy 2.3: Prioritize infrastructure investments that serve areas with increased densities and where there is existing or planned affordable housing development.

Policy 2.4: Promote and encourage innovation and creativity in housing development through regulations that increase transparency and flexibility in the development approval process.

Policy 2.5: Explore opportunities to offset the cost of infrastructure required of new development through the reduction of regulatory barriers while ensuring that the costs of needed infrastructure does not unduly burden the community.

Policy 2.6: Identify opportunities to conserve energy through the incentivization of energy-saving materials in housing development and facilitation of infill development through opportunities in areas with existing resources.

GOAL 3: A City with adequate sites for the development of housing.

The City will remain committed to the identification of prospective development sites for a continued variety and diversity of new housing types at all income levels, as indicated by the following Housing Element policies.

Policy 3.1: Prioritize the identification of sites and zones to accommodate Lomita’s fair share of the existing and future housing needs.

Policy 3.2: Monitor development activity and rezone sites as necessary to ensure no net loss of housing capacity throughout the planning cycle.

Policy 3.3: Engage in planning processes that identify opportunities for increased housing capacity.

GOAL 4: A community built on equity and inclusion.

The following policies indicate the City’s continued commitment to affirmatively furthering fair housing and advancement in equity and inclusion through equal housing opportunities within Lomita.

Policy 4.1: Continue to promote equitable and fair housing opportunities for all persons.

Policy 4.2: Oppose prejudices, practices, and market behavior that results in housing discrimination and segregation.

Policy 4.3: Continue collaboration with other public agencies involved in the enforcement of laws aimed at promoting equitable access to housing (fair housing laws) and non-discrimination.

Policy 4.4: Expand opportunities for housing access and homeownership for lower-income households and those with special needs.

PROGRAM IMPLEMENTATION

PROGRAM 1: HOUSING REHABILITATION GRANT PROGRAM

The City’s Community Development Block Grant Rehabilitation Grant Program is restricted to lower-income homeowners (including extremely low-income homeowners) who meet the current U.S. Department of Housing and Urban Development (HUD) income guidelines. The program assists with the rehabilitation of owner-occupied single-family homes and mobile homes. The funds are primarily used for the correction of building safety and health code violations and correction of hazardous structural conditions.

Objective/Timeframe(s)	Provide rehabilitation assistance to 5 households annually throughout the 2021–2029 planning period.
Responsible Agency	General Administration
Funding Sources	Community Development Block Grant
Relevant Policies	1.1, 1.2, 1.3

PROGRAM 2: CODE ENFORCEMENT

The City implements a code enforcement program that assists property owners in addressing both building code and Zoning Code violations. This program is conducted on a Citywide basis in response to complaints or observation of blighting or unsafe conditions. The most common residential violations addressed include overgrown vegetation, illegal dumping or improper waste container storage, and work without permits.

Objective/Timeframe(s)	<ul style="list-style-type: none"> – Track and monitor code enforcement cases as complaints are submitted. – Conduct outreach to property owners with possible violations through direct contact, and inform these households of steps to correction of violations. – Assist 80 households to correct and close violation cases annually.
Responsible Agency	Community Development Department/Code Enforcement Division
Funding Sources	General
Relevant Policies	1.1, 1.2, 1.3

PROGRAM 3: MOBILE HOME PARK REGULATIONS

The City will adopt an ordinance detailing regulations and procedures for any proposed conversion of an existing mobile home park to mitigate the adverse impacts on the housing supply, lower-income households, and on displaced persons. These procedures will require the mobile home park owner to develop a replacement and relocation plan and to adequately mitigate the impact of the closure or conversion upon the displaced residents. The procedures will provide certain rights and benefits to displaced tenants; will require relocation assistance whenever an existing mobile home park or portion thereof is converted to another use; and will require replacement of any lost units, consistent with the requirements of the Housing Crisis Act of 2019 (Senate Bill [SB] 330, 2019). Further, the City will provide guidance on the analysis of any recreational vehicles and mobile home trailers lost through redevelopment.

Objective/Timeframe(s)	Amend Mobile Home Park Regulations to ensure consistency with SB 330, 2019 by fall 2024.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	1.1, 1.3, 4.2

PROGRAM 4: LOWER-INCOME HOUSING PRESERVATION

The City will continue to work with local non-profit agencies and other entities to ensure the continued availability of affordable housing developments in Lomita. The City will work toward maintaining the rent restrictions of at-risk developments by monitoring any changes in ownership, management, and status of deed-restrictions.

The agreement for Lomita Kiwanis Gardens development assistance is set to expire in 2027. This Section 8 property is governed under a Housing Assistance Payment (HAP) contract between HUD and the landlord. HAP contracts generally last between 5 and 20 years. This property has been identified as a low risk of expiration because the likeliness that the contract with HUD will be renewed is extremely high and this property has been owned and maintained as an affordable housing development by the non-profit Retirement Housing Foundation since 1985. The City will contact Retirement Housing Foundation to discuss strategies for preserving the affordability for Lomita Kiwanis Gardens.

Objective/Timeframe(s)	<ul style="list-style-type: none"> - Contact the Retirement Housing Foundation to identify a strategy for ongoing preservation of affordability for the Lomita Kiwanis Gardens by fall 2026. - Provide information on priority Section 8 assistance through the Los Angeles County Housing Authority, should Section 8 contracts expire or in the event of a change in property ownership.
Responsible Agency	- Community Development Department
Funding Sources	- General
Relevant Policies	- 1.1, 1.2, 1.3

The following affordable housing developments are at risk of conversion, with affordability expiring in 2027:

Name	Address	Lower-Income Units	Funding Source	Owner	Affordability Expiration
Lomita Kiwanis Garden	25109 Ebony Lane	67	HUD	Retirement Housing Foundation	2027

PROGRAM 5: REPLACEMENT REQUIREMENTS

The City will mandate replacement requirements consistent with the Housing Crisis Act of 2019 for proposed housing developments on sites that currently have residential uses, or within the past 5 years have had residential uses that have been vacated or demolished, that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low income, subject to any other form of rent or price control, or occupied by low- or very low-income households.

Objective/Timeframe(s)	<ul style="list-style-type: none"> - Amend staff procedures related to the review and issuance of demolition and development permits by spring 2022. - Enforce replacement requirements in accordance with Government Code Section 66300 throughout and beyond the planning period.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	1.1, 1.2, 1.3, 4.1, 4.2

PROGRAM 6: ACCESSORY DWELLING UNITS

The City will review and amend the Zoning Code to permit accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in all zones that permit residential uses, consistent with State law. Further, the City will develop and adopt a program that incentivizes and promotes the creation of ADUs that can be offered at an affordable rent for very low-, low-, or moderate-income households.

Objective/Timeframe(s)	<ul style="list-style-type: none"> - Adopt an amendment to the City’s Zoning Code, consistent with or less restrictive than State requirements, by spring 2023. - Develop and adopt an affordable ADU incentive program by spring 2023.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.1, 2.2, 2.4

PROGRAM 7: INCENTIVES AND REGULATIONS

The City will evaluate a range of incentive-based and regulatory approaches to facilitate the development of housing for lower-income households. This will include updates to local implementation on the State’s Density Bonus program, as well as evaluation of floor-area-ratio-based bonuses, bonuses in exchange for infrastructure, increased opportunities for expedited permit processing, and increased use of ministerial processing for a variety of housing types.

Objective/Timeframe(s)	<ul style="list-style-type: none"> - Amend the Density Bonus ordinance to ensure consistency with State law, including the provision of a bonus for student affordable housing, senior housing, and 100 percent affordable developments by spring 2023. - Identify opportunities to improve development regulations intended to incentivize affordable and mixed-income housing development through regulatory inducements such as incentive zoning paired with objective development standards, or process incentives such as technical assistance in exchange for affordable housing no later than fall 2023. - Annually review regulations to identify opportunities to incentivize and reduce barriers to housing production and ensure ongoing consistency with State laws. - Continue to work with developers through one-on-one consultations, especially affordable housing developers, to identify process improvements to City procedures.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.1, 2.2, 2.3, 2.4, 2.5, 2.6

PROGRAM 8: LOW-BARRIER NAVIGATION CENTERS

Low-Barrier Navigation Centers are housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. The City will amend the Zoning Code to permit the development of Low-Barrier Navigation Centers as a use by-right, without requiring a discretionary action, in mixed-use and non-residential zones that permit residential uses.

Objective/Timeframe(s)	Amend the Zoning Code, consistent with State requirements, by spring 2023.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.1, 2.2

PROGRAM 9: SUPPORTIVE HOUSING

The City will amend the Zoning Code to allow supportive housing by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. Supportive housing shall be permitted in accordance with California Government Code Section 65651.

Objective/Timeframe(s)	Amend the Zoning Code, consistent with State requirements, by spring 2023.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.1, 2.2

PROGRAM 10: AFFORDABLE HOUSING STREAMLINING

The City provides an affordable housing streamlined approval process in accordance with State requirements for qualifying development proposals and reports on affordable housing streamlining applications in the Housing Element Annual Progress Report. The City will amend its internal procedures to include SB 35 streamlining in staff permitting process procedures.

Objective/Timeframe(s)	<ul style="list-style-type: none">- Continue to provide SB 35 streamlining to qualifying projects throughout the planning period.- Amend the Zoning Code and staff procedures, consistent with State requirements, by spring 2023.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.1, 4.1

PROGRAM 11: OBJECTIVE DESIGN STANDARDS

The City will increase transparency and certainty in the development process through objective design standards. Objective design standards increase transparency and certainty in the development process by excluding personal and subjective judgement and instead using clear and measurable standards. Any new design standards developed and imposed by the City shall be objective without involvement of personal or subjective judgement by a public official, and shall be uniformly verifiable by reference to the City’s regulations in accordance with the Housing Crisis Act of 2019 (SB 330). As a part of the rezoning program, the City will develop objective standards to help facilitate quality design paired with the increase in density.

Objective/Timeframe(s)	<ul style="list-style-type: none"> - Ongoing monitoring of Zoning Code amendments to ensure any new design standards are objective. - Pair rezone program (Program 14) with objective standards by fall 2024.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.2, 2.4, 2.5

PROGRAM 12: LOT CONSOLIDATION

The majority of the parcels within Lomita are smaller in size. To facilitate housing development eligible for a density bonus, in accordance with Government Code Section 65915, the City currently offers incentives to reduce the commercial requirement within the City’s Mixed Use Overlay from 30 percent to a minimum of 10 percent in exchange for lot consolidation. Deviations from mixed-use development standards, including the 30 percent commercial requirement, may be considered through the Conditional Use Permit process.

To further incentivize lot consolidation supportive of housing production, especially for lower-income households, the City will amend the Zoning Code to provide additional lot consolidation incentives to qualifying sites identified in the Sites Inventory Form. The City may establish separate Mixed Use Overlay standards for the Narbonne Avenue and Lomita Boulevards corridors. Incentives may include a menu of options, such as reductions to required setbacks, an increase in maximum allowed height and density, and a decrease in minimum dwelling unit size.

Objective/Timeframe(s)	Amend the Zoning Code to enhance lot consolidation incentives by spring 2023.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.1, 2.2, 2.4, 2.5, 2.6

PROGRAM 13: ZONING REVISIONS FOR SPECIAL NEEDS HOUSING

The City will amend the Zoning Code to permit a variety of housing types consistent with State law. This includes permitting Emergency Shelters as a use by-right, without requiring a discretionary action, in the M-C zone; permitting transitional housing subject to only those restrictions that apply to other residential dwellings of the same type in the same zone; calculating Emergency Shelter parking requirements based on the demonstrated need to accommodate staff; permitting employee housing providing accommodations for six or fewer employees by the same process by which single-family residences are permitted in the same zones; permitting large residential care facilities in the Mixed Use Overlay and commercial zones; and defining and reducing development standards for Senior Planned Units Developments.

Further, to clarify the reasonable accommodation process and provide changes that may be necessary for a person with a disability to use and enjoy a dwelling, the City will amend the reasonable accommodation procedures to clarify the difference between a major and a minor accommodation.

Objective/Timeframe(s)	<p>Implement the following Zoning Code amendments by spring 2023:</p> <ul style="list-style-type: none"> - Amend the Zoning Code to remove discretionary permit requirements for Emergency Shelters in the M-C zone. - Amend the Zoning Code to consider transitional as a residential use of property and to permit transitional housing in the same manner as other residential uses in the same zone. - Permit employee and farmworker housing in accordance with the Health and Safety Code Sections 17021.5 and 17021.6 and the Employee Housing Act. - Amend the Zoning Code to provide a process by which large residential care facilities with seven or more residents may be developed in commercial and mixed-use zones. - Reduce development standards for Senior Planned Unit Developments through the adoption of a reduction in parking requirements and a reduction in minimum unit size requirements. - Amend Reasonable Accommodation procedures to define major and minor accommodations.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.1, 2.2, 2.4, 4.1

PROGRAM 14: REZONE PROGRAM

To facilitate the development of multifamily housing affordable to lower-income households, especially in areas with access to resources and opportunity, the City will rezone to accommodate the shortfall for the lower-income RHNA; rezone to accommodate the remaining moderate- and above-moderate income RHNA need; and rezone to create a buffer of capacity for the lower- and moderate-income RHNA as described below.

Shortfall Rezone

The City will increase the allowable density within the existing Mixed Use Overlay to permit up to 30 dwelling units per acre with a minimum density of 20 dwelling units per acre, allowing exclusively residential uses and requiring that at least 50 percent of the building floor area be dedicated to residential uses. This rezone will occur no later than October 15, 2024. Rezoned sites that are adequate for accommodating the lower-income RHNA will permit owner-occupied and rental multifamily uses by right pursuant to Government Code Section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower-income households. These will be selected from site groups A through Y, as identified in Table B of the Sites Inventory Form; will be suitable; will have the capacity for at least 16 units; and will be available for development in the planning period where water and sewer can be provided.

Remaining Moderate and Above Moderate Need Rezone

As described above, the City will rezone to increase the allowable density within the existing Mixed Use Overlay to permit up to 30 dwelling units per acre. Non-vacant sites used in the 5th Cycle Housing Element and vacant sites used in the 4th and 5th Cycle Housing Elements will permit owner-occupied and rental

multifamily uses by right pursuant to Government Code Section 65583.2(i) for developments in which 20 percent of more of the units are affordable to lower-income households; these will be selected from the sites identified in Table B of the Sites Inventory Form.

Buffer Rezone

To further expand housing opportunities for within-resourced areas, the City will extend the Mixed Use Overlay to additional sites not already designated as mixed use. This extension will provide a buffer of housing capacity to ensure that adequate capacity remains to accommodate the RHNA throughout the planning period. Further, the City will reevaluate consistency with the General Plan and amend the General Plan, as necessary, concurrent with the rezone to ensure continued consistency.

Objective/Timeframe(s)	<ul style="list-style-type: none"> - The rezone will occur no later than October 15, 2024. - Evaluate for General Plan consistency and amend General Plan as necessary, concurrent with the rezone. - Rezone sites selected from Sites A-Y as identified in Table B of the Sites Inventory Form.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.6, 3.1, 3.3

PROGRAM 15: SUPPORTING LOW DENSITY

To increase opportunities for homeownership, the City will identify objective design standards and create a ministerial process by which a single-family or agriculture zoned lot can be subdivided to accommodate additional single-family units. This will maintain the City’s existing single-family character while creating new options for those entering the housing market and increasing opportunities for fee-simple type of ownership. (SB 9, 2022)

Objective/Timeframe(s)	<ul style="list-style-type: none"> - Identify opportunities to reduce lot size minimums and allow for flag lot configuration and maximum floor area ratios by spring 2023. - Amend the Zoning Code to allow for a process to ministerially permit lot splits for additional single-family units by summer 2026.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.1, 2.2, 2.4, 3.3

PROGRAM 16: NO NET LOSS

The City will monitor development activity, proposed rezones, and identified capacity to ensure adequate remaining capacity is available to meet any remaining unmet share of the RHNA for all income levels throughout the entirety of the planning cycle, consistent with no-net-loss requirements.

If, at any time during the planning period, a development project results in fewer units by income category than identified in the Sites Analysis (Appendix E) for that parcel and the City cannot find that the remaining sites in the Housing Element are adequate to accommodate the remaining RHNA by income level, the City will, within 180 days, identify and make available additional adequate sites to accommodate the remaining RHNA.

Objective/Timeframe(s)	<ul style="list-style-type: none"> - Amend staff procedures to ensure all development proposals and rezone proposals are reviewed against the capacity identified for sites in the Sites Inventory Form within 3 months of Housing Element adoption. - Develop a methodology for tracking remaining capacity within 1 year of Housing Element adoption.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	3.2, 3.3

PROGRAM 17: ANNUAL PROGRESS REPORTS

The City will continue to report annually on the City’s progress toward its 8-year RHNA production targets and toward the implementation of the programs identified in the Housing Element to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development (HCD).

Objective/Timeline(s)	Submit approved Annual Progress Reports to HCD annually by April 1.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.2, 3.2

PROGRAM 18: SURPLUS LANDS

The City will identify and prioritize State and local surplus lands available for housing development affordable to lower-income households and report on these lands in accordance with the requirements of Assembly Bill (AB) 1486 (2019). The City will report on surplus lands annually through the Housing Element Annual Progress Reports.

Objective/Timeframe(s)	<ul style="list-style-type: none"> - Identify and track surplus City-owned sites annually. - If surplus sites are identified and available for the purpose of developing low- and moderate-income housing, prior to the disposal of surplus lands, the City shall provide a written notice of availability to any local public entity and housing sponsors that have notified the Department of Housing and Community Development of their interest in surplus land.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.2, 2.6, 3.3

PROGRAM 19: ACCESSIBILITY

The City will ensure all new, multifamily construction meets the accessibility requirements of the Federal and State Fair Housing Acts through local permitting and approval processes. Further, the City will promote increased accessibility by connecting developers and residents to resources on design features that are accessible and safe to all people regardless of age, size, ability, or disability.

Objective/Timeframe(s)	<ul style="list-style-type: none"> - Continue to enforce accessibility requirements through development approvals throughout the planning cycle. - Create a housing resources webpage that connects developers and residents to accessibility resources, such as home retrofit guides and universal design standards that can increase in-unit accessibility, among other housing-related information and resources, by summer 2023. - Residents and property owners will be notified of updates to the City’s website through the City’s monthly e-newsletters that are sent to the City’s listserv.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	1.1, 4.1, 4.4

PROGRAM 20: HOMEBUYER ASSISTANCE PROGRAMS

The Los Angeles County Development Authority administers homebuyer assistance programs for Lomita. The City will continue to connect residents to available resources and to information regarding homeownership assistance through digital media platforms. The following programs apply:

The **Home Ownership Program (HOP)** provides loans for down payment and closing costs. The HOP loans are shared equity loans (at zero interest) with no monthly payments until the home is sold, transferred, or refinanced. The home must be owner-occupied for the life of the loan, which is 20 years. Eligible properties are single-family homes or attached/detached condominium units or townhomes within the purchase price limits established by HUD. The borrower must contribute a minimum of 1 percent of the down payment. Also, the borrower must complete an 8-hour education course in homeownership by a HUD-approved counseling agency.

The **Mortgage Credit Certificate Program** offers the first-time homebuyer a Federal income tax credit by reducing the amount of Federal taxes to be paid. It also helps a first-time homebuyer qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of tax savings. The credit is subtracted dollar-for-dollar from the borrower’s Federal income taxes. The qualified buyer is awarded a tax credit of up to 15 percent, with the remaining 85 percent taken as a deduction from the income in the usual manner.

The **Southern California Home Financing Authority (SCHFA)** is a joint powers authority between Los Angeles and Orange Counties formed in June 1988 to create first-time homebuyer programs for low- to moderate-income households. SCHFA does not lend money directly to the homebuyers; the homebuyers must work directly with a participating lender. The program provides down payment and closing cost assistance in the form of a gift equal to 4 percent of the first loan amount.

Objective/Timeframe(s)	<ul style="list-style-type: none"> - Include updated information in City newsletters annually. - Update the City’s website with relevant information and resources by fall 2023 and ensure that all web materials use best practices for user accessibility through information that is perceivable, operable, understandable, and robust.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.1, 4.1, 4.4

PROGRAM 21: SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

The Los Angeles County Development Authority administers the Section 8 Housing Choice Voucher Program to increase housing access to lower-income renter households. The City does not administer the Section 8 program, but the City can work to help raise awareness to property owners about obligations to accept tenants without regard of their source of income and to inform residents of the availability of the program. The City will continue to connect residents and property owners to information regarding Section 8 rental assistance through an informative housing-related webpage with resources and updates in the City’s monthly e-newsletters and bi-annual newsletters. The City will make resources available on its website and work with local rental property owners to expand program participation.

Objective/Timeframe(s)	<ul style="list-style-type: none"> - Provide 70 Section 8 vouchers annually. - Update the City’s website to create a housing resources page that connects residents, developers, non-profits, property owners, and other interested parties to relevant information and resources on available housing programs, regulations, events, and other relevant information no later than summer 2023. - Include updated information to connect property owners and residents to the City’s housing resources webpage in City newsletters, which are sent to all property owners in the City’s boundaries bi-annually. - Include updated information to connect property owners and residents to the City’s housing resources webpage in the monthly e-newsletters that are sent to the City’s listserv.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.1, 4.1, 4.4

PROGRAM 22: FAIR HOUSING

The City, in cooperation with the Housing Rights Center (HRC), promotes equal housing opportunities. Through the City’s participation in the Urban County Community Development Block Grant program, HRC provides the following services:

- Housing discrimination complaints and investigations – Investigates allegations of housing discrimination.
- Fair housing education and outreach – Distributes educational literature and resources (available in multiple languages) and presents free fair housing law workshops for landlords, tenants, nonprofit organizations, and government employees.
- Tenant and landlord counseling – Provides free telephone and in-person counseling to both tenants and landlords.

The City will continue to further fair housing by continuing to refer complaints and inquiries to HRC, the distribution of fair housing resources, and increased coordination with HRC to gather and analyze data collected through the Fair Housing Program.

Objective/Timeframe(s)	<ul style="list-style-type: none"> - Include updated information in the City’s monthly newsletters. - Update the City’s website with relevant information and resources on fair housing from HRC within 1 year of Housing Element adoption; distribute information in the City’s monthly newsletter. - Provide annual staff trainings on how to refer complaints and inquiries to HRC. - Coordinate with HRC to gather and analyze local data collected annually.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	4.1, 4.2, 4.3, 4.4

PROGRAM 23: FAIR HOUSING DEVELOPMENT MARKETING

The City will promote compliance with housing discrimination laws to ensure that all print and advertisement materials for the sale and rental of housing is compliant with Government Code 12955, which prohibits such materials from indicating a preference or limitation based on a protected classification. The City will connect developers to resources and requirements to raise awareness about fair housing in housing marketing materials.

Objective/Timeframe(s)	<ul style="list-style-type: none"> - Develop and promote marketing material standards, consistent with the standards outlined in State law, to ensure representative materials are provided by developers by summer 2024. - Ensure standards are easily available for development applicants at the permit counter and on the City’s website by summer 2024.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	4.1, 4.2, 4.4

PROGRAM 24: ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

The City continues to participate in an ongoing regional collaborative effort to analyze and reduce impediments to fair housing choice. The analysis is part of a joint effort to prepare, conduct, and submit its certification for affirmatively furthering fair housing. The City will continue to collaborate with the Community Development Commission and the Housing Authority of the County of Los Angeles to continue this analysis.

Objective/Timeframe(s)	<ul style="list-style-type: none"> - Continue to participate in the Analysis of Impediments to Fair Housing Choice every 5 years. - Collaborate with the Community Development Commission and the Housing Authority of the County of Los Angeles through continued communication and data-sharing for the completion of the Analysis of Impediments to Fair Housing Choice every 5 years.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	4.1, 4.2, 4.3, 4.4

PROGRAM 25: ENERGY CONSERVATION PROGRAM

The City will periodically review the City’s Zoning Code and subdivision requirements, as well as other applicable codes, to promote energy conservation in housing rehabilitation and in the construction of new housing. Further, the City offers a waiver of administration planning fees and a portion of the Building and Safety fee for solar projects. This program will supplement existing City efforts in the enforcement of the State’s Green Building Standards.

Objective/Timeframe(s)	<ul style="list-style-type: none"> - Periodically review zoning and subdivision requirements to promote energy conservation measures, concurrent with updates to the Building Code or by 2026, whichever is sooner. - Promote energy conservation strategies on the City’s website by summer 2023 and in the City’s summer iteration of the bi-annual newsletter. - Continue to provide fee waivers that are available for solar projects throughout the planning period.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.2, 2.6

PROGRAM 26: INCREASED TRANSPARENCY

The City will maintain information on the City’s website that is applicable for housing development project proposal requirements, including a current schedule of fees, exactions, applicable affordability requirements, all zoning ordinances, development standards, and annual fee reports or other relevant financial reports.

Objective/Timeframe(s)	<ul style="list-style-type: none"> - Ensure all relevant information is provided on the City’s website within 1 year of Housing Element adoption. - Continue to update information as changes to the City’s regulations are made and as new information becomes available throughout the planning period.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.4

PROGRAM 27: REDUCED PARKING REQUIREMENTS

Large parking lots associated with religious institutions provide opportunities for partnerships that facilitate the development of housing for vulnerable populations. The City will ensure that appropriate parking reductions apply to any development proposals that would eliminate religious-use parking spaces in exchanged for housing developments, in accordance with State law. Further, the City will explore additional opportunities to reduce parking requirements for residential uses in areas that are walking distance from resources and amenities.

Objective/Timeframe(s)	<ul style="list-style-type: none"> - Amend the Zoning Code to identify a process by which parking requirements can be reduced for religious institutions in exchange for housing development, consistent with the requirements of AB 1851 (2020) by spring 2023. - Implement parking reductions for multifamily housing by spring 2024.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.1, 2.2, 2.4

PROGRAM 28: REZONE OPPORTUNITIES

To maintain adequate capacity and to increase opportunities for development, the City will continue to identify areas appropriate for increased residential densities, specifically in areas with access to resources, amenities, and public transit. The City will continue to work with developers and the broader community and explore opportunities to rezone areas ideal for increased housing capacity through specific plans, an update to the General Plan, or a focused plan amendment. The City will also coordinate with developers to identify areas ideal for implementation of density minimums, especially for sites identified to be rezoned.

Objective/Timeframe(s)	<ul style="list-style-type: none"> - Coordinate with the Housing Authority of Los Angeles to identify opportunities for increased densities and future redevelopment within the planning period. - Continue to evaluate opportunities for updated land use plans and zoning ordinances that can increase densities through annual informational sessions with the Planning Commission.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.1, 2.2, 2.4

PROGRAM 29: ONGOING CODE UPDATES

The City will continue to update its regulations, as necessary, in response to legislative changes. Further, the City will monitor opportunities and amend its Zoning Code to streamline, update, and simplify regulations related to housing, where possible.

Objective/Timeframe(s)	<ul style="list-style-type: none"> - Annually monitor State legislative changes and amend regulations accordingly. - Continue to accept recommendations from the development community for ideas on how the City can increase flexibility and certainty in the development process. This will be achieved through continued project coordination meetings with developers through the submittal process.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.1, 2.2, 2.4

PROGRAM 30: INCLUSIONARY HOUSING ORDINANCE

To facilitate the production of lower-income housing and to ensure the City’s program to rezone properties for increased densities maximizes the public benefit received, the City will consider an inclusionary ordinance to pair with the rezoning of sites. The City will conduct an economic feasibility analysis for consideration of an inclusionary housing ordinance. Based on the findings of the analysis, where an inclusionary requirement and in-lieu fee would not impede the development of housing, the City will consider the adoption of an inclusionary housing ordinance.

Objective/Timeframe(s)	<ul style="list-style-type: none"> - Conduct an inclusionary housing feasibility analysis by spring 2024. - Adopt an inclusionary housing ordinance, where feasible, by winter 2025.
Responsible Agency	Community Development Department
Funding Sources	General
Relevant Policies	2.1, 2.2, 4.4

City of Lomita

6th Cycle Housing Element Update

Appendices



Appendix A: Review of 5th Cycle Housing Element Accomplishments

Appendix B: Needs Assessment

Appendix C: Constraints and Zoning Analysis

Appendix D: Affirmatively Furthering Fair Housing

Appendix E: Sites Analysis and

Sites Inventory Form

Appendix F: Community Engagement Summary

Appendix A: Review of 5th Housing Element Accomplishments (2013–2021)

Contents

Appendix A: Review of 5th Housing Element Accomplishments (2013–2021).....	1
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For the 5th Cycle Housing Element planning period, the City of Lomita (City) committed to specific actions to address Citywide housing needs and to help achieve housing goals. The programs are aimed to assist in achieving the goals and objectives outlined in the General Plan Housing Element. Throughout the planning period, the City continued to provide all the programs outlined in the Housing Element.

Many of the Housing Element programs are administered by regional agencies, such as the Los Angeles County Development Authority, and the City continues to participate in these regional efforts. Regional programs tend to have more funding, and while their success is not often reflected at the local level, the City’s residents benefit from these programs. The progress made toward locally administered programs has continued, and many have proven to be successful, most notably the Second Unit Program, or Accessory Dwelling Unit (ADU) Program. All of the programs identified in the 5th Cycle Housing Element will continue in some form in the 6th Cycle, although some are revised to address the current local housing need. Below is an overview of the progress made toward each program over the 8-year planning period, as well as the current program status.

<i>Program in Housing Element</i>	<i>Progress Summary</i>	<i>Program Status</i>
1. Housing Rehabilitation Grant Program	<p>Progress: During the 5th Cycle Housing Element planning period, 81 low-income owner-occupied units were rehabilitated under this program.</p> <p>Effectiveness: This program set out to provide assistance to 20 households annually. The number of households assisted averaged approximately 13 per year.</p> <p>Appropriateness: Revise and continue with attainable objective.</p>	Ongoing
2. Code Enforcement	<p>Progress: Phone, email, and online reporting are all available. The City began using case management software in 2016 to better track code enforcement cases. From October 2016 to the end of 2020, the City had 509 total cases. The most common residential violations addressed are overgrown vegetation, illegal dumping or improper waste container storage, and work without permits.</p> <p>Effectiveness: The program objective was to monitor housing conditions and code violations to work with property owners to correct and provide information on rehabilitation assistance to eligible households. The City improved processes to better implement this program.</p> <p>Appropriateness: Continue.</p>	Ongoing
3. Mobile Home Park Conservation Program	<p>Progress: The City offers technical assistance services to mobile home park residents who wish to incorporate and purchase their mobile home park. However, there were no such inquiries during the 5th Cycle period. Further, the City monitors the condition of mobile home parks.</p> <p>Effectiveness: There were no inquiries regarding the incorporation or purchase of mobile home parks within the 5th Cycle. Further, staff reached out to the California Department of Housing and Community Development to inquire about mobile home inspection results, and results for the Palms Trailer Park revealed that it meets standards.</p> <p>Appropriateness: Revise as a program to protect tenants who are affected by redevelopment.</p>	Ongoing
4. Low Income Housing Preservation	<p>Progress: Kiwanis Gardens, a publicly assisted housing development with a total of 67 units, was identified as being at risk of conversion to market-rate housing. The life of the affordability covenant was successfully extended through 2027.</p> <p>Effectiveness: This program was successful in preserving an expiring covenant of affordability for the Kiwanis Gardens development. Kiwanis Gardens is under a project-based contract and is administered by the U.S. Department of Housing and Urban Development (HUD). The property is owned by the Retirement Housing Foundation and is considered to be a low risk for future conversion.</p> <p>Appropriateness: Continue.</p>	Ongoing
5. Second Units/Granny Flats Program	<p>Progress: The City approved 35 accessory dwelling units/second units from 2014–2019.</p> <p>Effectiveness: This program aimed to achieve an average of 3 dwelling units a year, or 24 total units. The City exceeded its objective.</p> <p>Appropriateness: Revise and continue to ensure consistency with State law.</p>	Ongoing
6. Zoning and Other Incentives	<p>Progress: The City offers a density bonus to qualifying developments in accordance with State Density Bonus Law. However, the City did not receive any development applications for the use of a density bonus within the 5th Cycle. Through the discretionary review process, the City regularly relaxes the commercial square footage requirement for mixed-use developments to allow for a larger proportion of residential uses and to make projects more viable.</p>	Ongoing

<i>Program in Housing Element</i>	<i>Progress Summary</i>	<i>Program Status</i>
	<p>Effectiveness: The objective of this program is to create a marketing brochure to advertise and promote available incentives for interested developers, but the materials were not created. However, the Planning Commission approved the reduction of commercial requirements for mixed-use development for a hand full of proposals within the 5th Cycle.</p> <p>Appropriateness: Review and revise.</p>	
7. Lot Consolidation	<p>Progress: The lot consolidation program assists in the facilitation of development within the Mixed-Use Overlay. Further, through the review of mixed-use development within the Mixed-Use Overlay, the Planning Commission demonstrates flexibility in the required minimum commercial square footage. One development proposal approved in 2020 was only required to provide 10 percent of the total square footage as commercial, compared to 30 percent as detailed in the development regulations of the Zoning Code.</p> <p>Effectiveness: The program set out to prepare a marketing brochure, visit property owners annually to discuss redevelopment potential, and provide priority ministerial processing for lot consolidation.</p> <p>Appropriateness: Revise and continue. This program can instead apply to all development on sites identified in the sites inventory.</p>	Ongoing
8. Zoning Revisions for Special Needs Housing	<p>Progress: Zoning revisions for special needs housing includes implementation of 2013 amendments to the Zoning Code to address emergency shelters, transitional housing, supportive housing, and single-room occupancy units. Although the zoning amendments were adopted, no such developments were produced during the 5th Cycle.</p> <p>Effectiveness: This program did not result in the development of special needs housing. Recent amendments to State law will require further updates to the City's Zoning Code.</p> <p>Appropriateness: Revise and continue. This will be a program to update the Zoning Code consistent with State law.</p>	Ongoing
9. First-Time Homebuyers Programs	<p>Progress: The First-Time Homebuyers Program is administered by the Los Angeles County Development Authority (LACDA). During fiscal years 2017–2021, LACDA reported a total of 130 loans at an amount of approximately \$87 million to assist first-time homebuyers with purchasing homes.</p> <p>Effectiveness: The objective of this program was to connect residents to the County of Los Angeles website and available resources. Countywide, the program assisted many homebuyers. The City provides a City contact on its website for questions related to HUD and Community Development Block Grant (CDBG) programs.</p> <p>Appropriateness: Continue.</p>	Ongoing
10. Mortgage Credit Certificate Program	<p>Progress: LACDA offers the Mortgage Credit Certificate Program as an income tax credit to first-time homebuyers. In fiscal years 2016–2020, LACDA issued approximately \$88.9 million in these credits.</p> <p>Effectiveness: The objective of this program was to connect residents to the County of Los Angeles website and available resources. Countywide, the program assisted many homebuyers. The City provides a City contact on its website for questions related to HUD and CDBG programs.</p> <p>Appropriateness: Continue.</p>	Ongoing
11. Southern California Home Financing Authority	<p>Progress: LACDA originated 361 home ownership loans during 2014–2020 for the Southern California Home Financing Authority across the region.</p>	Ongoing

<i>Program in Housing Element</i>	<i>Progress Summary</i>	<i>Program Status</i>
	<p>Effectiveness: The objective of this program was to connect residents to the County of Los Angeles website and available resources. Countywide, the program assisted many homebuyers. The City provides a City contact on its website for questions related to HUD and CDBG programs.</p> <p>Appropriateness: Continue.</p>	
12. Section 8 Housing Choice Voucher Program	<p>Progress: Within the LACDA region, as of 2020, 23,326 units are under contract and 25,114 units are authorized. This has increased since 2014 when there were 22,861 units under contract and 23,232 units authorized.</p> <p>Effectiveness: The objective of this program was to connect residents to the County of Los Angeles program and to promote the program to rental property owners. The City provides a City contact on its website for questions related to HUD and CDBG programs.</p> <p>Appropriateness: Continue.</p>	Ongoing
13. Fair Housing Program	<p>Progress: While the City continues to refer complaints and inquiries to the Housing Rights Center and distributes fair housing service handouts, the City does not keep any quantifiable record of complaints.</p> <p>Effectiveness: There is not data to determine the effectiveness of the program, but that does not mean that the program was ineffective.</p> <p>Appropriateness: Review and revise. Need to develop a quantifiable way of tracking progress. Can either develop staff training and track the number of trainings or staff trained, or develop a process for tracking the number of complaints or handouts.</p>	Ongoing
14. Energy Conservation Program	<p>Progress: The City's Newsletter goes out on a quarterly basis to every address within the City's boundaries. This includes every Lomita resident. The newsletter regularly includes information on energy and water conservation, rebates offered, and other information. Further, in 2013, the City amended the Zoning Code to ensure that gas station signs use LED lights.</p> <p>Effectiveness: The objectives of this program are to review regulations to promote energy conservation measures and distribute materials of resource conservation. The City amended the Zoning Code related to this program in 2013 and continued to provide resources to residents on a quarterly basis throughout the planning cycle.</p> <p>Appropriateness: Continue.</p>	Ongoing

The City's programs developed to directly address special needs housing were successful in meeting identified objectives, but did not directly result in the development of new housing for those with special needs. **Program 8** of the 5th Cycle Housing Element addressed specified zoning revisions that were needed for the provision of housing for those with special needs. This included Zoning Code revisions to permit emergency shelters, transitional housing, supportive housing, and single-room-occupancy units, which were all implemented during the 5th Cycle.

Although there are few programs that directly support the production of housing that accommodates populations with special needs, many programs indirectly support housing for those with special needs. **Program 5** of the 5th Cycle Housing Element updated the City's ADU provisions, and this resulted in the production of 35 new ADUs during the 2014–2019

period. ADUs can provide opportunities for those with special needs, such as older adults or those with disabilities, including developmental disabilities, by creating housing in an independent setting while still allowing for support from caregivers who reside on the same lot. Other programs that provide indirect support for those with special needs includes **Program 12**, which supports very low-income families, older adults, and those with disabilities by providing financial support to assist with rent payments. The City continued to participate in Countywide programs to support lower-income households, including those with special needs, as demonstrated in **Programs 9, 10, and 11** providing homeownership assistance to those with the greatest need. Homeownership assistance can free up other household funds so that those with disabilities have additional funding to go toward any needed retrofits that may be better suited to specific needs. Through **Program 13**, the City continues to contract fair housing services and refers inquires to the fair housing agency.

New programs identified in the 6th Cycle Housing Element more specifically address housing needs and concerns for populations with special needs. These programs include **Program 19** to create a portal with resources related to accessibility through things such as home retrofit guides or universal design guidance; **Program 6** to develop a program that incentivizes the production of affordable ADUs; and **Program 9** to amend the Zoning Code to permit supportive housing by-right, consistent with the requirements of State law.

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Appendix B: Housing Needs Assessment

Contents

Appendix B: Housing Needs Assessment	1
Demographic Profile	4
Population Characteristic Trends.....	4
Population Count	4
Age.....	4
Race and Ethnicity	5
Economic Characteristics	6
Employment Status	6
Employment by Industry.....	7
Unemployment Rate	8
Occupation, Employment Count, and Wages	9
Household Characteristics	10
Household Size.....	10
Housing Types and Growth Trends.....	12
Tenure and Vacancy Rates	13
Housing Age and Condition	14
Lack of Plumbing Facilities.....	16
Household Income and Housing Challenges	16
Household Income.....	17
Households Burdened by Housing Cost.....	19
Lower-Income Households Burdened by Housing Cost.....	20

Overcrowded Households	21
Large Households	22
Single-Parent Households	22
Housing Costs and Affordability	23
Median Home Value and Median Rent	23
Special Needs Groups	24
Older Adults.....	24
Farmworkers	25
Persons with Disabilities	26
Homelessness	29
Available Resources.....	31
Preservation of At-Risk Housing.....	34

Tables

1	Population Size and Trends by City and County (2000 to 2035)	4
2	Age Groups in Lomita (2010, 2019).....	5
3	Race and Ethnicity and Trends in Lomita (2010, 2019)	5
4	Employment Trends by City, County, and Region (2020 to 2035)	6
5	Employment Status for Population Age 16 Years and Over in Lomita (2010, 2019).....	7
6	Civilian Employed Population 16 Years and Over by Industry in Lomita (2010, 2019)	8
7	Unemployment Rate for Population Age 16 Years and Older in Civilian Labor Force in Lomita (2010, 2019).....	8
8	Civilian Employed Population 16 Years and Over by Occupation in Lomita (2010, 2019)	9
9	Household Types in Lomita (2010, 2019).....	10
10	Average Household Size in Lomita (2010, 2019)	11
11	Household Size for Owner-Occupied Units in Lomita (2010, 2019).....	11
12	Household Size for Renter-Occupied Units in Lomita (2010, 2019)	12
13	Housing Types by Units in Structure in Lomita (2010, 2019)	12
14	Occupied Housing Units by Tenure in Lomita (2010, 2019)	13
15	Vacant Housing Units in Lomita (2010, 2019).....	14
16	Vacant Rate by Homeowners and Rentals in Lomita (2010, 2019)	14
17	Age of Housing Stock in Lomita.....	15
18	Rehabilitated Units by Fiscal Year in Lomita.....	15
19	Occupied Housing Units Lacking Complete Kitchen or Plumbing Facilities (2010, 2019).....	16

20	Area Median Income Categories	16
21	Los Angeles County Income Limits for a Four-Person Household (2010, 2020).....	16
22	Household Income in the Past 12 Months (in 2010 and 2019 Inflation-Adjusted Dollars) for Total Occupied Housing Units in Lomita (2010, 2019)	17
23	Household Income in the Past 12 Months (in 2010 and 2019 Inflation-Adjusted Dollars) for Owner-Occupied Housing Units in Lomita (2010, 2019)	18
24	Household Income in the Past 12 Months (in 2010 and 2019 Inflation-Adjusted Dollars) for Renter-Occupied Housing Units in Lomita (2010, 2019)	18
25	Owner-Occupied Median Household Income and Median Home Price in Lomita (2010, 2019).....	19
26	Renter-Occupied Median Household Income and Median Rent in Lomita (2010, 2019)	19
27	Households Burdened by Housing Costs in Lomita (2019).....	19
28	Housing Assistance Needs of Lower-Income Homeowners with a Mortgage (2019)	20
29	Housing Assistance Needs of Lower-Income Renters (2019)	20
30	Overcrowding in Lomita (2010, 2019).....	21
31	Overcrowding by Tenure in Lomita (2019)	22
32	Household Type by Household Size in Lomita (2019).....	22
33	Single-Parent Households in Lomita (2019)	23
34	Maximum Affordable Price and Rent in Los Angeles County (2019).....	23
35	Median Value and Median Rent in Lomita (2019)	24
36	Median Gross Rent by Bedroom Count in Lomita (2019).....	24
37	Households with Older Adults in Lomita (2010, 2019)	25
38	Farmworkers by Occupation in Lomita (2018)	25
39	Employment in the Agriculture Industry in Lomita (2018).....	26
40	Civilian Noninstitutionalized Population with a Disability in Lomita (2019).....	27
41	Disability Type by Age in Lomita (2019)	27
42	Employment Status by Disability for Civilian Noninstitutionalized Population 18 to 64 Years in Lomita (2019)	28
43	People Experiencing Homelessness in Service Planning Area Eight	30
44	People Experiencing Homelessness by City and County (2020)	31
45	Housing Option Definitions	32
46	Interim Housing Facilities for those Experiencing Homelessness within Service Planning Area Eight.....	32
47	Public and Affordable Housing.....	33

Demographic Profile

This section provides detailed information on demographic characteristics and trends that influence supply and demand for various housing types in Lomita. Information includes population, housing, employment, and homelessness counts and trends. This information helped inform the goals, objectives, policies, programs, and activities proposed in this Housing Element.

Population Characteristic Trends

Population Count

According to data provided by the Southern California Association of Governments, Lomita’s population will increase by approximately 1.7 percent between 2020 and 2035. The population growth of Los Angeles County is set to outpace that of Lomita over the same time period, with a projected population increase of approximately 7.4 percent. In 2020, Lomita made up only 0.2 percent of the region’s total population, by 2035, it is expected that Lomita’s share of the population will decrease slightly, making up 0.19 percent. **Table 1** provides population sizes and trends for Lomita and Los Angeles County from 2000 to 2035.

Table 1: Population Size and Trends by City and County (2000 to 2035)

<i>Location</i>	<i>2000</i>	<i>2010</i>	<i>2020</i>	<i>2035</i>	<i>2000 to 2035 Change</i>		<i>2020 to 2035 Change</i>	
City of Lomita	20,046	20,256	20,549	20,900	+854	+4.3%	+351	+1.7%
Los Angeles County	9,544,000	—	10,407,000	11,174,000	+1,630,000	+17.1%	+767,000	+7.4%

Sources:

SCAG (Southern California Association of Governments). 2020a. *Pre-Certified Local Housing Data for the City of Lomita*. August 2020.

SCAG. 2020b. *Current Context: Demographics and Growth Forecast*. Adopted September 3, 2020. https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_demographics-and-growth-forecast.pdf?1606001579.

SCAG. n.d. 2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction. https://scag.ca.gov/sites/main/files/file-attachments/2016_2040rtpscs_finalgrowthforecastbyjurisdiction.pdf?1605576071.

Age

Age is an important demographic factor for analyzing future housing needs and crafting policies to help meet the specific demands of different age groups. **Table 2** provides population sizes by age group in 2010 and 2019. The middle age group (ages 45–64) makes up the largest share of the population (27.6 percent), followed closely by the family-forming age group (26.5 percent). The largest change in population age is in the older adults age group (those age 65 and over), shifting from approximately 11 percent of the population in 2010 to approximately 17.3 percent of the population in 2019—about a 60.9 percent increase. The City of Lomita (City) will need to implement policies that address the specific needs of

this rising population of older adults, especially given that this age group represents the largest age group of those with disabilities in Lomita.

Table 2: Age Groups in Lomita (2010, 2019)

Age Group	2010		2019		Percent Change 2010 to 2019
	Number	Percent	Number	Percent	
Children and Youth (Under Age 18)	5,127	25.4%	4,350	21.2%	-15.2%
College Age (Ages 18–24)	1,431	7.1%	1,518	7.4%	+6.1%
Family-Forming Adults (Ages 25–44)	5,820	28.9%	5,431	26.5%	-6.7%
Middle Age Adults (Ages 45–64)	5,599	27.8%	5,661	27.6%	+1.1%
Older Adults (Ages 65 and Over)	2,209	11%	3,554	17.3%	+60.9%
Total	20,186	100.2%	20,514	100%	—
Median Age	37.8		40.1		—

Sources:

U.S. Census Bureau. 2021a. "2010: ACS 5-Year Estimates Data Profiles." American Community Survey (ACS) Demographic and Housing Estimates. Data for Lomita. American Community Survey Table ID DP05. Accessed March 2021. <https://data.census.gov/cedsci/table?q=lomita%20city,%20California%20race&tid=ACSDP5Y2010.DP05&hidePreview=false>.

U.S. Census Bureau. 2021b. "2019: ACS 5-Year Estimates Data Profiles." ACS Demographic and Housing Estimates. Data for Lomita. American Community Survey Table ID DP05. Accessed March 2021. <https://data.census.gov/cedsci/table?q=lomita%20city,%20California%20race&tid=ACSDP5Y2019.DP05&hidePreview=false>.

Race and Ethnicity

Lomita is becoming increasingly diverse. **Table 3** provides the population by race in Lomita for 2010 and 2019. From 2010 to 2019, Lomita saw its largest percent increase in the American Indian and Alaska Native population (a nearly 166 percent increase), although this population makes up less than 1 percent of Lomita’s total population. The Black population also experienced a significant increase of approximately 150 percent, and the Asian population grew by over 12 percent. In the same time period, Lomita saw its largest decrease in the White population (an approximately 11 percent decrease), although this population still makes up over half of Lomita’s total population (approximately 56.7 percent), and a 6 percent decrease in the Hispanic population.

Table 3: Race and Ethnicity and Trends in Lomita (2010, 2019)

	2010		2019		Percent Change 2010 to 2019
	Number	Percent	Number	Percent	
White	13,083	64.8%	11,634	56.7%	-11.1%
Black or African American	515	2.6%	1,285	6.3%	+149.5%
American Indian and Alaska Native	64	0.3%	170	0.8%	+165.6%
Asian	2,966	14.7%	3,337	16.3%	+12.5%
Native Hawaiian and Other Pacific Islander	71	0.4%	69	0.3%	-2.8%
Other Alone	1,867	9.2%	2,556	12.5%	+36.9%

Table 3: Race and Ethnicity and Trends in Lomita (2010, 2019)

	2010		2019		Percent Change 2010 to 2019
	Number	Percent	Number	Percent	
Two or More Races	1,620	8.0%	1,463	7.1%	-9.7%
Total	20,186	100%	20,514	100%	—
Hispanic Origin*	7,247	35.9%	6,845	33.4%	-5.5%

Sources: U.S. Census Bureau 2021a, 2021b.

* Persons of Hispanic origin may be of any race or multiple races.

Economic Characteristics

Employment has an important impact on housing needs and the demand for various types of housing. **Table 4** provides the employment trends by city, county, and the region from 2020 to 2035. Lomita is projected to add 200 jobs between 2020 and 2035 (approximately a 4 percent increase). These will likely include commercial and entertainment uses within key commercial shopping districts, so housing in Lomita will need to accommodate a range of housing types at prices affordable to the range of household incomes. According to the Bureau of Labor Statistics, the average annual pay for retail trade and entertainment in Los Angeles County is approximately \$38,500 and \$114,579, respectively. By comparison, the projected job growth in both Los Angeles County and the Southern California Association of Governments region is set to outpace the projected job growth in Lomita within the same time frame (with increases of nearly 7 percent and approximately 10 percent, respectively).

Table 4: Employment Trends by City, County, and Region (2020 to 2035)

	City of Lomita			Los Angeles County			SCAG Region		
	2020	2035	Percent Change	2020	2035	Percent Change	2020	2035	Percent Change
Number of Jobs	5,000	5,200	+4.0%	4,838,000	5,172,000	+6.9%	8,695,000	9,566,000	+10.0%

Sources: SCAG 2020b, SCAG n.d.

SCAG = Southern California Association of Governments

Employment Status

The employment opportunities in Lomita are located mainly in the commercial retail and service sectors found along the major roadways in Lomita. This limited employment base suggests that most residents work outside Lomita in major employment centers in Torrance, Long Beach, the Port of Long Beach, and the Carson–Compton area. In accordance with the City’s General Plan Economic Development Element, the City will target its economic development efforts in the following three primary commercial areas:

- Downtown Lomita, near the intersection of Lomita Boulevard and Narbonne Avenue
- Pacific Coast Highway Corridor
- East Lomita Boulevard, between Eshelman Avenue and Walnut Street

According to the 2019 American Community Survey, 11,058 Lomita residents 16 years and over were in the labor force, and among these residents, 10,684 were employed. **Table 5** provides information on employment status in Lomita in 2010 and 2019. From 2010 to 2019, unemployment decreased by approximately 27 percent, and Lomita residents in the Armed Forces experienced a significant increase proportionally (of approximately 1,700 percent). However, it should be noted that this group still remains only less than 1 percent of the total population of residents age 16 years and over. Additionally, there was about a 16 percent increase in Lomita residents who are not in the labor force; the growing population of older adults may be a primary driving factor, indicating that there is a growing number of residents who are entering retirement.

Table 5: Employment Status for Population Age 16 Years and Over in Lomita (2010, 2019)

<i>Labor Force</i>	<i>2010</i>		<i>2019</i>		<i>Percent Change 2010 to 2019</i>
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	
In Armed Forces	1	0.0%	18	0.1%	+1,700.0%
Civilian – Employed	10,161	65.5%	10,684	63.9%	+5.1%
Civilian – Unemployed	487	3.1%	356	2.1%	-26.9%
Not in Labor Force	4,867	31.4%	5,653	33.8%	+16.1%
Total	15,516	100%	16,711	99.9%	—

Sources:

U.S. Census Bureau. 2021c. “2010: ACS 5-Year Estimates Data Profiles.” Selected Economic Characteristics. Data for Lomita. American Community Survey Table ID DP03. Accessed March 2021.

<https://data.census.gov/cedsci/table?q=lomita%20unemployment&tid=ACSDP5Y2010.DP03&hidePreview=false>.

U.S. Census Bureau. 2021d. “2019: ACS 5-Year Estimates Data Profiles.” Selected Economic Characteristics. Data for Lomita. American Community Survey Table ID DP03. Accessed March 2021.

<https://data.census.gov/cedsci/table?q=lomita%20unemployment&tid=ACSDP5Y2019.DP03&hidePreview=false>.

Employment by Industry

In 2019, Lomita’s top industries included Educational Services and Health Care and Social Assistance (approximately 23.5 percent), Retail Trade (approximately 16.8 percent), and Manufacturing (approximately 10.4 percent) (see **Table 6**). From 2010 to 2019, the Transportation and Warehousing, and Utilities industry experienced the largest increase (by approximately 56.7 percent), while the Wholesale Trade industry experienced the largest decrease (by approximately 66.4 percent). The Educational Services, and Health Care and Social Assistance industry remained the largest overall (at approximately 23.5 percent), and the Agriculture, Forestry, Fishing and Hunting, and Mining industry remained the smallest overall (at less than 1 percent).

Table 6: Civilian Employed Population 16 Years and Over by Industry in Lomita (2010, 2019)

Industry	2010		2019		Percent Change 2010 to 2019
	Number	Percent	Number	Percent	
Agriculture, Forestry, Fishing and Hunting, and Mining	109	1.1%	63	0.6%	-42.2%
Construction	572	5.6%	659	6.2%	+15.2%
Manufacturing	1,288	12.7%	1,110	10.4%	-13.8%
Wholesale Trade	459	4.5%	154	1.4%	-66.4%
Retail Trade	1,379	13.6%	1,797	16.8%	+30.3%
Transportation and Warehousing, and Utilities	586	5.8%	918	8.6%	+56.7%
Information	195	1.9%	275	2.6%	+41.0%
Finance and Insurance, and Real Estate and Rental and Leasing	791	7.8%	497	4.7%	-37.2%
Professional, Scientific, and Management, and Administrative and Waste Management Services	1,036	10.2%	976	9.1%	-5.8%
Educational Services, and Health Care and Social Assistance	2,263	22.3%	2,507	23.5%	+10.8%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	788	7.8%	929	8.7%	+17.9%
Other Services, except Public Administration	369	3.6%	392	3.7%	+6.2%
Public Administration	326	3.2%	407	3.8%	+24.8%
Total Civilian Employed Population 16 Years and Over	10,161	100.1%	10,684	100.1%	—

Sources: U.S. Census Bureau 2021c, 2021d.

Unemployment Rate

Lomita’s unemployment rate decreased slightly from 2010 to 2019, as shown in **Table 7**. However, on March 19, 2020, Governor Gavin Newsom of California issued a Stay-at-Home Order (Executive Order N-33-20) to protect the health and well-being of all Californians and to establish consistency across the State in order to slow the spread of COVID-19. The sudden emergence of the COVID-19 pandemic resulted in significant increases in unemployment throughout the United States. According to the Employment Development Department Bureau of Labor Statistics, Lomita’s unemployment average of 356 persons (2.1 percent) in 2019 increased to 700 persons (7.0 percent) for the month of January 2021.

Table 7: Unemployment Rate for Population Age 16 Years and Older in Civilian Labor Force in Lomita (2010, 2019)

	2010	2019
Unemployment Rate	3.1%	2.1%

Sources: U.S. Census Bureau 2021c, 2021d.

Occupation, Employment Count, and Wages

Table 8 provides information on occupations and earnings of the labor force in Lomita. The majority of Lomita’s labor force in 2019 (40.7 percent) is employed in the Management, Business, Science, and Arts sector, which remains the occupation with the highest median earnings (at about \$60,475 in 2019). The second most prevalent occupation is in the Sales and Office sector, which employed 23.5 percent of the labor force, but with almost half the median earnings of that in the Management, Business, Science, and Arts sector (\$33,729 in 2019). The third most prevalent occupation is in the Service sector, which is the lowest-earning occupation in Lomita (\$23,590 in 2019). The Service sector includes occupations related to healthcare support, protective services (such as firefighting and prevention as well as law enforcement), food preparation and serving, building and grounds cleaning and maintenance, and personal care and service. In 2019, the Area Median Income (AMI) for Los Angeles County was \$73,100, which means the three most prevalent occupation sectors in Lomita earn less than the AMI for Los Angeles County. Many employees in these sectors may need access to affordable housing options with costs that are restricted below market-rate prices. From 2010 to 2019, the Production, Transportation, and Material Moving sector experienced the largest percent increase in both jobs (an increase of approximately 77.4 percent) and median earnings (an increase of approximately 25.6 percent).

Table 8: Civilian Employed Population 16 Years and Over by Occupation in Lomita (2010, 2019)

<i>Occupation</i>	<i>2010</i>			<i>2019</i>			<i>Percent Change</i>	
	<i>Number</i>	<i>Percent</i>	<i>Median Earnings</i>	<i>Number</i>	<i>Percent</i>	<i>Median Earnings</i>	<i>Number</i>	<i>Median Earnings</i>
Management, Business, Science, and Arts	3,840	37.8%	\$58,000	4,345	40.7%	\$60,475	+13.2%	+4.3%
Service	1,633	16.1%	\$21,199	1,604	15.0%	\$23,590	-1.8%	+11.3%
Sales and Office	2,975	29.3%	\$30,949	2,511	23.5%	\$33,729	-15.6%	+9.0%
Natural Resources, Construction, and Maintenance	939	9.2%	\$45,438	851	8.0%	\$45,625	-9.4%	+0.4%
Production, Transportation, and Material Moving	774	7.6%	\$39,524	1,373	12.9%	\$49,639	+77.4%	+25.6%
Total	10,161	100.0%	\$37,889	10,684	100.1%	\$45,058	+5.1%	+18.9%

Sources: U.S. Census Bureau 2021c.

U.S. Census Bureau 2021d.

U.S. Census Bureau. 2021e. “2010: ACS 5-Year Estimates Subject Tables.” Occupation By Sex and Median Earnings in the Past 12 Months (In 2010 Inflation-Adjusted Dollars) for the Civilian Employed Population 16 Years and Over. Data for Lomita. American Community Survey Table ID S2401. Accessed March 2021.

<https://data.census.gov/cedsci/table?q=lomita%20occupation&tid=ACSST5Y2010.S2401&hidePreview=false>.

U.S. Census Bureau. 2021f. “2019: ACS 5-Year Estimates Subject Tables.” Occupation By Sex and Median Earnings in the Past 12 Months (In 2019 Inflation-Adjusted Dollars) for the Civilian Employed Population 16 Years and Over. Data for Lomita. American Community Survey Table ID S2411. Accessed March 2021. <https://data.census.gov/cedsci/table?q=lomita%20city,%20earnings%20by%20occupation&tid=ACSST5Y2019.S2411&hidePreview=false>.

<https://data.census.gov/cedsci/table?q=lomita%20city,%20earnings%20by%20occupation&tid=ACSST5Y2019.S2411&hidePreview=false>.

Household Characteristics

Household Size

Table 9 provides information on household types in Lomita in 2010 and 2019. From 2010 to 2019, total households in Lomita grew approximately 3.5 percent. Family Households make up the largest share of household types, at 62.5 percent of all households, although the percentage of Family Households decreased slightly from 2010. The largest increase in household type is shown at approximately 25.7 percent of Family Households where the householder is female and there is no spouse present. An increase in the proportion of female heads of households is often cited within public health reviews as a global trend. Often female heads of households become more socioeconomically vulnerable and are statistically more likely to be unhealthy due to carrying both the burden of working and caring for the family, including childcare and housework. Affordable housing options can help alleviate income-related burdens on female heads of households. Additionally, Nonfamily Households experienced an approximately 12.5 percent increase, which includes an increase in households with roommates and shared living situations.

Table 9: Household Types in Lomita (2010, 2019)

<i>Household Type</i>	<i>2010</i>		<i>2019</i>		<i>Change</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Family Households ¹	5,103	65.5%	5,038	62.5%	-65	-1.3%
Married	3,818	49.0%	3,615	44.8%	-203	-5.3%
Male Householder, No Spouse Present	413	5.3%	326	4.0%	-87	-21.1%
Female Householder, No Spouse Present	873	11.2%	1,097	13.6%	+224	+25.7%
Nonfamily Households ²	2,688	34.5%	3,024	37.5%	+336	+12.5%
Householder Living Alone	2,252	28.9%	2,515	31.2%	+263	+11.7%
Householder Not Living Alone	436	5.6%	509	6.3%	+73	+16.7%
Total Households	7,791	100%	8,062	100%	+271	+3.5%

Sources:

U.S. Census Bureau. 2021g. "2010: ACS 5-Year Estimates Subject Tables." Occupancy Characteristics. Data for Lomita. American Community Survey, Table ID S2501. Accessed March 2021. <https://data.census.gov/cedsci/table?q=lomita%20city,%20household%20size&tid=ACSST5Y2010.S2501&hidePreview=false>.

U.S. Census Bureau. 2021h. "2019: ACS 5-Year Estimates Subject Tables." Occupancy Characteristics. Data for Lomita. American Community Survey, Table ID S2501. Accessed March 2021. <https://data.census.gov/cedsci/table?q=lomita%20city,%20household%20size&tid=ACSST5Y2019.S2501&hidePreview=false>.

Notes:

1. A family household is defined by the U.S. Census Bureau as a household maintained by a household who is in a family (a group of two or more people related by birth, marriage, or adoption residing together), and includes unrelated people (unrelated subfamily members and/or secondary individuals) who may be residing there.
2. A nonfamily household is defined by the U.S. Census Bureau as a household living alone (a one-person household) or where the household shares the home exclusively with people to whom she/he is not related.

The average household size in Lomita decreased slightly from 2010 to 2019, as shown in **Table 10**.

Table 10: Average Household Size in Lomita (2010, 2019)

	<i>2010</i>	<i>2019</i>	<i>Change</i>
Average Household Size	2.59	2.52	-2.7%

Sources:

U.S. Census Bureau. 2021i. "2010: ACS 5-Year Estimates Subject Tables." Households and Families. Data for Lomita. American Community Survey, Table ID S1101. Accessed March 2021. <https://data.census.gov/cedsci/table?q=lomita%20city,%20household%20size&tid=ACSST5Y2010.S1101&hidePreview=false>.

U.S. Census Bureau. 2021j. "2019: ACS 5-Year Estimates Subject Tables." Households and Families. Data for Lomita. American Community Survey, Table ID S1101. Accessed March 2021. <https://data.census.gov/cedsci/table?q=lomita%20city,%20household%20size&tid=ACSST5Y2019.S1101&hidePreview=false>.

In 2019, two-person households (approximately 31.5 percent) made up the largest proportion of households in Lomita, although one-person households (approximately 31.2 percent) were just slightly lower. **Tables 11 and 12** provide household sizes for owner-occupied and renter-occupied units, respectively, in 2010 and 2019. In 2019, two-person households made up the largest proportion of owner-occupied households (approximately 32.2 percent), and one-person households made up the largest proportion of renter-occupied households (approximately 35.5 percent). From 2010 to 2019, owner-occupied households experienced a significant increase in three-person households (increase of approximately 85.7 percent), and all other household size categories experienced a decrease (ranging between approximately 1.3 percent and 8.6 percent). The increase in three-person households could be indicative of a number of factors, including an increase of families with children, an increase in older adults residing with family members, or an increase in younger adults staying with family members. In the same time frame, renter-occupied households experienced a significant decrease in four-or-more-person households (a decrease of approximately 25.3 percent), and all other household size categories experienced an increase (ranging between approximately 4.9 percent and 22.8 percent) (as shown in **Table 12**).

Table 11: Household Size for Owner-Occupied Units in Lomita (2010, 2019)

<i>Household Size</i>	<i>2010</i>		<i>2019</i>		<i>Change</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
One-Person Household	1,018	28.0%	1,005	26.4%	-13	-1.3%
Two-Person Household	1,342	36.9%	1,227	32.2%	-115	-8.6%
Three-Person Household	371	10.2%	689	18.1%	+318	+85.7%
Four-or-more Person Household	906	24.9%	892	23.4%	-14	-1.5%
Total	3,637	100%	3,813	100.1%	+176	4.8%

Sources: U.S. Census Bureau 2021g, 2021h.

Table 12: Household Size for Renter-Occupied Units in Lomita (2010, 2019)

Household Size	2010		2019		Change	
	Number	Percent	Number	Percent	Number	Percent
One-Person Household	1,230	29.6%	1,510	35.5%	+280	+22.8%
Two-Person Household	1,250	30.1%	1,311	30.9%	+61	+4.9%
Three-Person Household	577	13.9%	611	14.4%	+34	+5.9%
Four-or-more Person Household	1,093	26.3%	817	19.2%	-276	-25.3%
Total	4,154	99.9%	4,249	100%	+95	+2.3%

Sources: U.S. Census Bureau 2021g, 2021h.

Housing Types and Growth Trends

Household size is one factor that influences the demand for multifamily and single-family homes, as well as the size of the units. **Table 13** identifies the number of homes within each housing type. From 2010 to 2019, the mobile home, boat, RV, van, etc. housing type experienced the largest decrease (by approximately 21.7 percent). The reason for the decrease is not apparent, but the margin of error in available Census data may explain the decline. Furthermore, data received from the California Department of Housing and Community Development’s (HCD) website shows that in 2021, HCD oversaw 16 mobile home parks in Lomita, consisting of 525 total mobile home park spaces. The most prevalent types of housing unit in both 2010 and 2019 were one-unit detached (approximately 49 percent and approximately 51 percent, respectively) and five or more units (approximately 29 percent and approximately 30 percent, respectively). From 2010 to 2019, Lomita experienced significant growth in one-unit detached units (approximately a 7 percent increase) and five or more units (approximately an 8 percent increase). This could be an indicator that there is a desirability in the market to develop both single-family and higher-density multifamily uses. Given that there is no minimum density requirement in Lomita and opportunities for higher-density development may be limited, and given that zones that permit multifamily development also permit single-family development, there leaves fewer opportunities for multifamily development.

Table 13: Housing Types by Units in Structure in Lomita (2010, 2019)

Housing Type	2010		2019		Change	
	Number	Percent	Number	Percent	Number	Percent
One-Unit, Detached	4,046	49.1%	4,315	51.2%	+269	+6.6%
One-Unit, Attached	760	9.2%	714	8.5%	-46	-6.1%
Two to Four Units	456	5.6%	370	4.3%	-86	-18.9%
Five or more Units	2,369	28.8%	2,554	30.3%	+185	+7.8%
Mobile Home, Boat, RV, Van, etc.	607	7.4%	475	5.6%	-132	-21.7%
Totals	8,238	100%	8,428	100%	—	—

Sources:

U.S. Census Bureau. 2021k. "2010: ACS 5-Year Estimates Data Profiles." Selected Housing Characteristics. Data for Lomita. American Community Survey, Table ID DP04. Accessed March 2021. <https://data.census.gov/cedsci/table?q=lomita%20city,%20California%20housing%20type&tid=ACSDP5Y2010.DP04&hidePreview=false>.
 U.S. Census Bureau. 2021l. "2019: ACS 5-Year Estimates Data Profiles." Selected Housing Characteristics. Data for Lomita. American Community Survey, Table ID DP04. Accessed March 2021. <https://data.census.gov/cedsci/table?q=lomita%20city,%20California%20housing%20type&tid=ACSDP5Y2019.DP04&hidePreview=false>.

Tenure and Vacancy Rates

Housing tenure and vacancy rates are important indicators of the supply and cost of housing, as well as income. Housing tenure refers to whether a housing unit is owned or rented. Tenure is an important market characteristic because it is directly related to housing types. Vacancy rates are indicative of whether or not there is a sufficient supply of available housing at a given point in time. A healthy vacancy rate is considered to be at around 5 percent, demonstrating that there are desirable housing options available when one is searching in the market.

The ratio of owner-occupied units versus renter-occupied units is an indicator of financial stability. **Table 14** identifies the occupied housing units by tenure in Lomita in 2010 and 2019. In 2019, approximately 47 percent of Lomita’s occupied housing stock was owner-occupied and approximately 53 percent was renter-occupied. Of the owner-occupied units, approximately 67 percent of those households had a mortgage and 33 percent of those households did not have a mortgage, indicating that most owner-occupied households have been in Lomita long enough to have completed their mortgage payments (likely more than 30 years).

Table 14: Occupied Housing Units by Tenure in Lomita (2010, 2019)

<i>Housing Unit Type</i>	<i>2010</i>		<i>2019</i>		<i>Change</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Owner-Occupied Housing Units	3,637	46.7%	3,813	47.3%	+176	+4.8%
Renter-Occupied Housing Units	4,154	53.3%	4,249	52.7%	+95	2.3%
Total Occupied Housing Units	7,791	100%	8,062	100%	—	—

Sources: U.S. Census Bureau 2021g, 2021h, 2021i, 2021j.

Tables 15 and 16 provide the number of vacant units and vacancy rates, respectively, in Lomita in 2010 and 2019. While a healthy vacancy is considered to be approximately 5 percent, both homeowner and rental vacancy rates remained below this 5 percent threshold in 2019, and even experienced a decrease since 2010. Considering that total housing units increased by approximately 2 percent since 2010, a decreasing vacancy rate indicates that there are not enough vacant units or enough new units being developed to support mobility within Lomita. This also indicates that the regional job market is likely providing more opportunities than the housing market can keep up with, resulting in not enough housing to meet demand. However, the ongoing COVID-19 pandemic has complicated the imbalance of jobs and housing across the nation, as job losses, evictions, and relocations occur. Given the

uncertainty surrounding this public health crisis, it is unclear if the vacancy rate will grow due to the impacts of the pandemic or will decline due to a supply that does not meet demand.

Table 15: Vacant Housing Units in Lomita (2010, 2019)

<i>Housing Unit Type</i>	<i>2010</i>		<i>2019</i>		<i>Change</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Total Vacant Housing Units	447	5.4%	366	4.3%	-81	-18.1%
Total Occupied Housing Units	7,791	94.6%	8,062	95.7%	+271	+3.5%
Total Housing Units	8,238	100%	8,428	100%		

Sources: U.S. Census Bureau 2021k, 2021l.

Table 16: Vacant Rate by Homeowners and Rentals in Lomita (2010, 2019)

	<i>2010</i>	<i>2019</i>
Homeowner Vacancy Rate	1.0	0.6
Rental Vacancy Rate	3.1	2.4

Sources: U.S. Census Bureau 2021k, 2021l.

Housing Age and Condition

Housing age is commonly used by State and Federal programs to estimate rehabilitation needs. Typically, most homes begin to require major repairs or rehabilitation at 30 or 40 years of age. Factors commonly used to determine housing conditions are age of housing, overcrowding, homeowner income, and lack of plumbing facilities.

Residential neighborhoods between Pacific Coast Highway and Lomita Boulevard were constructed on large lots from the 1940s through the 1960s. They contain many of Lomita’s older housing units. Neighborhoods south of Pacific Coast Highway were developed during the 1970s and 1980s and consist largely of newer housing units on uniform-sized lots in subdivisions.

To understand the rehabilitation needs for Lomita, the age of housing, overcrowding of housing, and homeowner income were considered. As provided in **Table 17**, approximately 78.9 percent of the housing stock is over 40 years old (built in or before 1979). Over 98 percent of Lomita’s housing stock was built prior to 2000. Further, approximately 4.5 percent of households are considered overcrowded or severely overcrowded, and nearly 30 percent of lower-income homeowners are cost burdened by housing. Based on the percentage of the housing stock over 40 years old and cost-burdened homeowners, there is likely a need for housing rehabilitation assistance.

A high estimate of the number of units in need of rehabilitation, based solely on the age of the housing stock, is approximately 6,003 units. However, regular maintenance and remediation of many units suggests that much of this needed rehabilitation may be minimal and isolated to just small upgrades and repairs. The number of units in need of substantial rehabilitation is likely much lower.

The Code Enforcement Division works to address complaints related to housing issues. The most common complaints include overgrown vegetation, illegal dumping or improper waste container storage, and work without permits. The number of code enforcement cases that received a case file in 2020 was 141 and 173 in 2019.

Further, the City works with lower-income homeowners to address building safety and health code violations of dwelling units. These units are those that are in substantial need of rehabilitation. Given that the City assisted with the rehabilitation of 81 housing units in the 5th Cycle Housing Element, it can be estimated that a similar number of units will require substantial rehabilitation during the 6th Cycle (approximately 81 units). This number also closely correlates to those units lacking kitchen or plumbing facilities, as provided below.

Table 17: Age of Housing Stock in Lomita

<i>Year Built</i>	<i>Number</i>	<i>Percent*</i>
2014 or later	125	1.5%
2010 to 2013	23	0.3%
2000 to 2009	342	4.1%
1980 to 1999	1,295	15.4%
1960 to 1979	3,250	38.6%
1940 to 1959	1,830	29.3%
1939 or earlier	923	11.0%
Total	8,428	100%

Source: U.S. Census Bureau 2021I.

* Total may not sum due to rounding.

The City’s Housing Rehabilitation Grant Program provides funding for eligible low-income homeowners for the correction of building safety and health code violations and correction of hazardous structural conditions. The grant program is funded with Community Development Block Grant funds and is restricted to lower-income homeowners who meet the current U.S. Department of Housing and Urban Development (HUD) income guidelines. During the 5th Cycle Housing Element, Lomita had from 3 to 20 rehabilitated housing units per year, as shown in **Table 18**. Therefore, a low estimate of the number of units in need of rehabilitation during the 6th Cycle planning period, based solely on the number of units rehabilitated from 2014 to 2021, is about 81 units. In the 2020–2021 fiscal year, three units were rehabilitated through this program; however, the program was put on hold in 2020 due to the COVID-19 pandemic.

Table 18: Rehabilitated Units by Fiscal Year in Lomita

<i>Fiscal Year</i>	<i>Number of Units Rehabilitated</i>
2014–2015	20
2015–2016	15
2016–2017	13
2017–2018	12
2018–2019	8
2019–2020	10
2020–2021 (as of February 2021)	3

Source: City of Lomita. 2021. Community Development Block Grant: Residential Rehabilitation Program Data.

Lack of Plumbing Facilities

Table 19 provides the number of occupied housing units lacking complete kitchen or plumbing facilities in 2010 and 2019. About 1.1 percent of all housing units in 2019 lacked a complete kitchen facility (an improvement since 2010) and about 0.5 percent lacked complete plumbing facilities (a significant deterioration since 2010). It is likely that there is overlap between these two factors, indicating that many units that lack complete kitchen facilities may also lack complete plumbing facilities.

Table 19: Occupied Housing Units Lacking Complete Kitchen or Plumbing Facilities (2010, 2019)

Facility Type	2010		2019		Percent Change
	Number	Percent	Number	Percent	
Lacking Complete Kitchen Facilities	102	1.3%	87	1.1%	-14.7%
Lacking Complete Plumbing Facilities	13	0.2%	41	0.5%	+215.4%

Sources: U.S. Census Bureau 2011k, 2021l.

Household Income and Housing Challenges

High housing costs compared to household income create housing challenges for households whose incomes fall below AMI and can lead to overcrowding. AMI is calculated based on gross annual income, adjusted by family size. A four-person household is used as the standard for the base calculation for the median income, and income categories are based on a percentage of the AMI, adjusted by the number of people in a household per their income category. Tables 20 and 21 provide the AMI income categories and income limits for 2010 and 2020, respectively.

Table 20: Area Median Income Categories

Category	Description
Extremely Low-Income	Gross household income equal to 30% or less of AMI.
Very Low-Income	Gross household income equal to 50% or less of AMI.
Low-Income	Gross household income equal to 80% or less of AMI.
Moderate-Income	Gross household income equal to 120% or less of AMI.
Above Moderate Income	Gross household income equal to 121% or more of AMI.

AMI = Area Median Income

Table 21: Los Angeles County Income Limits for a Four-Person Household (2010, 2020)

Income Limit	2010	2020
Median Income	\$63,000	\$77,300
Low Income (80% AMI)	\$66,250	\$90,100
Very Low Income (50% AMI)	\$41,400	\$56,300
Extremely Low Income (30% AMI)	\$24,850	\$33,800
Moderate Income (120% AMI)	\$75,600	\$92,760

Source: HUD (Office of Housing and Urban Development). 2021. Income Limits Datasets. HUD, Office of Policy Development and Research. Accessed March 2021. <https://www.huduser.gov/portal/datasets/il.html>.

AMI = Area Median Income.

Household Income

Table 22 provides the household income in the past 12 months for total occupied housing units in 2010 and 2019. From 2010 to 2019, the overall median household income for occupied housing units increased by approximately 14.6 percent. By comparison, owner-occupied household median income increased by approximately 28.2 percent, and renter-occupied household median income increased by approximately 4.1 percent.

Among total occupied housing units, household incomes of \$150,000 or more experienced the largest increase (by approximately 65.7 percent), and household incomes between \$10,000 and \$14,999 experienced the largest decrease (by approximately 34.0 percent). As of 2019, approximately 47 percent of households had a household income of \$75,000 or higher, indicating that approximately half of all households make less than the median income of \$71,606.

The 2019 estimated number of existing extremely low-income households is nearly 2,000. HCD provides guidance on estimating the projected housing need for extremely low-income households by presuming 50 percent of the very low-income housing target. Lomita’s share of the 6th Cycle Housing Element target for very low-income households is 239 units, leaving the extremely low-income housing need at approximately 120 housing units.

Table 22: Household Income in the Past 12 Months (in 2010 and 2019 Inflation-Adjusted Dollars) for Total Occupied Housing Units in Lomita (2010, 2019)

Household Income	2010		2019		Change	
	Number	Percent	Number	Percent	Number	Percent
Less than \$5,000	234	3.0%	167	2.1%	-67	-28.6%
\$5,000 to \$9,999	148	1.9%	234	2.9%	+86	+58.1%
\$10,000 to \$14,999	467	6.0%	308	3.8%	-159	-34.0%
\$15,000 to \$19,999	335	4.3%	417	5.2%	+82	+24.5%
\$20,000 to \$24,999	343	4.4%	371	4.6%	+28	+8.2%
\$25,000 to \$34,999	608	7.8%	499	6.2%	-109	-17.9%
\$35,000 to \$49,999	997	12.8%	832	10.3%	-165	-16.5%
\$50,000 to \$74,999	1,597	20.5%	1,442	17.9%	-155	-9.7%
\$75,000 to \$99,999	1,036	13.3%	854	10.6%	-182	-17.6%
\$100,000 to \$149,000	1,176	15.1%	1,531	19.0%	+355	+30.2%
\$150,000 or more	849	10.9%	1,407	17.5%	+558	+65.7%
Total	7,791	100%	8,062	100.1%	+271	+3.5%
Median	\$62,464		\$71,606		+\$9,142 +14.6%	

Sources:

U.S. Census Bureau. 2021m. “2010: ACS 5-Year Estimates Subject Tables.” Financial Characteristics. Data for Lomita. American Community Survey, Table ID S2503. Accessed March 2021. <https://data.census.gov/cedsci/table?q=lomita,%20ca%20income&tid=ACST5Y2010.S2503&hidePreview=false>.

U.S. Census Bureau. 2021n. “2019: ACS 5-Year Estimates Subject Tables.” Financial Characteristics. Data for Lomita. American Community Survey, Table ID S2503. Accessed March 2021. <https://data.census.gov/cedsci/table?q=lomita,%20ca%20income&tid=ACST5Y2019.S2503&hidePreview=false>

Table 23 provides the household income in the past 12 months for owner-occupied housing units in 2010 and 2019. Compared to total households, approximately 65.4 percent of owner-occupied households make over \$75,000. Among owner-occupied households, those households in income categories below the AMI for owner-occupied units saw drops, with

the exception of a dramatic increase of those earning between \$5,000 and \$9,000 a year. In juxtaposition to the change among lower-income earners, those earning \$150,000 or more saw the second highest increase in number of households, at a 63 percent increase, and households making between \$100,000 and \$149,000 also increased by 27.8 percent.

Table 23: Household Income in the Past 12 Months (in 2010 and 2019 Inflation-Adjusted Dollars) for Owner-Occupied Housing Units in Lomita (2010, 2019)

<i>Household Income</i>	<i>2010</i>		<i>2019</i>		<i>Change</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Less than \$5,000	87	2.4%	84	2.2%	-3	-3.4%
\$5,000 to \$9,999	25	0.7%	118	3.1%	+93	+372.0%
\$10,000 to \$14,999	84	2.3%	42	1.1%	-42	-50.0%
\$15,000 to \$19,999	138	3.8%	63	1.7%	-75	-54%
\$20,000 to \$24,999	189	5.2%	155	4.1%	-34	-18.0%
\$25,000 to \$34,999	269	7.4%	64	1.7%	-205	-76.2%
\$35,000 to \$49,999	225	6.2%	254	6.7%	+29	+12.9%
\$50,000 to \$74,999	553	15.2%	540	14.2%	-13	-2.4%
\$75,000 to \$99,999	542	14.9%	286	7.5%	-256	-47.2%
\$100,000 to \$149,000	778	21.4%	994	26.1%	+216	+27.8%
\$150,000 or more	746	20.5%	1,213	31.8%	+467	+62.6%
Total	3,637	100%	3,813	100.2%	+176	4.8%
Median	\$85,679		\$109,879		+\$24,200	
						+28.2%

Sources:

U.S. Census Bureau 2021m, 2021n.

Table 24 provides the household income in the past 12 months for renter-occupied housing units in 2010 and 2019. Compared to owner-occupied households, only approximately 30.6 percent of rental-occupied households make over \$75,000. However, among renter-occupied housing units, households with incomes of \$150,000 or more experienced the largest increase (by approximately 86.5 percent), while household incomes of less than \$5,000 experienced the largest decrease (by approximately 42.8 percent).

Table 24: Household Income in the Past 12 Months (in 2010 and 2019 Inflation-Adjusted Dollars) for Renter-Occupied Housing Units in Lomita (2010, 2019)

<i>Household Income</i>	<i>2010</i>		<i>2019</i>		<i>Change</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Less than \$5,000	145	3.5%	83	2.0%	-62	-42.8%
\$5,000 to \$9,999	125	3.0%	116	2.7%	-9	-7.2%
\$10,000 to \$14,999	382	9.2%	266	6.3%	-116	-30.4%
\$15,000 to \$19,999	195	4.7%	354	8.3%	+159	+81.5%
\$20,000 to \$24,999	154	3.7%	216	5.1%	+62	+40.3%
\$25,000 to \$34,999	336	8.1%	435	10.2%	+99	+29.5%
\$35,000 to \$49,999	773	18.6%	578	13.6%	-195	-25.2%
\$50,000 to \$74,999	1,039	25.0%	902	21.2%	-137	-13.2%
\$75,000 to \$99,999	498	12.0%	568	13.4%	+70	+14.1%
\$100,000 to \$149,000	399	9.6%	537	12.6%	+138	+34.6%
\$150,000 or more	104	2.5%	194	4.6%	+90	+86.5%

Table 24: Household Income in the Past 12 Months (in 2010 and 2019 Inflation-Adjusted Dollars) for Renter-Occupied Housing Units in Lomita (2010, 2019)

<i>Household Income</i>	<i>2010</i>		<i>2019</i>		<i>Change</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Total	4,154	99.9%	4,249	100%	+95	+2.3%
Median	\$49,021		\$51,045		+2,024	+4.1%

Sources: U.S. Census Bureau 2021m, 2021n.

Table 25 provides the owner-occupied median household income and median home price in Lomita in 2010 and 2019. From 2010 to 2019, the percent increase in median household income for owner-occupied units far outpaced the increase in median home price. Further, in contrast to owner-occupied households, the increase in annual median rent far outpaced the increase in median household income for renter-occupied units, as shown in Table 26.

Further, renter incomes increased at a dramatically lower rate than those of homeowners. This indicates that incomes of renters are not keeping up with increasing rent amounts, and homeownership opportunities are becoming further out of reach.

Table 25: Owner-Occupied Median Household Income and Median Home Price in Lomita (2010, 2019)

	<i>2010</i>	<i>2019</i>	<i>Number Change</i>	<i>Percent Change</i>
Median Household Income	\$85,679	\$109,879	+\$24,200	+28.2%
Median Home Price	\$532,100	\$604,300	+\$72,200	+13.6%

Sources: U.S. Census Bureau 2021k, 2021l, 2021m, 2021n.

Table 26: Renter-Occupied Median Household Income and Median Rent in Lomita (2010, 2019)

	<i>2010</i>	<i>2019</i>	<i>Number Change</i>	<i>Percent Change</i>
Median Household Income	\$49,021	\$51,045	+\$2,024	+4.1%
Median Rent (annual)	\$13,668	\$16,728	+\$3,060	+22.4%

Sources: U.S. Census Bureau 2021k, 2021l, 2021m, 2021n.

Households Burdened by Housing Cost

Table 27 provides the total households burdened by housing costs in Lomita in 2019. Approximately 51 percent of rental households in Lomita spend more than 30 percent of their income on housing, and approximately 37 percent of homeowner households with a mortgage spend more than 30 percent of their income on housing. Approximately 33 percent of all homeowner households do not have a mortgage. As rents continue to rise, outpacing median income, more rental households will continue to be burdened by housing costs, leaving homeownership further out of reach for many.

Table 27: Households Burdened by Housing Costs in Lomita (2019)

	<i>Households with a Mortgage</i>	<i>Households Paying Rent</i>
Total	2,569	4,249

Table 27: Households Burdened by Housing Costs in Lomita (2019)

	<i>Households with a Mortgage</i>	<i>Households Paying Rent</i>
Less than 30% of Income Spent on Housing	63%	48.8%
More than 30% of Income Spent on Housing	37%	51.2%

Sources: U.S. Census Bureau 2021i.

Lower-Income Households Burdened by Housing Cost

In 2019, AMI for Los Angeles County was \$73,100. Tables 28 and 29 show the percentage of homeowners and renters, respectively, who are cost burdened within each income category. Nearly 30 percent of lower-income households with a mortgage and approximately 50 percent of all renter households were burdened by the cost of housing, meaning they spent more than 30 percent of their income on housing. Further, approximately 4.6 percent of extremely low-income households with a mortgage were burdened by the cost of housing and approximately 75 percent of extremely low-income renter households were burdened by the cost of housing.

Table 28: Housing Assistance Needs of Lower-Income Homeowners with a Mortgage (2019)

<i>Household Income</i>	<i>Percent of Cost-Burdened Households by Income</i>
Household Income <\$20,000	3.4%
Household Income \$20,000 to \$34,999	1.2%
Household Income \$35,000 to \$49,999	4.6%
Household Income \$50,000 to \$74,999	12.9%
Household Income \$75,000 or more	14.9%
Total	32.4%

Source:

U.S. Census Bureau. 2021o. "2019: ACS 5-Year Estimates Subject Tables." Financial Characteristics for Housing Units with a Mortgage. Data for United States. American Community Survey, Table ID S2506. Accessed March 2021. <https://data.census.gov/cedsci/table?q=United%20States&t=Income%20and%20Poverty&g=1600000US0642468&y=2019&tid=ACST5Y2019.S2506&hidePreview=false>.

Table 29: Housing Assistance Needs of Lower-Income Renters (2019)

<i>Household Income</i>	<i>Number of Households</i>	<i>Number of Cost-Burdened Households</i>	<i>Percent of Cost-Burdened Households</i>
Household Income <\$10,000	199	133	66.8%
Household Income \$10,000 to \$19,999	620	419	67.6%
Household Income \$20,000 to \$34,999	651	561	86.2%
Household Income \$35,000 to \$49,999	578	497	86.0%
Household Income \$50,000 to \$74,999	902	393	43.6%
Household Income \$75,000 to \$99,000	568	62	10.9%

Table 29: Housing Assistance Needs of Lower-Income Renters (2019)

<i>Household Income</i>	<i>Number of Households</i>	<i>Number of Cost-Burdened Households</i>	<i>Percent of Cost-Burdened Households</i>
Household Income \$100,000 or more	731	50	6.8%
Total	4,249	2,115	49.8%

Source:

U.S. Census Bureau. 2021p. "2019: ACS 5-Year Estimates Detailed Tables." Household Income by Gross Rent as a Percentage of Household Income in the Past 12 Months. American Community Survey, Table ID B25074. Accessed March 2021. <https://data.census.gov/cedsci/table?q=Renter%20Costs&t=Income%20and%20Poverty&g=1600000US0642468&y=2019&tid=ACSDT5Y2019.B25074&hidePreview=false>.

Overcrowded Households

Overcrowding is defined by the U.S. Census Bureau as a housing unit occupied by more than one person per room. A severely overcrowded household is defined as one with more than 1.5 persons per room. From 2010 to 2019, the total proportion of households considered to be overcrowded decreased by about 17 percent, and the total proportion of households considered to be severely overcrowded decreased by about 74 percent, as shown in **Table 30**.

Lower rates of overcrowding may lead to more positive health outcomes. For example, studies have shown that there is a strong correlation between crowded households and the probability of COVID-19 infection.¹ In particular, crowded households provide less opportunities for a person infected with COVID-19 to isolate themselves from the rest of the household.²

Table 30: Overcrowding in Lomita (2010, 2019)

<i>Type of Overcrowding</i>	<i>2010</i>		<i>2019</i>		<i>Percent Change</i>
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	
Overcrowded (>1 and ≤1.5 occupants/room)	380	4.9%	315	3.9%	-17.1%
Severely Overcrowded (>1.5 occupants/room)	179	2.3%	46	0.6%	-74.3%

Sources: U.S. Census Bureau 2021k, 2021l.

Table 31 provides information on overcrowding by tenure in Lomita in 2019. The vast majority of both owner- and renter-occupied units had one or fewer occupants per room. While both owner- and renter-occupied units had relatively low levels of units considered crowded (approximately 3.1 percent and 4.6 percent), only renter-occupied units experienced any degree of severe overcrowding (approximately 1.1 percent). Overall, renter-occupied units experienced disproportionately higher rates of overcrowding and severe overcrowding than owner-occupied units.

¹ Columbia University Irving Medical Center. 2020. "Crowded Homes, Poor Neighborhoods Linked to COVID-19." June 18, 2020. <https://www.cuimc.columbia.edu/news/crowded-homes-poor-neighborhoods-linked-covid-19>.

² Botts, J., and L. Bénichou. 2020. "The neighborhoods where COVID collides with overcrowded homes." CalMatters. June 12, 2020, Updated June 26, 2020. <https://calmatters.org/projects/california-coronavirus-overcrowded-neighborhoods-homes/>.

Table 31: Overcrowding by Tenure in Lomita (2019)

<i>Number of Occupants Per Room</i>	<i>Owner-Occupied Units</i>		<i>Renter-Occupied Units</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
1.00 or fewer	3,693	96.9%	4,008	94.3%
1.01 to 1.50	120	3.1%	195	4.6%
1.51 or more	0	0.0%	46	1.1%
Total	3,813	100%	4,249	100%

Source: U.S. Census Bureau 2021h.

Large Households

Large families are defined by HUD as families with five or more members. Many large households have special housing needs because they tend to have lower household income and have few options or access to adequately sized, affordable housing. In 2019, there were a total of 575 large households, accounting for 7.1 percent of all households in Lomita, as shown in **Table 32**. Of those large households approximately 167 were renters. Further, as detailed in Table 13, in 2019 there were 2,554 housing units with 5 or more bedrooms. Of the units in the City, there are 138 renter occupied housing units with 4 or more bedrooms and 931 owner occupied housing units with 4 or more bedrooms. While there may be enough large housing units in Lomita to meet the large household ownership needs, many large households that rent need financial assistance to help with housing affordability or support in entering the housing market.

Table 32: Household Type by Household Size in Lomita (2019)

<i>Household Size</i>	<i>Number</i>	<i>Percent</i>
<i>Family households</i>	5,038	100.4%
Two- to four-person household	4,463	88.9%
Five-person household	396	7.9%
Six-person household	130	2.6%
Seven-or-more-person household	49	1.0%
<i>Nonfamily households</i>	3,024	100%
One- to four-person household	3,024	100%
Five-person household	0	0%
Six-person household	0	0%
Seven-or-more-person household	0	0%
Total households	8,062	—

Source:

U.S. Census Bureau. 2021q. "2019: ACS 5-Year Estimates Detailed Tables." Household Type by Household Size. Data for Lomita. American Community Survey, Table ID B11016. Accessed March 2021.

<https://data.census.gov/cedsci/table?q=lomita%20b11016&tid=ACSDT5Y2019.B11016&hidePreview=false>.

Single-Parent Households

Table 33 provides the number of single-parent households in Lomita. In 2019, single-parent households made up approximately 6 percent of all households in Lomita, and women were the head of about 89 percent of all single-parent households. As previously discussed, there

was an increase of approximately 25.7 percent of household types where the householder is female and there is no spouse present.

Table 33: Single-Parent Households in Lomita (2019)

<i>Households</i>	<i>Number</i>	<i>Percent*</i>
Total households with children under the age of 18	2,389	29.6%
Single-parent households	519	6.4%
Single-parent households headed by women	463	5.7%

Source:

U.S. Census Bureau. 2021r. "2019: ACS 5-Year Estimates Data Profiles." Selected Social Characteristics in the United States. Data for Lomita. American Community Survey, Table ID DP02. Accessed March 2021.

<https://data.census.gov/cedsci/table?q=lomita%20city,%20California%20single%20parent&tid=ACSDP5Y2019.DP02&hidePreview=false>.

* Of all households (8,062).

Housing Costs and Affordability

Housing affordability is dependent on income and housing costs. The Federal standard of rental affordability is that a household should spend no more than 30 percent of its gross income on monthly housing costs and utilities. In 2019, the AMI for Los Angeles County was \$73,100, indicating that the healthy maximum housing cost for the median income household should not exceed \$21,930 a year or 1,828 per month. The maximum affordability of housing costs per household is further detailed below and provided in **Table 34**.

Table 34: Maximum Affordable Price and Rent in Los Angeles County (2019)

<i>Household Income Category</i>	<i>Annual Income</i>	<i>Maximum Affordable Monthly Payment for Housing and Utilities</i>
<i>Two-Person</i>		
Extremely Low	\$25,050	\$626
Very Low	\$41,800	\$1,045
Low	\$66,800	\$1,670
Median	\$58,500	\$1,462
Moderate	\$70,150	\$1,754
<i>Four-Person</i>		
Extremely Low	\$31,300	\$782
Very Low	\$52,200	\$1,305
Low	\$83,500	\$2,088
Median	\$73,100	\$1,827
Moderate	\$87,700	\$2,193

Source:

California Department of Housing and Community Development. 2019. "State Income Limits for 2019." Memorandum from Z. Olmstead (Deputy Director, Division of Housing Policy Development) to Interested Parties. May 6, 2019. <https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2019.pdf>.

Median Home Value and Median Rent

In Lomita, the median home value in 2019 for owner-occupied units was \$604,300 and median monthly rent was \$1,394. **Table 35** provides the median value and median rent in

Lomita, and **Table 36** provides the gross median rent by bedroom count in 2019. For perspective, a 30-year fixed mortgage at a 4 percent interest rate can cost approximately \$2,865 a month, and that price will vary depending on the amount of the down payment provided. Down payments at 20 percent or more will help buyers obtain lower interest rates, which tend to fluctuate from day-to-day, leaving homeownership out of reach for lower- and even moderate-income households. Monthly rents are out of reach for extremely low-income households and even some very low-income households. Further, when all other household costs are considered, such as student loan payments, payments for childcare, the costs of transportation, utilities, and other standard payments, housing attainability leaves many households at varying income levels constrained.

Table 35: Median Value and Median Rent in Lomita (2019)

<i>Value/Rent</i>	<i>2019</i>
Median value for owner-occupied units	\$604,300
Median monthly rent for occupied units paying rent	\$1,394

Source: U.S. Census Bureau 2021i.

Table 36: Median Gross Rent by Bedroom Count in Lomita (2019)

<i>Number of Bedrooms</i>	<i>Median Gross Rent</i>
No Bedroom	\$1,065
One Bedroom	\$1,162
Two Bedrooms	\$1,475
Three Bedrooms	\$1,874
Four Bedrooms	\$3,331
Five or More Bedrooms	—

Source:

U.S. Census Bureau. 2021s. "2019: ACS 5-Year Estimates Detailed Tables." Median Gross Rent by Bedrooms. Data for Lomita. American Community Survey, Table ID B25031. Accessed March 2021. <https://data.census.gov/cedsci/table?q=lomita%20city,%20median%20rent%20by%20bedroom&tid=ACSDT5Y2019.B25031&hidePreview=false>.

Special Needs Groups

Groups with special needs can face increased challenges in housing. Individuals experiencing homelessness and in need of emergency shelter, older adults, persons with disabilities, large families, farmworkers, and families with a female head of household often have difficulty finding housing to meet their specific needs. This section provides an analysis of special needs groups in Lomita. Policies and programs to address these needs are incorporated throughout the Housing Element.

Older Adults

Older adults refer to those who are age 65 and older. Like in many cities across California, the population of older adults is increasing in Lomita, and housing that meets the changing

needs of this demographic is becoming increasingly important. Older adults share four common characteristics:

- **Income:** People over 65 are usually retired and living on a fixed income.
- **Healthcare:** Accounts for an increasing proportion of older adults’ expenses.
- **Transportation:** Many older adults require assistance with transportation.
- **Housing:** Many live alone, and their homes require modifications to meet changing levels of ability.

These characteristics indicate a need for smaller, lower-cost housing with easy access to transit, healthcare facilities, and other services. In 2019, more than 31 percent of the total households had a resident aged 65 years or older—an increase of approximately 46 percent since 2010, as shown in **Table 37**. In the same time period, there was approximately an 82 percent increase in householders 65 years and over living alone.

Table 37: Households with Older Adults in Lomita (2010, 2019)

	2010		2019		Change	
	Number	Percent	Number	Percent	Number	Percent
Households with One or More Person 65 Years and Over	1,722	22.1%	2,520	31.3%	+798	+46.3%
Householder Living Alone (65 Years and Over)	633	8.1%	1,152	14.3%	+519	+82.0%

Sources:

U.S. Census Bureau 2021r.

U.S. Census Bureau. 2021t. “2010: ACS 5-Year Estimates Data Profiles.” Selected Social Characteristics in the United States. Data for Lomita. American Community Survey, Table ID DP02. Accessed March 2021.

<https://data.census.gov/cedsci/table?q=lomita%20city,%20California%20single%20parent&tid=ACSDP5Y2010.DP02&hidePreview=false>.

Farmworkers

Statewide, farmworker housing is of unique concern and of unique importance. While only a small share of the Southern California Association of Governments jurisdictions has farmworkers living in them, they are essential to the region’s economy and food supply. Although there are no farmworker jobs in Lomita (see **Table 38**), there were approximately 39 people employed in the agriculture industry in 2018 (see **Table 39**). This represents a very small portion of total workers in Lomita, indicating that there is little need to plan for farmworker housing in Lomita. Further, in 2019 there were approximately 63 jobs in the agriculture, forestry, fishing and hunting, and mining industries in Lomita. However, those were all reported to be in sales and office occupations, service occupations, and management, business, science, and arts occupations. None of the farmworker jobs in Lomita in 2018 or 2019 were in production, transportation, or the moving of materials.

Table 38: Farmworkers by Occupation in Lomita (2018)

Number of Farmworkers	Percent of Total Lomita Workers	SCAG Total	Description
0	0.0%	57,741	Total jobs: Farming, fishing, and forestry occupations

Table 38: Farmworkers by Occupation in Lomita (2018)

<i>Number of Farmworkers</i>	<i>Percent of Total Lomita Workers</i>	<i>SCAG Total</i>	<i>Description</i>
0	0.0%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

Source: SCAG 2020a

SCAG = Southern California Association of Governments.

Table 39: Employment in the Agriculture Industry in Lomita (2018)

<i>Number Employed in Agriculture Industry</i>	<i>Percent of Total Lomita Workers</i>	<i>SCAG Total</i>	<i>Description</i>
25	0.2%	73,778	Total in agriculture, forestry, fishing, and hunting
14	0.2%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting

Source: SCAG 2020a

SCAG = Southern California Association of Governments.

Persons with Disabilities

Several Federal and State statutes affect the provision of housing for persons with disabilities. The Fair Housing Act (1968) prohibits discrimination on the basis of disability in all types of housing transactions, and defines “persons with a disability” as those individuals with mental or physical impairments that substantially limit one or more major life activities. The Fair Housing Amendments Act (1988) requires local jurisdictions to “make reasonable accommodations in rules, policies, practices, or services when such accommodations may be necessary to afford such person equal opportunity to use and enjoy a dwelling.”

The 2010 Census defines six types of disabilities: sensory, physical, mental, self-care, go-outside-home, and employment. The Census defines sensory and physical disabilities as “long-lasting conditions.” Mental, self-care, go-outside-home, and employment disabilities are defined as conditions lasting 6 months or more that make it difficult to perform certain activities. A more detailed description of each disability is provided:

- **Sensory:** Blindness, deafness, or severe vision or hearing impairment.
- **Physical:** A condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying.
- **Mental:** A mental condition lasting more than 6 months that impairs learning, remembering, or concentrating.
- **Self-care:** A condition that restricts the ability to dress, bathe, or get around inside the home.
- **Go-outside-home:** A condition that restricts the ability to go outside the home alone to shop or visit a doctor’s office.
- **Employment:** A condition that restricts the ability to work at a job or business.

Disability by Type

Table 40 provides the population with a disability in Lomita in 2019. In 2019, approximately 11 percent (2,198) of Lomita’s population had a disability and approximately 27 percent of those

age 65 and older had a disability. Because older adults make up the largest subgroup of those with a disability, as older adults continue to age, the need for housing to meet varying levels of ability will become increasingly vital.

Table 40: Civilian Noninstitutionalized Population with a Disability in Lomita (2019)

<i>Disability Type</i>	<i>Number</i>	<i>Percent of Population</i>
Hearing difficulty	496	2.4%
Vision difficulty	322	1.6%
Cognitive difficulty	884	4.7%
Ambulatory difficulty	1,234	6.6%
Self-care difficulty	481	2.6%
Independent living difficulty	804	5.0%
Total	2,198	11.0%

Source:

U.S. Census Bureau. 2021u. "2019: ACS 5-Year Estimates Subject Tables." Disability Characteristics. Data for Lomita. American Community Survey, Table ID S1810. Accessed March 2021. <https://data.census.gov/cedsci/table?q=lomita%20city,%20disability%20type&tid=ACST5Y2019.S1810&hidePreview=false>.

Disability by Age

Among those under 18 years old, the largest proportion of disabilities is cognitive. Among those age 18 years and older, the largest proportion of disabilities is ambulatory. Table 41 provides the disability type by age in Lomita in 2019.

Table 41: Disability Type by Age in Lomita (2019)

<i>Disability Type</i>	<i>Number</i>	<i>Percent of Population</i>
Total Population	20,379	—
Total Population with a disability	2,198	10.8%
Population under 18 years old	4,350	—
<i>Population with a disability under 18 years old</i>	66	1.5%
Hearing difficulty	13	0.3%
Vision difficulty	0	0.0%
Cognitive difficulty	53	1.9%
Ambulatory difficulty	0	0.0%
Self-care difficulty	0	0.0%
Independent living difficulty	—	—
Population 18 to 64 years old	12,559	—
<i>Population with a disability 18 to 64 years old</i>	1,191	9.5%
Hearing difficulty	125	1.0%
Vision difficulty	173	1.4%
Cognitive difficulty	499	4.0%
Ambulatory difficulty	653	5.2%
Self-care difficulty	166	1.3%
Independent living difficulty	419	3.3%
Population 65 years and over	3,470	—
<i>Population with a disability 65 years and over</i>	941	27.1%
Hearing difficulty	358	10.3%
Vision difficulty	149	4.3%
Cognitive difficulty	332	9.6%
Ambulatory difficulty	581	16.7%

Table 41: Disability Type by Age in Lomita (2019)

<i>Disability Type</i>	<i>Number</i>	<i>Percent of Population</i>
Self-care difficulty	315	9.1%
Independent living difficulty	385	11.1%

Sources: U.S. Census Bureau 2021u.

Disability by Employment Status

Table 42 provides the employment status by disability in Lomita in 2019. Among the civilian noninstitutionalized population age 18 to 64 years in 2019, the unemployment rate for those with a disability was approximately 10 percent, and the unemployment rate for those without a disability was approximately 3 percent. In 2019, the overall unemployment rate for the population 16 years and older in the civilian labor force was approximately 2 percent. This indicates that persons with disabilities may have more difficulty finding work than the overall population.

Table 42: Employment Status by Disability for Civilian Noninstitutionalized Population 18 to 64 Years in Lomita (2019)

<i>Employment Status</i>	<i>With a Disability</i>			<i>No Disability</i>		
	<i>Number</i>	<i>Percent of Total</i>	<i>Percent of Total in Labor Force</i>	<i>Number</i>	<i>Percent of Total</i>	<i>Percent of Total in Labor Force</i>
Employed	540	45.3%	90.3%	9,300	81.8%	97.1%
Unemployed	58	4.9%	9.7%	275	2.4%	2.9%
Not in Labor Force	593	49.8%	—	1,793	15.8%	—
Total	1,191	100%	—	11,368	100%	—
Total in Labor Force	598	50.2%	100%	9,575	84.2%	100%

Source:

U.S. Census Bureau. 2021v. "2019: ACS 5-Year Estimates Detailed Tables." Employment Status by Disability Status. Data for Lomita. American Community Survey, Table ID C18120. Accessed March 2021. <https://data.census.gov/cedsci/table?q=lomita%20disability%20by%20employment&tid=ACSDT5Y2019.C18120&hidePreview=false>.

Persons with Developmental Disabilities

According to Section 4512 of the California Welfare and Institutions Code, a "Developmental Disability" is a disability that originates before an individual reaches 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes intellectual disability, cerebral palsy, epilepsy, and autism. The U.S. Census describes a "Cognitive Disability" as an intellectual impairment that causes one to have difficulty concentrating, remembering, or making decisions. Cognitive disabilities include mental and emotional conditions, such as an intellectual disability, cerebral palsy, autism, an emotional condition, or another developmental disability that often results in difficulty getting along with other children, doing schoolwork, or making decisions. Many persons with developmental disabilities can live and work independently within a conventional housing environment. However, the most severely affected individuals may require an institutional environment where medical attention and physical therapy are

provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services currently provides services and support to individuals with developmental disabilities. Services are provided through state-operated developmental centers and community facilities and contracts with 21 nonprofit regional centers. The Harbor Regional Center serves the health districts of Bellflower, Harbor, Long Beach, and Torrance within the City of Los Angeles.³ The Harbor Regional Center served a total of 15,148 clients in 2020, of which 12,922 (approximately 85 percent) were clients with developmental disabilities in the community.⁴

Homelessness

The Los Angeles Homeless Services Authority (LAHSA) is a joint powers authority of the City of Los Angeles and County of Los Angeles created in 1993 to address the needs of those experiencing homelessness in Los Angeles County. LAHSA is the lead agency in the HUD-funded Los Angeles Continuum of Care, and coordinates and manages over \$70 million annually in Federal, State, County, and city funds for programs providing shelter, housing, and services to people experiencing homelessness.

LAHSA conducts the annual point-in-time counts for Lomita and the greater Los Angeles region. Data for both Lomita and its designated Service Planning Area (SPA) is provided in the point-in-time counts. To ensure local control and planning, Los Angeles County is divided into eight geographic areas designated as SPAs, which are designed for planning and tracking data relative to public health and social services. Each SPA is expected to have a balance of homelessness services. Lomita is located within SPA Eight. The SPA approach to balancing services among larger geographical areas ensures that homelessness is treated as a regional housing issue, rather than a city-specific issue. This approach is important for addressing solutions comprehensively. Further, a recent ballot initiative was approved by the voters, demonstrating region-wide and local community support for solutions to meet the needs of those experiencing homelessness. After being approved by voters in March 2017, Measure H went into effect in 2018, raising the sales tax countywide by a quarter-percent to raise money for homeless services, which will be used to fund affordable housing solutions such as increasing the supply of supportive and interim housing for people experiencing homelessness across the region. The 2020 Greater Los Angeles Homeless Point-in-Time count for SPA Eight is provided in **Table 43**, followed by Lomita’s point-in-time count results in **Table 44**.

³ DDS (California Department of Developmental Services). 2021. “Regional Center Listings.” Accessed March 2021. <https://www.dds.ca.gov/rc/listings>.

⁴ HRC (Harbor Regional Center). n.d. “Harbor Regional Center Demographics 2020.” https://www.harborrc.org/sites/main/files/file-attachments/demographics_2020_0.pdf?1607463864.

Table 43: People Experiencing Homelessness in Service Planning Area Eight

<i>Population</i>	<i>Sheltered</i>	<i>Unsheltered</i>	<i>Total</i>
All Persons	1,048	3,512	4,560
All Households	630	3,342	3,972
<i>Household Composition</i>			
Adults 25+ (not in family units)	377	3,224	3,601
Transitional Age Youth 18 to 24 (not in family units)	26	51	77
Unaccompanied Minors (Under 18) (not in family units)	8	N/A	8
Family Households with at Least 1 Child under 18	219	67	286
<i>Veterans</i>			
Veterans Who Are Individuals	199	220	419
Veterans in Families	—	1	1
<i>Race/Ethnicity</i>			
American Indian/ Alaska Native	2	61	63
Asian	6	55	61
Black/ African American	548	727	1,275
Hispanic/ Latino	335	1,124	1,459
Native Hawaiian/ Other Pacific Islander	5	33	38
White	131	1,432	1,563
Multi-Racial/ Other	21	80	101
<i>Age</i>			
Under 18	408	124	532
18 to 24	67	68	135
25 to 54	400	2,380	2,780
55 to 61	94	427	521
62 and Over	79	513	592
<i>Sexual Orientation</i>			
Straight	917	3,365	4,282
Gay or Lesbian	7	37	44
Bisexual	8	98	106
Sexual Orientation Non-Conforming	116	12	128
<i>Health and Disability (indicators are not mutually exclusive)</i>			
Substance Use Disorder	39	1,374	1,413
HIV/AIDS	9	26	35
Serious Mental Illness	113	703	816
Developmental Disability	68	223	291
Physical Disability	96	883	979
<i>Domestic/Intimate Partner Violence (DV/IPV)</i>			
DV/IPV Experience	98	1,074	1,172
Homeless Due to Fleeing DV/IPV	23	333	356

Lomita’s population made up 0.2 percent of the region’s population in 2020, and Lomita’s proportion of the region’s share of those experiencing homelessness is much lower at 0.037 percent. This is likely due to Lomita’s lack of available rapid transit, major job centers, and key facilities that generally serve the needs of those experiencing homelessness. Due to the low availability of services for those experiencing homelessness in Lomita, it is likely that they were once either sheltered residents of Lomita’s population or possibly became stranded in Lomita.

Table 44: People Experiencing Homelessness by City and County (2020)

<i>Residents</i>	<i>City of Lomita</i>	<i>Los Angeles County</i>
Sheltered	10	18,395
Unsheltered	15	48,041
Total	25	66,436

Sources:

LAHSA (Los Angeles Homeless Services Authority). 2021a. “2020 Greater Los Angeles Homeless Count – Data Summary, Total Point-In-Time Homeless Population by Geographic Areas.” February 3, 2021. <https://www.lahsa.org/documents?id=4692-2020-greater-los-angeles-homeless-count-total-point-in-time-homeless-population-by-geographic-areas>.

LAHSA. 2021b. “2020 Homeless Count by Community/City” [online database]. Accessed March 2021. <https://www.lahsa.org/data?id=45-2020-homeless-count-by-community-city>. <https://www.lahsa.org/data?id=45-2020-homeless-count-by-community-city>.

Los Angeles Almanac. 2021. “Homeless Counts – Los Angeles County, By City, 2020, 2019 & 2018.” Accessed March 2021. <http://www.laalmanac.com/social/so14b.php>.

Available Resources

As discussed above, homelessness is recognized as a region-wide issue where region-wide housing solutions are needed. The funding acquired by Measure H is already being used to implement housing developments throughout the Los Angeles region to better serve the needs of those experiencing homelessness. Solutions throughout the Los Angeles region will help assist the needs of those in Lomita, including the 15 unsheltered people, as well as those in need across all cities in the region.

A Continuum of Care is an integrated system of care that guides and tracks individuals and families experiencing homelessness through a comprehensive array of housing and services designed to prevent and end homelessness. HUD defined a Continuum of Care as a community plan to organize and deliver housing and services to meet the specific needs of people experiencing homelessness as they move to stable housing and maximize self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness. The continuum has four necessary parts: outreach, intake, and assessment; emergency shelter; transitional housing with supportive services; and permanent and permanent supportive housing with services if needed. Continuum of Care programs for people experiencing homelessness consist of a network of emergency and transitional shelters, as defined in **Table 45**. In addition, permanent supportive housing programs for persons previously experiencing homelessness are also major components of the region’s network of care. **Table 46** lists the interim housing facilities for those experiencing homelessness within SPA Eight.

Table 45: Housing Option Definitions

<i>Term</i>	<i>Definition</i>
Emergency Shelters	Provides low-barrier, safe, and supportive 14-hour shelter, food, and comfort to those experiencing homelessness. Winter Emergency Shelters are seasonal Emergency Shelters that operate from December 1st to March 31st.
Transitional Housing	Provides longer-term shelter solutions through temporary housing options that can last up to 24 months and includes supportive services, such as case management.
Supportive Housing	Provides long-term housing with wraparound services that are meant to support the stability and health of individuals experiencing homelessness.
Crisis Housing	Provides a safe, low-barrier, housing-first, housing-focused, and supportive 24-hour residence to persons/households experiencing homelessness while they are being quickly assessed and connected to a broad range of housing resources. Crisis Housing programs must work in collaboration with LAHSA and the Coordinated Entry System (CES) in Los Angeles County. Crisis Housing should fit seamlessly with the other CES Program components
Bridge Housing	Provides a safe, low-barrier, housing first, housing-focused, and supportive 24-hour residence to persons experiencing homelessness while they are working on locating, applying to, and obtaining their permanent housing. Bridge Housing prioritizes individuals experiencing homelessness based on the vulnerability level of the individual person, with the most vulnerable prioritized. Prioritization factors include mental health conditions, physical disability, and length of homelessness. Bridge Housing programs must work in collaboration with LAHSA and the CES in Los Angeles County. Bridge housing should fit seamlessly with other CES Program components.
Homelessness Prevention and Rapid Re-Housing	Rapid re-housing reconnects families and individuals to a housing option as quickly as possible using housing vouchers and rental assistance. It is a more stable and cost-effective way to house people, but due to an overall shortage of housing, these options are often limited.

Table 46: Interim Housing Facilities for those Experiencing Homelessness within Service Planning Area Eight

<i>Provider</i>	<i>Type</i>	<i>Population Served</i>	<i>Bed or Room Count</i>
Catholic Charities Inc. Project Achieve	Bridge Housing	Single men and women ages 18 and older	43 beds for men and 16 beds for women
U.S. Veteran’s Initiative Inc.	Crisis Housing Bridge Housing Transitional and Permanent Housing Rapid Re-Housing	Veterans (men, women, and families)	600 beds; Rapid re-housing and homelessness prevention services for over 300 households
Harbor Interfaith – South Bay Auxiliary	Temporary Bridge Home Shelter	Families	100 beds
Doors of Hope Women’s Shelter	Privately Funded – Temporary/Day Out Shelter	Women	20 beds
Beacon Light Mission	Privately Funded – Temporary/Day Out Shelter	Men	22 beds
Rainbow House	Emergency shelter that provides temporary housing to women and children experiencing violence/facing homelessness due to domestic violence	Women and children	40 beds
Women’s Shelter of Long Beach	Emergency Supportive Housing for victims of domestic violence	Women and children	15 beds
Long Beach Rescue Mission (Lydia House)	Transitional housing with support services	Women and children	50 beds
Long Beach Rescue Mission (Samaritan House)	Emergency Shelter	Men	140 beds

Table 46: Interim Housing Facilities for those Experiencing Homelessness within Service Planning Area Eight

<i>Provider</i>	<i>Type</i>	<i>Population Served</i>	<i>Bed or Room Count</i>
Community’s Child	Transitional Housing	Single mothers and infants	Single-family home with accessory dwelling unit and garage conversion

Source:
 LAHSA (Los Angeles Homeless Services Authority). 2019. “LAHSA Interim Housing List.” Updated October 2019.
<https://www.lahsa.org/documents?id=2196-lahsa-shelter-list.pdf>.

In addition to the resources detailed above to assist those experiencing homelessness, cities play an important role in connecting those experiencing homelessness with supportive services. Working with the Los Angeles County Sheriff’s Department, city staff, and the South Bay Cities Council of Governments, more innovative approaches are being identified to address homelessness, including identifying a strong network of churches and non-profit service providers (Harbor Interfaith Services, St. Margaret’s Center, PATH and others). Similar efforts are identifying resources available to assist extremely low-income households and those with special needs. One such program is Home Share South Bay, which leverages the internet to connect homeowners with individuals looking for an affordable room. Lomita has a population of 1,285 people who either have a self-care difficulty or an independent living difficulty. There is no available data to determine the proportion of these populations who have assistance from family and friends. Some of those with disabilities may qualify for available public and affordable housing (Table 47) or rental subsidies provided by the County of Los Angeles, as detailed in the programs below. Additionally, the estimated extremely low-income housing need for the 6th Cycle Housing Element is 119 units.

Table 47 details the public and affordable housing developments in Lomita, including those restricted for Section 8 housing vouchers or restricted as affordable through other subsidies.

Table 47: Public and Affordable Housing

<i>Site</i>	<i>Number of Assisted Units</i>	<i>Population Served</i>	<i>Form of Assistance</i>	<i>Earliest Expiration of Affordability</i>
Harbor Hills – 26607 S. Western Ave. Lomita 90717	301	Families and older adults	County owned and subsidized	Permanent
Lomita Kiwanis Gardens – 25109 Ebony Lane	67	Older adults	HUD Section 202/811 Section 8 Housing Assistance Payment (HAP)	2027
Lomita Manor	78	Older adults	City owned and subsidized	Permanent

Other resources to assist extremely low-income households and those with special needs include programs funded by the State’s Senate Bill 2 funding program. In 2017, the State of California approved Senate Bill 2, which created the Building Homes and Jobs Act and the Permanent Local Housing Allocation Grant program. The Permanent Local Housing

Allocation program is the State's first permanent source of funding for affordable housing, something cities have not had since the elimination of Redevelopment. Revenue is generated through recording fees on real estate transactions and, therefore, will vary from year to year depending on market activity. The methodology for the allocation of funds is based on population size, rates of poverty, and overcrowding. The County of Los Angeles Development Authority has allocated \$140,481 to Lomita for the 2021–2022 program.

The City Council authorized County of Los Angeles staff to administer the total allocated funding of \$140,481 from the Permanent Local Housing Allocation Grant on behalf of the City for the following eligible activities:

- Capital and/or operating cost at Lomita Manor (\$0 – \$140,481)
- Efforts to acquire and rehabilitate foreclosed or vacant homes/apartments (\$0 – \$140,481).

Further, programs of the Housing Element that are designed to assist those with special needs include the following:

- Program 1: Housing Rehabilitation Grant – Through this program, five lower-income households will be assisted annually in the rehabilitation of single-family and mobile homes. Funding through this program can be used to assist with modifications to assist in accessibility upgrades.
- Program 3: Mobile Home Park Regulations – This program will establish an ordinance to place additional protections for residents of mobile home parks, many of which qualify as extremely low-income households.
- Program 6: Accessory Dwelling Units – Through this program, the City will further incentivize the production of accessory dwelling units. Accessory dwelling units can provide opportunities for those with special needs, such as older adults and those with disabilities, including developmental disabilities, by creating housing that is in an independent setting while still allowing for support from caregivers who reside on the same lot.
- Program 9: Accessibility – This program will provide a website with resources related to accessibility, such as home retrofit guides and universal design options that can help better inform developers and residents of potential changes that can be made in housing to increase accessibility for those with limited abilities.

Preservation of At-Risk Housing

As shown in Table 47, the agreement for Lomita Kiwanis Gardens development assistance is set to expire in 2027. This Section 8 property is governed under a Housing Assistance Payment contract between HUD and the landlord. Housing Assistance Payment contracts generally last between 5 and 20 years, with the majority being 20-year contracts. This property has been identified as a low risk of expiration because the likeliness that the contract with HUD will be renewed is extremely high. According to HUD's records, this property has been owned and maintained as an affordable housing development by the Retirement Housing Foundation, a non-profit, since 1985. If the expiration of these units were to expire without renewal and they were to be replaced through the development of new affordable units, the projected cost of replacing the 67 units would be approximately \$9 million,

assuming a per-unit cost of approximately \$135,000. The renewal of the contract between the non-profit and HUD is the most affordable and most likely strategy for preserving the affordability of the Lomita Kiwanis Gardens. Through **Program 4** of the Housing Element, the City is committed to doing what it can to ensure the ongoing preservation of those units identified as at-risk.

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Appendix C: Constraints and Zoning Analysis

Contents

Appendix C: Constraints and Zoning Analysis.....	1
Introduction	3
Governmental Constraints	3
Land Use and Zoning.....	3
Residential Uses by Zone	4
Manufactured Housing	5
Accessory Dwelling Units	5
Facilities for People Experiencing Homelessness.....	5
Housing for People with Special Needs	9
Specific Plan.....	11
Building Standards	12
Mixed Use Overlay Standards.....	14
Parking Standards	15
Building Codes and Enforcement.....	16
On-Site and Off-Site Improvements	17
Energy Conservation	17
Permitting Processes and Fees	18
Permit Processes and Timelines	19
Conditional Use Permits.....	20
Site Plan Review.....	20
Variances.....	21

Zone Change.....	21
Height Variation Permit	21
Subdivisions	22
Fees and Exactions	22
Locally Adopted Ordinances	24
Non-Governmental Constraints	25
Market Constraints	25
Construction Financing	25
Mortgage Financing	26
Land and Construction Costs	26
Environmental Constraints.....	28
Water Supply	28
Seismic Concerns	28
Geological Hazards	28
Flooding.....	29
Infrastructure Capacity	29
Water	29
Sewers.....	30
Stormwater	31
Analysis of Local Efforts to Remove Constraints.....	31
Quantified Objectives.....	32

Tables

1	Residential General Plan Land Uses	4
2	Zoning for a Variety of Housing Types	4
3	Development Standards for Zones that Permit Residential Uses.....	13
4	Development Standards for the Mixed-Use Overlay Zone.....	14
5	Parking Standards by Residential Use.....	15
6	Permitting Fees	22
7	Planning Commission / City Council Application Fees.....	23
8	Disposition of Home Loans (2019)	26
9	Summary of Quantifiable Objectives	32

Introduction

There are many factors that may affect the type, timing, and cost of housing development, maintenance, and improvement. Both governmental and non-governmental factors can act as barriers to the development of housing. The City of Lomita (City) can exercise some control to alleviate some of these barriers through regulatory changes and process improvements. The constraints detailed below include those governmental constraints related to local land use and zoning regulations, code enforcement, required on-site and off-site improvements, development permit processes, fees and exactions, and other local regulations. In addition, an analysis of non-governmental constraints related to the availability of financing, land costs, and construction costs, as well as a detailed overview of the existing infrastructural and environmental constraints to development, are provided. Further, an analysis of local efforts to remove constraints to the development of housing is included. Ongoing and new programs aimed to facilitate development and further remove constraints are detailed in the policy and program portion of the Housing Element.

Governmental Constraints

Land Use and Zoning

State law requires that each city have a General Plan that establishes policy guidelines for future development. The City of Lomita General Plan was adopted in 1998 and consists of an integrated and internally consistent set of policies and implementing programs. The General Plan Land Use Element sets forth land use designations to guide the location, type, and intensity or density of permitted uses of land in Lomita. The City of Lomita Zoning Ordinance implements the Land Use Element of the General Plan by providing specific direction and development standards within each of the land use categories. These land use controls can facilitate or limit certain types of development.

The Housing Element includes a list of goals, policies, and programs that are internally consistent with the General Plan. The Housing Element most specifically addresses the policies of the General Plan Land Use Element since it is the Land Use Element that designates the location and extent of residential development throughout Lomita. The following goals of the General Plan Land Use Element outline the vision for the City, consistent with the goals, policies, and programs identified in the Housing Element:

1. To promote an orderly pattern of development in the City
2. To provide for a variety of housing opportunities
3. To promote the development of a wide range of commercial activities

4. To ensure a strong employment and commercial base to finance public improvements and services
5. To provide adequate public services and facilities

As shown in **Table 1**, the Land Use Element describes five land uses that permit residential uses, including a Mixed-Use designation that acts as an overlay in a portion of some commercially zoned sites.

Table 1: Residential General Plan Land Uses

<i>Land Use Designation</i>	<i>Acres</i>	<i>Description</i>
Agriculture	90.9	Areas that are lower density in character and where the keeping of animals is permitted. The allowable density is up to 8.7 dwelling units per acre.
Low Density Residential	506.3	Areas that are developed with single-family homes. The allowable density is 5.8 to 8.7 dwelling units per acre.
Medium Density Residential	60.1	Areas that are developed with multifamily residential uses and mobile homes. The allowable density is 8.72 to 19.8 dwelling units per acre.
High Density Residential	45.3	Areas that are developed with multifamily residential uses and mobile homes. The allowable density is 19.8 to 43.6 dwelling units per acre. Specific Plan approval has allowed up to 88 dwelling units per acre.
Mixed Use	58.5	Horizontal and vertical mixed-use housing types at a maximum density of 22 units per acre.
Total	761.1	—

Residential Uses by Zone

The City’s zoning regulations accommodate a diversity of housing types to meet the varying needs of residents at all economic segments. This includes housing to meet the special needs of older adults, persons with disabilities, farmworkers, and those experiencing homelessness.

Table 2 details the residential housing types permitted under each zoning designation.

Table 2: Zoning for a Variety of Housing Types

<i>Residential Use</i>	<i>Agriculture (A-1)</i>	<i>Single-Family Residential (R-1)</i>	<i>Residential Variable Density (RVD)</i>	<i>Mixed Use Overlay (MUO)1</i>	<i>Light Manufacturing and Commercial (M-C)1</i>
Accessory Dwelling Units	P	P	P		
Community Care Facilities (six or fewer people)	P	P	P		
Community Care Facilities (7 to 15 people)	C	C	C		
Emergency Shelters					P
Home Occupations (live/work)	P	P	P	B	
Manufactured Homes	P	P	P		
Multifamily Housing ²			P ²	C	
Rooming House			P		
Senior Citizen Planned Unit Developments			C		

Table 2: Zoning for a Variety of Housing Types

<i>Residential Use</i>	<i>Agriculture (A-1)</i>	<i>Single-Family Residential (R-1)</i>	<i>Residential Variable Density (RVD)</i>	<i>Mixed Use Overlay (MUO)1</i>	<i>Light Manufacturing and Commercial (M-C)1</i>
Single-Family Residence	P	P	P	C	
Single-Room Occupancy				C	
Supportive Housing	P	P	P ²		
Transitional housing	P	P	P ²		

P = Permitted; C= Conditional Use Permit; B = City-approved Business License, Home Occupation Permit, and approval by the Community Development Director are required.

(1) Any uses where new buildings, structures or additions are proposed; the location of said buildings, structures and additions shall be to the satisfaction of the planning commission.

(2) Additions and new buildings requiring additional parking must receive "Site Plan" approval pursuant to this title.

Manufactured Housing

Manufactured housing or factory-built housing on a permanent foundation are permitted in zones where single-family homes are permitted (A-1, R-1, RVD, CPD). No discretionary permit is required for manufactured housing.

Accessory Dwelling Units

Accessory dwelling units (ADUs) and junior ADUs are permitted in agricultural, single-family, and multifamily residential zones, subject to the review and approval by the City’s community development director. The City updated its Zoning Code to comply with State requirements in 2018, but State law was further amended in 2019. Consistent with State law, the current Zoning Code allows ADUs to have a maximum size of 1,200 square feet, parking is not required, and the square footage is not calculated as part of the site’s total floor area ratio. Additionally, the conversion of space in an existing structure to an ADU is permitted, as well as newly constructed ADUs that are attached to the primary dwelling. However, updates to meet the following State requirements are needed: one ADU and one junior ADU are permitted on a lot with an existing or proposed single-family structure; ADUs are permitted in any zone that permits single-family or multifamily residential uses; and where on-site parking is lost for the construction of an ADU, that parking cannot be required to be replaced. While an amendment to the City’s Zoning Code is needed to address State requirements, the City currently permits ADUs consistent with State regulations. **Program 6, Accessory Dwelling Units**, of the Housing Element will ensure that the City’s Zoning Code is made consistent with the requirements of State law as they relate to ADUs.

Facilities for People Experiencing Homelessness

Transitional Housing

Transitional housing facilities are defined under State law as buildings configured as rental housing developments that are operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that is no less than 6 months from the

beginning of the assistance. They offer temporary residential accommodations for those experiencing homelessness or families transitioning to permanent housing. Transitional housing often includes a supportive services component, such as job skills training or rehabilitation counseling, to allow individuals to gain the necessary life skills to support independent living. In accordance with State law (Assembly Bill 139, 2019), transitional housing must be considered a residential use of property and is subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Transitional housing is a permitted use in agricultural and single-family zones, and may require Site Plan approval in multifamily zones when additions and new buildings require additional parking. Consistent with State requirements, in the City, transitional housing is only subject to those restrictions that apply to other residential dwellings of the same type in the same zone in A-1, R-1, and Mixed-Use Overlay (MUO) zones, but in the Residential Variable Density (RVD) zone, transitional housing is subject to a Site Plan approval, whereas single-family housing is permitted in the RVD without being subject to a Site Plan approval. Therefore, **Program 13** of the Housing Element will remove the discretionary requirement for transitional housing in the RVD zone.

Supportive Housing

Supportive housing is defined as housing with no limit on length of stay that is occupied by the target population and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. The target population for supportive housing is individuals or families that are experiencing homelessness. Permanent supportive housing may provide mental health support and counseling, as well as other services needed to support families and individuals with independent living. In accordance with State law, in the City, supportive housing is a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. Supportive housing is permitted, without a discretionary permit, in the A-1 and R-1 zones. Supportive housing is a permitted use in the RVD zone, but new buildings that require additional parking require Site Plan approval. **Program 9** of the Housing Element will allow supportive housing by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, in accordance with Assembly Bill 2162 (2018).

Low-Barrier Navigation Centers

In accordance with Section 65662 of the California Government Code, a Low-Barrier Navigation Center is a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. "Low barrier" means best practices to reduce barriers to entry. Emergency shelters can qualify as Low Barrier Navigation Centers. The development of these

uses must be permitted by-right in areas zoned for mixed use and nonresidential zones permitting multifamily residential uses so long as it offers services to connect people to permanent housing through a services plan that identifies services staffing; it is linked to a coordinated entry system; it complies with Chapter 6.5 of Division 8 of the Welfare and Institutions Code; and it has a system for entering information regarding client stays, demographics, income, and exit destination through the local Homeless Management Information System. The focus of Low-Barrier Navigation Centers is to move people into permanent housing. The City's Zoning Code does not define Low-Barrier Navigation Centers as a use; therefore, **Program 8, Low Barrier Navigation Centers**, will amend the Zoning Code to permit the development of Low-Barrier Navigation Centers as a use by-right in mixed-use and non-residential zones that permit residential uses, in accordance with State law.

Single-Room Occupancies

Single-room occupancies provide residential facilities where individual, secure rooms are rented to a one- or two-person household. Rooms are generally 150 to 375 square feet and include a sink, closet, and toilet, with shower and kitchen facilities typically shared. Single-room-occupancy units are rented on a weekly or monthly basis. Single-room occupancies are permitted within the MUO zone with a Conditional Use Permit (CUP). Conditions for approval relate only to the performance of the facility, such as parking, management, and required unit amenities, as follows:

- Management. A single-room occupancy management plan shall be submitted to, reviewed, and approved by the Community Development Director. The management plan shall be comprehensive and contain management policies and operations, rental procedures and rates, maintenance plans, residency and guest rules and procedures, security procedures, and staffing needs, including job descriptions. A 24-hour resident manager shall be provided for any single-room occupancy use with five (5) or more units.
- Off-street parking must be provided at a rate of one (1) parking space per two (2) units, inclusive of guest parking.
- The building shall contain a minimum of two hundred fifty (250) square feet of common space such as recreation areas, lounges, and living spaces. An additional ten (10) square feet of common space is required per rooming unit over eleven (11). Bathrooms, laundries, hallways, the main lobby, vending areas, and kitchens shall not be counted as common space.
- Garbage receptacles are to be provided by the property owner. Garbage receptacles must be located on the lot or property in a manner that does not hinder access to any required off-street parking or loading spaces.
- Each unit shall be provided a kitchen sink with a garbage disposal, serviced with hot and cold water, and a countertop measuring a minimum of eighteen (18) inches wide by twenty-four (24) inches deep. If each individual unit is not provided with a minimum of a refrigerator and a microwave oven, a complete kitchen facility available for residents shall be provided on each floor of the structure.

- For each unit a private toilet in an enclosed compartment with a door shall be provided. This compartment shall be a minimum of fifteen (15) square feet. If private bathing facilities are not provided for each unit, shared shower or bathtub facilities shall be provided at a ratio of one (1) for every five (5) units or fraction thereof. The shared shower or bathtub facility shall be on the same floor as the units it is intended to serve and shall be accessible from a common area or hallway. Each shared shower or bathtub facility shall be provided with an interior lockable door.

Emergency Shelters

Emergency shelters are a permitted use, not subject to a discretionary permit, in the M-C zone. While the use itself does not require a discretionary action, for any use within the M-C zone where new buildings, structures, or additions are proposed, the proposal is subject to the review and approval of the Planning Commission. This discretionary requirement associated with new structures poses a constraint to the development of Emergency Shelters, and **Program 13** of the Housing Element will remove this discretionary requirement so that Emergency Shelters are permitted by-right, in accordance with State law.

Lomita has sufficient capacity to accommodate the need for emergency shelters in the M-C zone. The sites zoned as M-C total approximately 15 acres, located along the south side of Lomita Boulevard between Narbonne Avenue and Walnut Avenue, and on the west side of the City along Crenshaw Boulevard.

The City has a total of 25 people experiencing homelessness according to the 2020 Greater Los Angeles Homeless Count; of the 25 people experiencing homelessness, 15 are unsheltered. Considering a minimum lot area of 5,000 square feet development standard, and a minimum of 220 square feet per unit, which is the minimum unit size permitted by the California Building Code, the City can accommodate 198 dwelling units per acre. As such, the 15 acres of M-C zoned parcels in the City can approximately accommodate 2,970 dwelling units of emergency shelter units, which would exceed the City's current need to house its 15-person unsheltered homeless population.

Employee and Farmworker Housing

Farmworkers are considered a special housing group because of the seasonal nature of their work and the low wages for these employees. Farmworkers include employees of nurseries, stables, and agricultural and livestock operations. Farmworkers generally have limited and seasonal incomes, which presents a need for affordable housing near their places of work on a seasonal basis, rather than year-round. As further detailed in Appendix B, Housing Needs Assessment, there are no farmworker occupations in Lomita; however, 39 Lomita residents are employed within the agriculture industry. It is likely that these residents were employed in occupations associated with landscaping nurseries, landscaping services, stables, gardens, and equestrian centers in the Palos Verdes Peninsula.

Employee housing is housing provided for six or fewer agricultural workers in accordance with the California Health and Safety Code Employee Housing Act (EHA). The EHA requires

that any employee housing providing accommodations for six or fewer employees be treated as a single-family structure. This mandates that employee housing not be required to apply for any additional permit or process that would not be required of a single-family residential structure in the same zone. Employee housing providing accommodations for six or fewer employees must be permitted by the same process by which single-family residences are permitted in the same zones. Further, farmworker housing must be permitted consistent with the EHA (Health and Safety Code Sections 17020–17027), and may only be subject to objective, quantifiable, written development standards, conditions, and policies that are consistent with the EHA. This includes the provision of employee housing consisting of bunkhouses of 36 beds or 12 units to be permitted in all zones that allow agricultural uses in the same manner as other agricultural uses. **Program 13** will ensure that the City’s Zoning Code permits employee housing and farmworker housing in accordance with State laws as they relate to employee and farmworker housing.

Housing for People with Special Needs

Definition of “Family”

Local governments may restrict access to housing for households failing to qualify as “family” by the definition specified in the Zoning Code. Specifically, a restrictive definition of “family” that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities but not for housing families that are similarly sized or situated. In December 2006, the City amended its Zoning Code to remove the definition of “family.”

Reasonable Accommodation

The City is required by the Federal Fair Housing Act and the California Fair Employment and Housing Act to provide a process for reasonable accommodation requests. The City’s Municipal Code establishes a process for persons with a disability to request a reasonable accommodation in the application of the City’s zoning laws where necessary to afford the individual an equal opportunity to use and enjoy a dwelling within Lomita.

The Community Development Department provides the completed application form and the application fee for reasonable accommodation requests. The Community Development Department Director considers the application for a minor reasonable accommodation and issues a written determination within 30 days of the date of receipt of a completed application and may either grant the accommodation request with or without nondiscriminatory conditions of approval; may deny the request; or may refer the matter to the Planning Commission, which will render a decision on the application in the same manner. If the application is for a major reasonable accommodation, the Planning Commission considers the application in the same manner as described above. The request is required to be approved if the specified findings are met. **Program 13** of the Housing

Element includes an objective to clarify the difference between a minor and a major accommodation to ensure transparency in the process.

Residential Care Facilities

Community care facilities are defined as any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult daycare, or foster family agency services for children, adults, or children and adults, including, but not limited to, people with physical disabilities, mentally impaired, incompetent persons, and abused or neglected children, and includes residential facilities, adult day programs, therapeutic day service facilities, foster family agencies, foster family homes, small family homes, social rehabilitation facilities, and community treatment facilities.

The City permits community care and childcare facilities with six or fewer persons by right in agricultural, single-family residential, and multifamily residential zones, and the uses are permitted as standard residential uses in all residential zones. Community care and childcare facilities with seven to 15 persons are permitted with a CUP in agricultural, single-family residential, and multifamily residential zones. As further detailed in the Permitting Processes and Fees section, below, a project requiring a CUP takes about 2 to 4 months in processing time, adding between 2 to 4 weeks to the permitting process compared to projects that do not require a CUP.

The Planning Commission may approve a CUP, but first a determination must be made that approval of the CUP meets the required findings. The findings for a CUP are outlined below and are also detailed in the Permitting Processes and Fees section of this document, below.

- The proposed use is allowed within the district with approval of a CUP and complies with all other applicable requirements, as follows:
 - The proposed use is consistent with the General Plan.
 - The design, location, size, and operating characteristics are compatible with existing and future land uses and buildings and structures in the vicinity, and the proposed use will not jeopardize, adversely affect, endanger, or otherwise constitute a menace to the public health, safety, or general welfare or be materially detrimental to the property of other persons located in the vicinity.
 - The site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this chapter, or as required as a condition in order to integrate the use with the uses in the neighborhood.
 - The site is served by highways and streets adequate to carry the kind and quantity of traffic such use would generate.

Requirements for discretionary permits may pose constraints to development. For example, Residential Care Facilities provide in-house treatment or rehabilitation programs on a 24-hour basis. These include drug and alcohol rehabilitation and recovery facilities. These facilities require a CUP in residential zones, as they are often a source of fear and concern for

community members. The Planning Commission will only deny a CUP if the required findings cannot be met. Program 13 of the Housing Element includes an objective to amend the Zoning Code to permit large Residential Care Facilities in commercial and mixed-use zones.

Senior Citizen Planned Unit Developments

“Senior citizen planned unit developments” are permitted in the Residential Variable Density zone subject to a CUP. Senior citizen planned unit developments are subject to the same development standards as multifamily housing developments that include minimum unit sizes, parking requirements, open space requirements, laundry facilities, trash areas, street width specifications, a sewer study, and a water study. Additional requirements for senior citizen planned unit developments include the following:

- Occupancy by residents as defined in Section 51.3 of the California Civil Code
- Elevators for structures over one story in height
- Laundry facilities must be provided in each unit

The Planning Commission may approve a reduction in parking spaces pursuant to a completed parking study if the following findings are met:

- The intent of the parking regulations, in compliance with all other applicable provisions of this chapter, is met; and
- Sufficient parking would be provided to serve the use intended and potential future uses of the subject parcel.

The parking study allows the applicant to provide evidence that the project-specific parking need is less than the parking regulations require. Parking would be evaluated based on a demonstrated need for the target population and the specific site in context to the surrounding location.

Program 13 will amend the Zoning Code to reduce development standards through reduced parking requirements and minimum unit size requirements. Additionally, the 6th Cycle Housing Element’s **Program 27, Reduced Parking Requirements**, will amend the Zoning Code to identify a process by which parking requirement can be reduced for religious institutions in exchange for housing development. The City will also conduct a parking study in walkable areas to inform parking requirement reductions.

Specific Plan

The 24000 Crenshaw Boulevard Specific Plan was adopted by the City in 2017, and applies to the 2.5 net acre property located at 24000 Crenshaw Boulevard on the northwest side of Lomita. The site is generally bound by Crenshaw Boulevard to the west and Lomita Boulevard to the south. The site permits multifamily residential uses as well as amenities such as a leasing office, pool, community room, roof deck, and fitness center. The Specific Plan planning area permits residential densities up to 88 units per acre at heights up to 64 feet tall.

Development of the Crenshaw site is currently underway. The site is entitled to build a four-story multifamily development, which is under construction. This development will produce 220 new units, which are anticipated to be completed during the beginning of the 6th Cycle Housing Element. With the site zoned for 88 dwelling units per acre and the 220 units being developed on the 2.5-acre site, this development is achieving 100 percent of the density permitted under the zone.

The 24000 Crenshaw Boulevard Specific Plan permits the highest residential densities in Lomita, where the urbanized nature of the surrounding area provides adequate facilities and services for sewage, water, drainage, solid waste disposal, and energy. As limited in size and intensity of use by the 24000 Crenshaw Boulevard Specific Plan, the 24000 Crenshaw Boulevard Specific Plan area will not require the development of additional sewage, water, solid waste disposal, energy, or other essential facilities.

Building Standards

Development Standards

Each zone that permits residential uses regulates the residential use permitted, lot size, density, and parking requirements. While regulations such as setbacks, lot size, and lot coverage can contribute to the number of dwelling units that can be developed on a lot, residential densities are primarily limited by established maximum densities. **Table 3** describes all zones where residential uses are permitted in Lomita and their respective development standards.

Table 3: Development Standards for Zones that Permit Residential Uses

<i>Zone</i>	<i>Minimum Lot Area (square feet)</i>	<i>Maximum Density (units per acre)</i>	<i>Minimum Lot Width (square feet)</i>	<i>Maximum Floor Area Ratio</i>	<i>Front Yard Setback (feet)</i>	<i>Side Yard Setback (feet)</i>	<i>Rear Yard Setback (feet)</i>	<i>Maximum Height (feet)</i>
A-1 – Agriculture	5,000	8.7	50	0.6	20	5	20	27
R-1 – Single-Family Residential	5,000	8.7	50	0.6	20	5	20	27
RVD – Residential Variable Density	1,000	43.6						
	1,452	30						
	1,500	29	50	N/A	20	5	20	27
	2,200	19.8						
	2,500	17.4						
5,000	8.7							
Senior Planned Unit Developments (Conditionally Permitted in RVD)	2,000	N/A	N/A	N/A	15	5	15	27
Commercial Planned Development (Permits uses permitted in Single-Family Zones)	10,000	8.7	75	0.6	20	5	20	27

Mixed Use Overlay Standards

In addition to the zones detailed in Table 3, the City has a Mixed-Use Overlay (MUO) zone that permits residential uses when they are combined with nonresidential uses on the same project site, either vertically or horizontally. Mixed-use developments are required to feature structural separations between the residential and nonresidential spaces to allow the two uses to be rented, leased, sold, or occupied separately. Development within the MUO is subject to review and approval by the Planning Commission. For any uses where new buildings, structures, or additions are proposed, the location of said buildings, structures, and additions shall be to the satisfaction of the Planning Commission. Minor additions that do not require additional parking are exempt from this requirement. As detailed in **Table 4**, the MUO permits a maximum density of 22 dwelling units per acre with no minimum density. The MUO permits standalone commercial and requires a minimum of 30 percent of the total square footage to be used for nonresidential uses unless a deviation is requested and approved through a CUP process. Further, the maximum building height is 35 feet, but additional height can be approved through a CUP process. As further detailed in the Permitting Processes and Fees section, below, a project requiring a CUP takes about 2 to 4 months in processing time, adding 2 to 4 weeks to the permitting process compared to projects that do not require a CUP. As detailed in **Program 14** of the Housing Element, the MUO will be amended to permit a maximum density of 30 dwelling units per acre, establishing a minimum density of 20 dwelling units per acre, and allowing standalone residential, removing the minimum nonresidential requirement. Additionally, as detailed in **Program 11** of the Housing Element, the City will pair the rezone (Program 14) with the creation of new objective development standards. Further, as identified in **Program 7**, the City will pair the rezone with objective development standards and technical assistance, making the State Density Bonus program more attractive to developers.

Table 4: Development Standards for the Mixed-Use Overlay Zone

Minimum Lot Area (square feet)	10,000
Maximum Density (units per acre)	22
Minimum Lot Width (square feet)	10,000
Maximum Floor Area Ratio	2.0
Minimum Unit Size	500 square feet (studio)
Front Yard Setback	N/A
Side Yard Setback	None unless the building exceeds 16 feet, then 10-foot setback
Rear Yard Setback	None unless the building exceeds 16 feet, then 10-foot setback
Maximum Building Height	35 feet or higher with CUP
Nonresidential Requirement	30% of total square footage shall be for nonresidential uses

In order to facilitate the development of mixed-use affordable housing within the MUO zone, the City offers the following incentives in exchange for lot consolidation (Lomita Density Bonus Ordinance 5.2):

- For mixed use projects involving lot consolidation, the commercial requirement in the Mixed-Use Overlay District is reduced to 20% (instead of 30%).
- For mixed use projects involving lot consolidation of at least two parcels for a minimum 20,000 square feet, the commercial requirement is reduced to 10% (instead of 30%).

These reductions in commercial requirements are intended to encourage lot consolidation, and if utilized, can result in projects with more residential units considered through a density bonus. **Program 12, Lot Consolidation**, will further incentivize lot consolidation, as the City will amend the Zoning Code to enhance lot consolidation incentives.

As further detailed in the Permitting Processes and Fees section, below, a project requiring a CUP takes about 2 to 4 months in processing time, adding 2 to 4 weeks to the permitting process compared to projects that do not require a CUP.

Parking Standards

Lomita’s residential parking standards require a minimum of two garage spaces for all housing types with one to three bedrooms, and three garage spaces for larger single-family homes. Multifamily housing requires similar parking ratios, with the addition of required guest parking (see **Table 5**). Parking is often cited as a costly component of development, and when minimum parking requirements are regulated for uses Citywide, they leave little room for flexibility in development. While parking requirements are costly, the requirement to provide garage parking for multifamily units is more costly and is difficult for developers to achieve. Parking strategies that allow a market-driven approach can reduce the cost of development, increase development flexibility, and reduce costs for consumers while still providing developers with the freedom to provide parking as supported by the market. **Program 27** will amend the Zoning Code to identify a process by which parking requirements can be reduced for religious institutions, will conduct a parking study along the City’s mixed-use corridors, and will implement parking reductions for multifamily housing. Two of these potential efforts are reducing parking requirements for religious institutions in exchange for housing development, and conducting a parking study in walkable areas to inform opportunities for parking requirement reductions.

Table 5: Parking Standards by Residential Use

Accessory Dwelling Units	No parking required.
Single-Family Detached	Two parking spaces in a garage, and one uncovered parking space for four bedrooms and/or dens, and one additional uncovered parking space for five or more bedrooms and/or dens.
Duplex, Apartment House, Condominiums	Two parking spaces in a garage for each unit of up to four bedrooms and/or dens; three spaces in a garage for five or more bedrooms and/or dens, except as noted below. In addition, one guest parking space shall be required for each two units. Said spaces shall not be located in the required front setback areas.

Table 5: Parking Standards by Residential Use

Large Family and Adult Care Homes for not more than 7 to 12 Children/Adults Providing 24 Hour-Per-Day Care	One unenclosed parking space in addition to the required for the residence, plus one space for each vehicle used directly in conducting of such use but not to exceed two such vehicles. Tandem parking for the vehicles used in conducting the use is allowed.
Mixed Use – Residential Portion	One parking space for each unit that is between 500 and 700 square feet in size. Two parking spaces for each unit that is greater than 700 square feet in size. Guest parking is provided at a ratio of 0.25 parking spaces per unit.
Emergency Shelters	One parking space for every five adult beds, plus one parking space per employee on the largest shift is required.
Senior Citizen Planned Unit Developments	Two enclosed parking spaces per unit and one guest parking space per every two units. Tandem parking may be permitted.
Single Room Occupancy	One parking space per two units is required.

Building Codes and Enforcement

The City of Lomita implements the 2019 edition of the California Building Code and other model construction codes and amendments adopted by the California Building Standards Commission. The codes used by the City are adopted in its Municipal Code by reference to the County of Los Angeles (County) codes through Ordinance No. 806U adopted on December 17, 2019. The County adopted the 2019 California Building Standards Code, which includes the 2019 Building Code, 2019 Electrical Code, 2019 Plumbing Code, 2019 Mechanical Code, 2019 Residential Code, 2019 Green Building Standards Code, and the 2019 Existing Building Code. The 2019 California Building Standards Code establishes standards and requires inspections at various stages of construction to ensure code compliance.

County modifications to the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Existing Building Code, Residential Code, and Green Building Standards Code are reasonably necessary because of local climatic and geological conditions. The local climate is characterized by hot, dry summers, often resulting in drought conditions, followed by strong Santa Ana winds, often resulting in hazardous fire conditions, and heavy winter rains, often resulting in expansive soil conditions. Relevant examples of local amendments to the California Building Code adopted by the County include the following: the restriction of wood shingles and wood shakes as roof coverings in any Fire Hazard Severity Zones; additional requirements for structures assigned to Seismic Design Category D, E, or F, wood diaphragms supporting concrete or masonry walls; special inspections are not required for detached one- or two-family dwellings not exceeding two stories above grade plan, provided the structure is not assigned to Seismic Design Category D, E, or F and does not have horizontal or vertical irregularities; permanent wood foundation systems and prescriptive design of foundation walls shall not be used for structures assigned to Seismic Design Category D, E, or F; and retaining walls assigned to Seismic Design Category D, E, or F shall not be partially or wholly constructed of wood. Additionally, the County has further amended the California Building Code to extend the amount of time before a permit that is issued by the Building Official will expire from 180 days to 12 months from the date of permit issuance,

increasing flexibility as outlined in the Building Code requirement. Other modifications are administrative in nature and are necessary to allow the uniform application of the codes.

The California Building Standards Code also requires new residential construction to comply with the Federal Americans with Disabilities Act. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties that are required to be brought up to current code standards, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing. Most building and zoning enforcement activities of the City are in response to complaints by Lomita residents, and violations involving structural features are not as common as Zoning Code violations. The Code Enforcement Division and the Community Development Department of the City continues to provide information on rehabilitation assistance to potentially eligible households. The codes serve to protect residents from hazards and risks, and are considered to be necessary constraints to housing production.

On-Site and Off-Site Improvements

The City owns its sanitary sewer collection system and contracts with the Los Angeles County Sanitation District for maintenance. Requirements for on- and off-site improvements vary depending on the presence of existing improvements, as well as the size and nature of the proposed development. In general, most residential areas in Lomita are served with infrastructure. For the construction of any building, addition, or improvement where the cost exceeds \$35,000, the Zoning Code requires a number of improvements, including curbs, gutters, sidewalks, paving, and drainage structures. Private street widths must be wide enough to meet the standards established by the Los Angeles County Fire Department requirements. The City uses the standards and codes adopted by the County of Los Angeles.

Other requirements for residential development include a water study for projects with five or more units to demonstrate the project impact on local water availability and fire flow. Sewer studies are required for projects with five or more units to identify local impact on capacity. Sewer impact studies may cost between \$4,000 and \$6,000 depending on the complexity of the project. Upgrades for water and sewer connections may be required to correct deficiencies where they are identified. While this is a burden on developers, the studies are vital to safeguard the public's quality of life and ensure sewer services are provided to existing and new customers in accordance with State law. Lomita is currently updating its Water Master Plan. As a result of the Water Master Plan update, a water study may not be required, depending on whether the proposed development is located within an area that is studied for deficiencies.

Energy Conservation

The City promotes energy conservation through enforcement of the State's Green Building Standards and through its Citywide newsletters where resources related to conservation are shared via email and mailers. Additionally, in all residential zones, the City allows solar

collectors and solar energy systems to exceed height limits and setback requirements mandated by the regulations to the minimum extent necessary for their safe and efficient operation in accordance with the California Building Code and other applicable provisions of State law. Where feasible, ancillary solar equipment is required to be located inside a building or screened from public view. Solar collectors and solar energy systems require written approval by the Director of Community Development or the designee of that individual to ensure compliance with the regulations. Through **Program 25, Energy Conservation Program**, the City will review zoning and subdivision requirements to promote energy conservation measures and promote energy conservation strategies on the City's website and newsletter.

Permitting Processes and Fees

Permit processing fees, development impact fees, and construction taxes can increase the cost of housing development in Lomita. While City fees and taxes offset the cost of development, they could serve to constrain housing production, especially production of affordable units.

Local processing and permit procedures can also constrain the development of housing through unnecessary discretionary permit requirements, lengthy permit processing timelines, and subjective requirements that leave uncertainties in the overall development design and density. Discretionary actions can be required for use permits, zone or plan amendments, and subdivisions, whereas ministerial, or by-right, permits involve application of objective standards and criteria.

Further, in accordance with Section 65913.4 of the California Government Code, also known as Senate Bill (SB) 35, a permit applicant may submit an application for a development that is subject to the streamlined, ministerial approval process and is not subject to a CUP if they meet the objective planning standards as outlined in the government code and as summarized as follows:

- Multifamily housing developments on infill sites zoned for residential or residential mixed-use.
- A minimum of 10 percent of the units are dedicated as affordable to households earning 80 percent or less of the area median income.
- For developments with 10 or more units, a prevailing wage requirement is included in all contracts for the performance of work.

Jurisdictions are not required to adopt a local ordinance to implement the ministerial processing provided by SB 35. The City reports annually on any applications received pursuant to SB 35. Additionally, in an effort to increase transparency of the development permitting process, the California legislature adopted Assembly Bill 1483 in 2019 to require jurisdictions to post detailed information regarding development proposal requirements. A

jurisdiction shall make all of the following available on its website, as applicable, and update any changes to the information within 30 days of the change:

- A current schedule of fees, exactions, and affordability requirements imposed by the City, applicable to a proposed housing development project, which shall be presented in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel.
- All zoning ordinances and development standards, which shall specify the zoning, design, and development standards that apply to each parcel.
- The list required to be compiled of information that will be required from any applicant for a development project.
- The current and five previous annual fee reports or the current and five previous annual financial reports.
- An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by the City on or after January 1, 2018.

Permit Processes and Timelines

Residential projects in Lomita are reviewed by the Community Development Department and the County Building and Safety Department. Single-family residential uses are permitted by right in the A-1 and R-1 zoning designations. Development of a single unit is reviewed at the staff level only; no public hearing is required. Multifamily and condominium projects are allowed in the MUO and RVD zones. Multifamily projects (new construction) require Site Plan review by the Planning Commission and are allowed by right in the RVD zones but require a CUP in the MUO zone. Multifamily projects and other residential projects requiring a variance must also be reviewed by the Planning Commission. **Program 10, Affordable Housing Streamlining**, will amend the Zoning Code and staff procedures to be consistent with State requirements related to the SB 35 streamlining processes. The City will also implement **Program 29, Ongoing Code Updates**, to continue updating its regulations, as necessary, in response to legislative changes, and will explore opportunities to increase flexibility and certainty in the development process.

The City's 5th Cycle Housing Element identified the realistic capacity to be 80 percent of the zoning maximum. Because the City does not have a minimum density requirement within its Zoning Code, it did not have any requests to develop at densities below what was identified. However, an analysis of the housing development permits issued during the 5th Cycle compared to the 5th Cycle sites identified reveals five developments on identified sites. Of those five developments, the percent of the maximum permitted density that was achieved for each development includes two developments at 100 percent of the maximum density permitted under the zone, one development at 50 percent of the maximum density permitted under the zone, one development at 80 percent of the maximum density permitted under the zone, and one development at 89 percent of the maximum density permitted under the zone. As identified in **Program 14** of the Housing Element, the City will establish a density minimum of 20 dwelling units per acre for the MUO zoning designation, and as further identified in **Program 16** of the Housing Element, the City will monitor

development activity compared to remaining capacity and the City's remaining Regional Housing Needs Allocation throughout the 6th Cycle.

Conditional Use Permits

The City uses the CUP process to control the location and operation of certain types of land uses to ensure public health, safety, or general welfare, or to mitigate/avoid material detriment to the property of other persons in the vicinity. The Lomita Zoning Code sets forth specific conditions that the Planning Commission may consider, which are discussed in the Land Use and Zoning section, above.

A CUP requires a public hearing and an application fee. Typically, a project requiring a CUP takes about 2 to 4 months in processing time. In comparison, a project requiring only a Site Plan Review takes about 6 weeks. The CUP process potentially extends the timeframe by 2 to 10 additional weeks, depending on whether there are other concurrent applications being processed, such as a tentative tract map.

The Planning Commission may approve a CUP, with or without conditions, only if it first finds that:

- the proposed use is allowed within the District with approval of a CUP and complies with all other applicable requirements as follows;
- the proposed use is consistent with the General Plan.
- the design, location, size, and operating characteristics are compatible with existing and future land uses, building and structures in the vicinity and the proposed use will not jeopardize, adversely affect, endanger, or otherwise constitute a menace to the public health, safety, or general welfare or be materially detrimental to the property of other persons located in the vicinity;
- the site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this chapter, or as required as a condition in order to integrate the use with the uses in the neighborhood; and
- the site is served by highways and streets adequate to carry the kind and quantity of traffic such use would generate.

Site Plan Review

Site Plan Review is established to provide a visual and factual document to determine and regulate the physical layout, design, or use of a lot or parcel of land, buildings, or structures. A Site Plan is, or may be, required in order to determine whether a proposed development will properly comply with the provisions and development standards, as described below.

The Planning Commission, or City Council on appeal, may approve a Site Plan Review, with or without conditions, only if it first finds that:

- the Site Plan complies with all applicable provisions of this Title;
- the site is suitable for the particular use or development intended, and the total development, including the application of prescribed development standards, is arranged as to avoid traffic congestion, will not adversely affect public health, safety and general welfare, will not have

adverse effects on neighboring property, and is consistent with all elements of the General Plan; and

- the development design is suitable and functional. This requirement shall not be interpreted to require a particular style or type or architecture.

Variances

Variances permit alterations of development standards as they apply to particular uses when practical difficulties develop from the strict interpretation and enforcement of the Zoning Code. Zone variances may be granted, or variances may be required in particular cases, for building setbacks, height, bulk, density, parking, landscaping, walls, fencing, and business operation. A variance can take approximately 2 months to process.

The Planning Commission, or City Council on appeal, may grant a variance from the required development standards, with or without conditions, only if it first finds that:

- there are exceptional or extraordinary circumstances or conditions applicable to the property involved, including size, shape, topography, location, or surroundings, which do not generally apply to the surrounding properties in the same zone, and which deny the owner privileges enjoyed by other property owners in the vicinity and within the same zoning district;
- because of the circumstances or conditions, the Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property similarly situated but which is denied to the property in question;
- the granting of the Variance will not be materially detrimental to the public welfare or injurious to the adjacent property; and
- the granting of the variance is consistent with the General Plan.

Zone Change

In some cases, it is allowable to change the zoning on a particular property. Zone changes are allowed only when the change will not be materially detrimental to the property of other persons located in the vicinity. The zone change is applicable to the subject property only. A Specific Plan, Zoning Ordinance, or Zoning Map Amendment may be approved only if the City Council first finds that the proposed amendment is consistent with the General Plan.

Height Variation Permit

A Height Variation Permit is required for any residential property south of Pacific Coast Highway proposing new construction or an addition to an existing home exceeding 16 feet above natural grade. The process initially requires a completed application form, construction plans, and all applicable fees paid. If less than 5 percent of those notified object to the height variation within 14 days of notification, and the Planning Department finds that the proposed construction is designed and situated in such a manner as to minimize view obstruction and meets all other zoning and subdivision requirements of the City, the Community Development Director may approve the application. If objections are received from 5 percent or more of those notified, a public hearing will be conducted before the Planning Commission.

Of the sites identified for the 6th Cycle Sites Analysis (Appendix E), only one site is south of Pacific Coast Highway, and only that site would be required to apply for a height variation permit to exceed 16 feet. The realistic capacity identified on the 0.38-acre vacant site that is located south of Pacific Coast Highway has only been identified to accommodate nine units of the moderate-income Regional Housing Needs Allocation. This permit does not apply to any other sites identified in the 6th Cycle Sites Analysis.

Subdivisions

In accordance with the Subdivision Map Act, any subdivision of land into four lots or units or fewer requires a parcel map, and any subdivision of five lots or units or more requires a tract map. Tentative maps are first submitted to the Planning Division with an application form and required fees. The Planning Division will route plans through the City’s Public Works Department and through the City’s engineering consultant for review and comment. The applicant must submit plans to the Los Angeles County Fire Land Development Division for review. The case planner will assist in this process. Comments and corrections required by the County, City departments, or other consultants will be provided. The tentative map is then scheduled for Planning Commission and City Council public hearings for approval. The Planning Commission and City Council will review the tentative map for consistency with the applicable zoning and General Plan land use designations.

Final maps are to be completed within the time frame allowed, and are again scheduled for City Council approval.

Subdivision projects typically take 12 to 30 months to process from the initial application to final building permit issuance.

Fees and Exactions

The schedule of permitting fees in Lomita is provided in **Table 6**. Planning Commission and City Council application fees are provided in **Table 7**. The City contracts with the County of Los Angeles to provide plan checking services. Plan checking fees are set by the County to cover the costs of services. The City’s last update to its fee schedule was in 2016.

Table 6: Permitting Fees

Administrative Task	Fee
Administrative Plan Review	\$64.77
Adult Use Business	\$649.23
Banner Installation (Bracket over Narbonne Ave)	\$178.50
Certificate of Compliance	\$130.05
Film Permit	\$162.18
GIS/Mapping Services	Staff Hourly Rate
Inspections	Staff Hourly Rate
Landscape Plan Review (single-family residential)	\$130.05
Landscape Plan Review (all others)	\$259.59
Lot Merger	\$389.64
Lot Line Adjustment	\$649.23

Table 6: Permitting Fees

Administrative Task	Fee
Mailing Labels/Radius Maps	\$259.59
Minor Modification	\$194.82
Miscellaneous Permit Issuance/Processing Fee	Staff Hourly Rate
Plan Review/Code Compliance	\$259.59
Pre-Application Meeting (up to 2 hours)	\$194.82
Residential Property Report	\$162.18
Second Dwelling Unit	\$519.69
Sign Review	\$64.77
Special Event Permit	\$212.16
Temporary Banner Review	\$64.77
Telecommunications Facilities – Administrative Review	\$909.33
Zone Clearance	\$97.41
Zoning Letter	\$130.05

Table 7: Planning Commission / City Council Application Fees

<i>Task</i>	<i>Fee</i>
Appeals to the City Council	\$669.12
Appeals to the Planning Commission	\$556.92
Appeals of Lot Line Adjustment & Lot Merger	\$162.18
Appeals of an Adult Use Business	\$519.69
Conditional Use Permit	\$779.28
Determination of Similarity	\$324.87
Extension of Time – Community Development Director Approval	\$194.82
Extension of Time – Planning Commission Approval	\$259.59
Final Map	\$617.10
General Plan Amendment	\$1,298.97
Height Variation Permit	\$779.28
Site Plan Review	\$519.69
Specific Plan	Actual Cost plus Staff Hours
Telecommunications Facilities – Planning Commission Review	\$1,298.97
Tentative Parcel Map	\$1,980.33 + \$4,000 deposit
Tentative Tract Map	\$2,110.38 + \$10,000 deposit
Traffic and Parking Studies	Actual Cost plus Staff Hours
Zone Change	\$1,818.66
Zone Text Amendment	\$1,558.56
Zone Variance	\$1,039.38

In addition to permit fees, the City also charges development impact fees to offset the impact that new development has on public facilities. These fees include the following:

- Quimby Act Fees: Otherwise known as park fees that are in-lieu of land dedication require equivalent to 1.5 acres per 1,000 population
- Park and Recreation Facilities Tax: \$300 per unit
- Water Facility Fees:
 - 1 percent of building valuation for single-family residences

- 1.25 percent of building valuation for duplex
- 1.5 percent of building valuation of apartments (two-story maximum)
- 2 percent of building valuation of apartments (three-story and over)

These taxes and fees can increase the cost of housing and may influence the economic feasibility of affordable housing projects. There is also a Road Improvement Fee; for construction, addition, and/or improvement of structures exceeding \$35,000, road improvement fees are required to provide curb, gutter, and sidewalk.

When all development fees are considered for a typical development in Lomita, the average total development fee is approximately \$15,000 for a single-family unit and \$13,000 for a multifamily unit. Given that multifamily developments are a more efficient use of land and resources, impact fees should be significantly lower than those fees for single-family housing. The 2019 National Impact Fees Survey surveyed 37 jurisdictions in California. The study reports median impact fees of \$27,256 per single-family unit and \$18,234 per multifamily unit in California. The City's development impact fees are well below the Statewide average.

Further, the City also charges a development tax for all new construction. This tax is equal to \$1,000 for every new housing unit or for every 5,000 square feet of commercial building floor area, including the commercial component of a mixed-use development. Affordable housing developments exclusively for older adults or persons with disabilities owned and operated by non-profit agencies may be exempt from this tax per the California Health and Safety Code. To date, no affordable housing projects have been approved since adoption of the City's development tax.

Overall, the City's planning fees and development fees are low compared to neighboring jurisdictions. Furthermore, the Lomita Density Bonus Ordinance allows for an applicant to request regulatory incentives, which could be lowering or exempting project development fees depending on the Planning Commission's discretion. Like all jurisdictions in the State, the City also charges building permit fees. However, the City does not differentiate the permit fees for single-family versus multifamily units. While fees can be a burden on the overall cost of development, they are considered necessary to accommodate the demands additional residents place on community resources and infrastructure.

Locally Adopted Ordinances

The City provides incentives to zoning regulations to promote and encourage the provision of a variety of affordable housing types. In addition to the lot consolidation incentive offered in the MUO zone, the City provides density bonuses for low-income housing projects. Due to recent amendments to the State's Density Bonus Law, the City's currently adopted Density Bonus Ordinance is more stringent than the State law allows, but the State Density Bonus Law still applies. An update to the ordinance will include a bonus for 100 percent affordable developments and revised bonus amounts, among other minor edits.

As part of the density bonus incentives, the City offers the following incentives, as adopted in the City's Density Bonus Ordinance:

- Additional density provided the overall density bonus received for the entire residential development does not exceed 35%.
- A reduction in site development standards such as:
 - Reduced minimum lot sizes and/or dimensions.
 - Reduced minimum lot setbacks (up to 30%).
 - Reduced minimum private and/or common outdoor open space.
 - Increased maximum building height (up to one additional story).
 - Reduced on-site parking standards, including garage requirements (parking study required).
- Change of zone to the City's Mixed-Use zoning designation, but with a 20% commercial maximum. The proposed commercial land use shall be compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.
- A 10% decrease in the commercial requirement for a mixed-use project in the Mixed-Use Overlay District. If the proposed mixed-use project also consolidates at least two parcels for a minimum 20,000 square feet a 20% decrease shall be permitted.
- Other regulatory incentives that result in identifiable, financially sufficient, and actual cost reductions.

The City will continue to evaluate a range of incentive-based and regulatory approaches to facilitate the develop of housing for lower-income groups through **Program 7, Incentives and Regulations**, in the 6th Cycle Housing Element.

Non-Governmental Constraints

Non-governmental constraints are barriers to building housing that the City has less control over but can influence or help support greater change. These constraints include market constraints related to the availability of financing; the costs of land, labor, and construction; and construction timelines; as well as environmental constraints such as biological resources.

Market Constraints

Construction Financing

Construction financing costs also affect the feasibility of building new housing. During the housing boom of the late 1980s, it was not uncommon for developers to receive construction loans for 100 percent or more of a project's estimated future value. Following the housing market downturn of the early 1990s, however, financial institutions tightened regulations for construction loans, often requiring developers to put up at least 25 percent of the project value. These trends continue today, meaning that developers must usually supply at least 25 percent of the project value upfront, and perhaps more if the total cost is more than 75 percent of the estimated value of the project.

Although there is no hard threshold for how much required upfront equity is too much before a residential project would be infeasible, the higher the proportion of equity required, the more unlikely that a developer would proceed with the project. Not only would it require more up-front cash, but higher equity contribution means a project must be able to achieve an even higher value at completion in order to generate the cash flow needed to meet acceptable cash-on-cash returns. These trends are anticipated to continue during the planning period.

Mortgage Financing

Home mortgage interest rates are a function of the national economy and personal credit ratings. Low rates make housing purchase attractive to prospective homebuyers and decrease monthly mortgages, because increased rates create differences in the monthly mortgage payment by as much as a few hundred dollars for each interest point.

The Home Mortgage Disclosure Act mandates that lending institutions disclose information on the disposition of loan applications, and the income, gender, and race of loan applicants. **Table 8** summarizes the disposition of loan applications submitted to financial institutions in 2019 for home purchase, refinance, and home improvement loans in Lomita. The loan outcome information in the table includes the number of applications that were approved, denied, or incomplete or withdrawn by the applicant. In Lomita in 2019, approximately 71 percent of all home loans were approved, including mortgages, home improvement loans, and refinance loans. **Program 20, Homebuyer Assistance Programs**, improves the City's website outreach to connect the community with relevant information and resources regarding homeownership assistance.

Table 8: Disposition of Home Loans (2019)

<i>Loan Type</i>	<i>Total Applicants</i>	<i>Total Approved¹</i>	<i>Total Denied</i>	<i>Other²</i>
Government-Backed Purchase	10	6	0	4
Conventional Purchase	214	160	19	35
Refinance	287	208	27	52
Home Improvement	46	22	16	8
Total	557	396	62	99

Source: 2019 Home Mortgage Disclosure Act Lending Activity MSA/MD by Census Tract Data

¹ Approved includes loans approved by the lenders whether or not accepted by the applicant.

² Other includes loan applications that were either withdrawn or closed for incompleteness.

Land and Construction Costs

Land costs are a major contributor to overall housing production prices. Land costs make up 10 percent to 30 percent of housing costs. Land in some areas costs more than others based on the availability of services, neighborhood quality, distance to business and commercial centers, and other factors. Few vacant properties remain in Lomita. Only one vacant property was listed for sale, at approximately \$85 per square foot, but it comes with entitlements for a multifamily development. The property was last assessed at \$447,264. In comparison,

multifamily and mixed-use properties are likely more expensive on a per-square-foot basis and on a per-unit basis when cost as a percentage of total value is considered.

Construction costs include both “hard” and “soft” costs. Hard costs, such as labor and materials, typically account for 50 percent to 70 percent of construction costs, while soft costs, such as architectural and engineering services, development fees, construction financing, insurance, and permitting, typically average around 20 percent to 30 percent of total costs, although they can be higher for subsidized affordable housing or complex projects. A significant cost factor associated with residential building involves the cost for building materials. These can vary widely depending on the size of units and the quality of amenities offered (such as grade of carpeting and tiles, appliances and light fixtures, quality of cabinetry and woodwork, fireplaces, and other amenities). It is estimated that material costs have increased faster than inflation in recent years. From 2017 to 2020, the cost of raw materials (i.e., concrete, lumber, and steel) increased by approximately 20 percent, and during 2020, a shortage of materials was brought on by the COVID-19 global pandemic, causing increases in costs and delays in product deliveries. Further, tariffs and trade issues can also increase material costs.

For multifamily attached units, developers can usually benefit from economies of scale with discounts for materials and diffusion of equipment mobilization costs. These costs can account for more than half of the total construction cost. According to the latest Building Valuation Data release in 2019, the national average for development costs per square foot for apartments and single-family homes in 2019 are as follows:

- Type I or II, Multifamily: \$148.82 to \$168.94 per square foot
- Type V Wood Frame, Multifamily: \$113.88 to \$118.57 per square foot
- Type V Wood Frame, One- and Two-Family Dwelling: \$123.68 to \$131.34 per square foot

Data from surrounding jurisdictions in Los Angeles County show that construction costs are relatively consistent throughout the County, ranging from approximately \$150 to \$375 per square foot, and therefore high construction costs are a regional constraint on housing development.

The costs of design, regulation, and operations do not vary much by building size, so larger buildings allow developers to spread these fixed costs over more units. In general, construction costs can be lowered by increasing the number of units in a development, reflecting economies of scale in multifamily construction, until the scale of the project requires a different construction type that commands a higher per-square-foot cost. This is because construction costs change substantially depending on the building type. For example, high-rise concrete apartments might cost \$75 or more per square foot than a six-story wood-frame structure on a concrete podium. Apartments four stories or fewer can typically achieve an economy of scale, provided that the building has typical amenities and no structured parking. However, for smaller-scale and affordable or middle-income housing, onerous regulations can impose a significant burden. Because of the jump in construction

costs, developers may not build to the maximum height or floor-to-area ratio. Mobile homes are significantly less expensive, as are precision or factory-built housing products.

Labor costs also greatly contribute to construction costs. They are generally two to three times the cost of construction materials. A 2019 study for Smart Cities Prevail found that California lost about 200,000 construction workers since 2006. Many lost their job during the recession and found work in other industries. Pre-pandemic, the industry already faced this historic shortage of skilled labor, and the labor gaps might get even larger, especially in states like California. California's shortage of needed construction workers, combined with rising prices in construction materials, also contributes to driving up construction costs.

Environmental Constraints

A number of environmental factors in Lomita affect the character and density of development in Lomita. These include natural resources, hazards, and safety concerns. Water supply and soils in Lomita, as well as earthquake and flood risks, are addressed.

Water Supply

Groundwater resources in Lomita consist of aquifers and aquicludes, as found in the Los Angeles groundwater basin within the Los Angeles coastal plain. Lomita is located on the southern end of the Torrance plain, which is underlain by water-bearing sediments that form a complex system of interlayered aquifers and aquicludes. Lomita is within the West Coast groundwater basin. The groundwater is estimated by the Los Angeles County General Plan Safety Element to be approximately 30 feet from the ground level at Lomita and the surrounding area. This indicates that the area is conducive to perched water conditions. The City is in the process of adopting a Water Efficient Landscape Ordinance that will require water conservation practices in landscape irrigation for new public and private developments.

Seismic Concerns

Active faults are identified by the U.S. Department of Conservation, and a zone around them is prohibited from new developments to prevent repetitive loss of structures and threats to the safety of occupants. The unsafe areas around active faults are regulatory zones referred to as Alquist-Priolo Earthquake Fault Zones. There are no Alquist-Priolo Earthquake Fault Zones within City limits.

Geological Hazards

While numerous landslides have occurred in the Palos Verdes Peninsula, and the southern portion of Lomita consists of hillside areas, a review of the Los Angeles County General Plan Safety Element shows that no definite or probable landslide hazards exist within Lomita. Also, the hillside areas are largely developed, paved, and landscaped. Thus, landslide potential is limited.

Flooding

Lomita is located in an area designated by the Federal Emergency Management Agency's Flood Insurance Rate Maps as Zone C, where minimal flood hazards exist. Also, dam inundation hazards do not exist in Lomita since there are no large dams or reservoirs located near Lomita, except the Palos Verdes Reservoir. Dam failure and potential inundation from this reservoir will lead to localized flooding east and southeast of the reservoir and will not affect Lomita. Lomita is not vulnerable to 100-year or 500-year flood events. However, localized flooding could still occur in isolated pockets of Lomita due to urban flooding from severe weather events. Storm drain deficiencies could result in flooding and inundation of private properties.

Infrastructure Capacity

Residential development during this 6th Cycle Housing Element will primarily occur on properties that are previously developed. Dry utilities, including electricity, natural gas, cable, and telephone, are available at all sites identified in the Sites Analysis (Appendix E). The City's utilities receive necessary upgrades and improvements based on future growth and development anticipated by the General Plan.

Water

According to the City of Lomita Urban Water Management Plan (UWMP), water service is provided by the City's own local sources and the West Basin Municipal Water District, which supplies water through the California Water Project. The local water supply sources include groundwater pumped from the City's local basin (West Coast Basin) through Well No. 5. However, complications with contamination in the recent past has lowered its supply rate. The City is investigating further capital improvements to increase efficiency and quality of the potable water. Imported water supply originates from two sources: the Colorado River and the Bay Delta. According to the 2020 UWMP, by 2022 groundwater will constitute approximately one-third of the total water extraction, while imported water will supply the remaining two-thirds. The City is allowed to pump 1,352 acre-feet per year, and plans to do so once Well No. 5 is back online in late 2021. The City also aims to expand its water recycling capabilities and lower water demand through various programs and strategies. Historical records have proved sustainable and intentional groundwater recharge practices are being performed in the City. Therefore, the groundwater supplies in the West Coast Basin are deemed reliable.

According to the UWMP, the City is approaching ultimate "built-out," with remaining expected future water demands primarily attributable to possible land use changes in residential densities and in-fill land development projects. While the City's population has slowly increased, the overall water usage has decreased by significant margins. According to the 2020 UWMP, annual water consumption from 1996 to 2015 listed in the 2010 UWMP

ranged from a high of 2,835 acre-feet (AF) in 2002 to a low of 2,030 AF in 2020, with an average of 2,532 AF.

The City serves water to approximately 4,300 connections. Of these, the vast majority are residential connections (94 percent), with the majority of residential connections being single-family residential (3,712 connections).

According to the U.S. Census American Community Survey, approximately 10 percent of the population is below the poverty line. In 2020, those living below the poverty line in Lomita consumed a total of 150 AF. The City is committed to ensuring its lower-income residents have access to safe, affordable, and reliable drinking water.

The 2020 UWMP indicates that the City's water supply is projected to exceed its demands up until 2045 (the analysis ends at the year 2045). Further, the City aims to be 100 percent groundwater sustainable in the future, which decreases relying on the fluctuating availability of imported water. The City projects that in 2045, expecting normal weather conditions, the City will have a surplus of 1,794 AF for the year, which will be stored in the Cypress Reservoir, which will increase the community's resilience to water shortages and droughts.

The City has multiple local ordinances to promote water security, including a contingency plan (Water Conservation and Drought Management Plan, Section 12-4 of the Lomita Municipal Code). In addition to the local water plans, there are regional and basin level contingency plans that the City participates in. According to the UWMP, the average amount of water an individual used per day between 2016 and 2020 was 92 gallons. Most future housing production will occur from denser redevelopment due to the City's built-out nature. Assuming that the new units will be apartments or condos, the UWMP estimates that approximately 2.5 persons per household can be reasonably expected. If all the identified sites in the Sites Analysis (Appendix E, Tables A and B) are redeveloped at their full capacity, this would create an additional 1,000 units or 230,000 gallons per day (258 AF annually) of water demand by the end of the 6th Cycle. The City's water system has the capacity to satisfy potential housing growth of the Housing Element's identified sites found in the Sites Analysis (Appendix E).

Sewers

While the City does not currently have a Sewer Master Plan, it is investigating possible solutions to designate funding sources for potential future upgrades to the system infrastructure that the City owns. A Sewer Master Plan could provide for an assessment of the conditions of the existing sewer collection system, as well as prepare for future capacity investments as demand shifts.

Wastewater generated within the City of Lomita is treated by the Los Angeles County Sanitation Districts (LACSD). The City's local sewers tie into LACSD's regional trunk sewers. The City is served by the LACSD's sewer lines, which are maintained by the County Department of Public Works, with sewage from the area conveyed through sewer mains into the Joint Water

Pollution Control Plant (JWPCP) in Carson. The JWPCP has a design capacity of 400 million gallons per day and currently treats 280 million gallons per day. Therefore, the JWPCP has a remaining capacity of approximately 120 million gallons per day. The cumulative sewage generation of the sites identified in the Sites Analysis is well within the capacity of the JWPCP, and the facilities are adequate to serve the identified capacity. Given the projected demand and the existing remaining treatment capacity, future developments' treatment demand can be met by the service provider. Expansion or construction of a new wastewater treatment facility to meet the demands of the 2021–2029 Housing Element update is not required.

Stormwater

The City is served by the Los Angeles County Flood Control District, which operates and maintains regional and municipal storm drainage facilities. The City works with the Flood Control District in making local drainage plans and improvements. The existing storm drain infrastructure can accommodate the projected runoff from the potential residential development anticipated for this planning cycle. The projected stormwater runoff is not anticipated to significantly increase with future residential development given the nature and extent of existing impervious surfaces within the City and its built-out nature. Further, Title 5 Chapter 8 and 9 of the City's Municipal Code establishes requirements for development and redevelopment to integrate low-impact-development practices that reduces stormwater runoff.

Analysis of Local Efforts to Remove Constraints

The City has made strides to reduce constraints to development that are within the City's purview since the Housing Element was last updated in 2013. Reductions to constraints during the 5th Cycle Housing Element included the following:

- Amendment to the Zoning Code in 2020 to reduce parking requirements for multifamily and single-family residences – Reduce the required number of parking spaces for residential units with five or more bedrooms from three spaces in a garage to two spaces in a garage, and require one unenclosed parking space for a single-family home with four bedrooms and one additional unenclosed parking space for a single-family home with five or more bedrooms.
- Amendment to the Zoning Code in 2018 – An update to the ADU regulations consistent with State law.
- Amendment to the Zoning Code in 2013 to permit emergency shelters.
- Amendment to the Zoning Code in 2013 to include appeal procedures for City Council decisions.
- Adoption of an ordinance in 2013 for guidance on waste management of construction and demolition debris.

Non-governmental constraints are generally market driven and outside the control of local government, but the City can take action to help alleviate some of these constraints in the form of regulatory relief and increased certainty in the development process. The policies and programs set forth in the 6th Cycle Housing Element demonstrate the City's commitment to

the reduction of barriers to development while protecting other interests, such as quality of life, parks and open space, and local resources.

Quantified Objectives

Table 9 summarizes the quantifiable objectives outlined in the Housing Element.

Table 9. Summary of Quantifiable Objectives

<i>Income / Affordability Category</i>	<i>Regional Housing Needs Allocation</i>	<i>New Construction</i>	<i>Units to be Rehabilitated</i>	<i>At-Risk Units to be Preserved*</i>	<i>Households to be Assisted</i>
Extremely Low / Very Low	239	151	20	34	20
Low	124	71	20	33	60
Moderate	128	128			40
Above Moderate	338	338			
Total	829	688	40	67	120

* At-risk units are those units with affordability restrictions that will expire in the next 10 years.

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Appendix D: Affirmatively Further Fair Housing Analysis

Contents

Appendix D: Affirmatively Further Fair Housing Analysis	1
Assessment of Fair Housing	4
Fair Housing Enforcement and Outreach Capacity	4
Findings, Lawsuits, Enforcement Actions, Settlements, or Judgements	6
Findings.....	6
Compliance with Existing Fair Housing Laws and Regulations	7
Integration and Segregation Patterns and Trends Related to People with Protected Characteristics and Lower Incomes	7
Race/Ethnicity	10
Income	12
Familial Status.....	16
Persons with Disabilities	18
Findings.....	19
Racially and Ethnically Concentrated Areas of Poverty	19
Findings.....	22
Disparities in Access to Opportunity	23
Education	23
Employment.....	25
Transportation.....	28
Healthy Environment.....	28
Disparities in Access to Opportunity for Persons with Disabilities.....	30

Findings.....	30
Disproportionate Housing Needs, Including Displacement.....	31
Cost Burden	31
Overcrowding.....	34
Substandard Housing.....	37
Displacement.....	38
Investment-Driven Displacement.....	39
Disaster-Driven Displacement.....	41
Identification and Prioritization of Contributing Factors	41
Fair Housing Issues and Contributing Factors.....	41
Prioritization of Contributing Factors and Actions Designed to Meaningfully Address Contributing Factors	42

Figures

1	Redlining in Lomita in 1935.....	8
2	Race/Ethnicity in Lomita in 2019.....	9
3	2010 Segregation/Integration by Tract.....	10
4	Predominant Population - White Majority Tracts	11
4a	Regional Predominant Population - White Majority Tracts	11
5	Racial Demographic (2018) – Block Group	12
5a	Regional Racial Demographic (2018) – Block Group	12
6	Poverty Status (ACS 2015–2019) – Tract.....	13
6a	Regional Poverty Status (ACS 2015-2019) – Tract.....	14
6b	Poverty Status (ACS 2010-2014) – Tract	14
7	Median Income (ACS, 2015-2019) – Block Group.....	15
7a	Regional Median Income (ACS, 2015-2019) – Block Group	15
7b	Median Income (ACS, 2010-2014) – Block Group.....	16
8	Female-Headed Households.....	17
8a	Female-Headed Households in the Region	17
9	Population with a Disability.....	18
9a	Regional Population with a Disability	19
10	R/ECAP (2009-2013)	20
10a	Regional R/ECAP (2009-2013).....	21
11	TCAC/HCD Opportunity Map.....	21
11a	Regional TCAC/HCD Opportunity Map	22
12	Education Domain Score.....	24

12a	Regional Education Domain Score	25
13	Economic Domain Score	26
13a	Regional Economic Domain Score	26
14	Jobs Proximity Index	27
14a	Regional Jobs Proximity Index	27
15	Dial-A-Ride.....	28
16	Environmental Domain Score	29
16a	Regional Environmental Domain Score.....	30
17	Race/Ethnicity of Homeowners.....	31
18	Renter Cost Burden.....	32
18a	Regional Renter Cost Burden.....	32
19	Homeowner Cost Burden	33
19a	Regional Homeowner Cost Burden.....	33
20	Overcrowded Households	35
20a	Overcrowded Households in the Region.....	35
21	Severely Overcrowded Households	36
21a	Severely Overcrowded Households in the Region.....	36
22	Percent of Households with Any of Four Housing Problems	38
22a	Percent of Households with Any of Four Housing Problems in the Region.....	38
23	Gentrification and Displacement Map	39
24	Mobile Home Parks	40
24a	Mobile Home Parks in the Region.....	40
25	Discrimination Cases (Total, 2020).....	46

Tables

1	Households with Any of Four Housing Problems.....	37
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Assessment of Fair Housing

State law prohibits discrimination in the development process or in real property transactions, and it is the policy of the City of Lomita (City) to uphold the law in this regard. Fair housing issues are addressed in Lomita through coordination with fair housing organizations to process complaints regarding housing discrimination and to provide counseling in landlord/tenant disputes. Anti-discrimination resource materials (e.g., handouts, booklets, and pamphlets) are made available to the public at City Hall, the library, and on the City's website through links to the Housing Rights Center.

Assembly Bill 686 requires that all Housing Elements due on or after January 1, 2021, must contain an Assessment of Fair Housing consistent with the core elements of the analysis required by the Federal Affirmatively Furthering Fair Housing Final Rule of July 16, 2015.

Under State law, affirmatively further fair housing means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

There are three parts to this requirement:

1. Include a program that affirmatively furthers fair housing and promotes housing opportunities throughout the community for protected classes (applies to Housing Elements beginning January 1, 2019).
2. Conduct an assessment of fair housing that includes a summary of fair housing issues; an analysis of available Federal, State, and local data and local knowledge to identify fair housing issues; and an assessment of the contributing factors for the fair housing issues.
3. Prepare the Housing Element Land Inventory and Identification of Sites through the lens of affirmatively furthering fair housing.

In compliance with Assembly Bill 686, the City has completed the following outreach and analysis.

Fair Housing Enforcement and Outreach Capacity

The 2018 Analysis of Impediments to Fair Housing Choice for the Community Development Commission and the Housing Authority of the County of Los Angeles (HACoLA) serves as the fair housing planning document for portions of Los Angeles County, including unincorporated areas and the Urban County, which represents 47 smaller cities in Los Angeles County, including the City of Lomita. This area is referred to as the "Urban County" or "service area." As a part of the consolidated planning process, entitlement communities that receive Community Development Block Grant, HOME Investment Partnerships, Emergency Shelter Grants, and Housing Opportunities for Persons with AIDS funds as a formula allocation directly from the U.S. Department of Housing and Urban Development

(HUD) are required to submit to HUD certification that they are affirmatively furthering fair housing. The Community Development Commission of the County of Los Angeles (CDC) and the HACoLA have formed a joint effort to prepare, conduct, and submit to HUD their certification for affirmatively furthering fair housing, which is presented in this Analysis of Impediments. On May 16, 2019, the CDC was officially rebranded as the Los Angeles County Development Authority. Because the Analysis of Impediments references the CDC, this section will also refer to the agency as CDC.

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, national origin, religion, sex, disability, familial status, ancestry, age, marital status, gender, gender identity, gender expression, genetic information, sexual orientation, source of income, or any other arbitrary factor. The Analysis of Impediments examines local housing conditions, economics, policies, and practices to ensure that housing choices and opportunities for all residents are available in an environment free from discrimination. The Analysis of Impediments assembles fair housing information, identifies existing impediments that limit housing choice, and proposes actions to mitigate those impediments.

A review of the fair housing profile in the Los Angeles Urban County revealed that there are several organizations that provide fair housing services, including outreach and education, complaint intake, and testing and enforcement activities, for both providers and consumers of housing. These organizations include HUD; the California Department of Fair Employment and Housing, which exists as a substantially equivalent agency to HUD in the State; and the Housing Rights Center (HRC), which primarily operates in Los Angeles County. HRC receives a multi-year grant from HUD to conduct systemic testing in areas within Los Angeles County where statistics point to any form of discrimination covered by applicable fair housing laws, and persistent housing discrimination based on race, national origin, familial status, or disability. HRC also provides intake of allegations of housing discrimination, and provides resolution for housing discrimination, including mediation and litigation. The HACoLA provides fair housing resources for residents via its website, such as links to file complaints of a violation of fair housing, a link to HRC, a link to HUD's webpage on Fair Housing and Equal Opportunity, a link to the National Fair Housing Advocate Online blog, a copy of HACoLA's non-discrimination policy, and a link to information on the Assessment of Fair Housing.

The fair housing outreach capacity of the City exists through its continued contract with HRC. HRC investigates fair housing complaints, obtains remedies, and engages in fair housing testing. Specifically, HRC provides the following services on behalf of the City of Lomita:

- Housing Counseling – HRC Housing Counselors are available to answer questions about tenant/landlord rights and obligations, including topics like security deposits, evictions, repairs, rent increases, and harassment. Conversations with Housing Counselors are private and confidential, and connect residents to needed resources.

- Discrimination Investigation and Disability Accommodations – HRC Case Analysts investigate allegations of housing discrimination and help victims of discrimination enforce their fair housing rights. HRC helps tenants with disabilities assert their right to request accommodations or modifications in their home.
- Community Workshops and Events – HRC offers education and outreach programs to raise awareness about fair housing laws, illegal practices, and tenant/landlord rights. HRC’s weekly online workshops are free and open to the public, they are all virtual, and are offered in both English and Spanish.
- Project Place – Monthly Rental Listing – HRC’s monthly rental listing, Project Place, lists available affordable housing, senior housing, and veteran housing throughout Los Angeles and Ventura Counties.

Through **Program 22** of the Housing Element, the City has committed to continue contracting with HRC for providing fair housing services for Lomita’s residents. Further, through this program, the City will distribute information on fair housing services through monthly newsletters. Further, this program includes an objective to provide annual staff trainings to ensure that all staff are regularly informed on processes and procedures related to complaint referrals to HRC.

HUD’s fair housing complaint data from 2008 through 2016 was calculated for the Los Angeles County service area. During that time, the most common basis for a complaint was for some form of a disability, that being the basis for nearly twice as many complaints as the next most common basis – race. Of all complaints found with cause, disability was also the most common basis for the complaint, although not by such a runaway margin. Disability was the most common basis, cited 370 times in complaints, followed by familial status and race as the basis for 238 and 145 complaints, respectively. Fair housing complaints were most common in 2008, when 456 were logged, and have steadily grown in number from only 186 in 2012. Other complaints during that time, besides those already listed, were largely based on familial status, retaliation, national origin, and sex. Of the 2,610 complaints logged from 2008 through 2016, all of them were closed, dismissed, or settled in a variety of ways. Nearly 57 percent of these complaints were determined to have no cause, while 564 (or 21.6 percent) of the complaints were deemed successfully settled. Of all complaints found with cause, the most common issue was failure to make reasonable accommodation, the issue being cited 290 times. The next most cited issue was discriminatory terms, conditions, privileges, or services and facilities.

Findings, Lawsuits, Enforcement Actions, Settlements, or Judgements

There are no known fair housing findings, lawsuits, enforcement actions, settlements, or judgements in the City of Lomita.

Findings

The Office of Fair Housing and Equal Opportunity identified fewer than one fair-housing-related inquiry from 2013 to 2021.

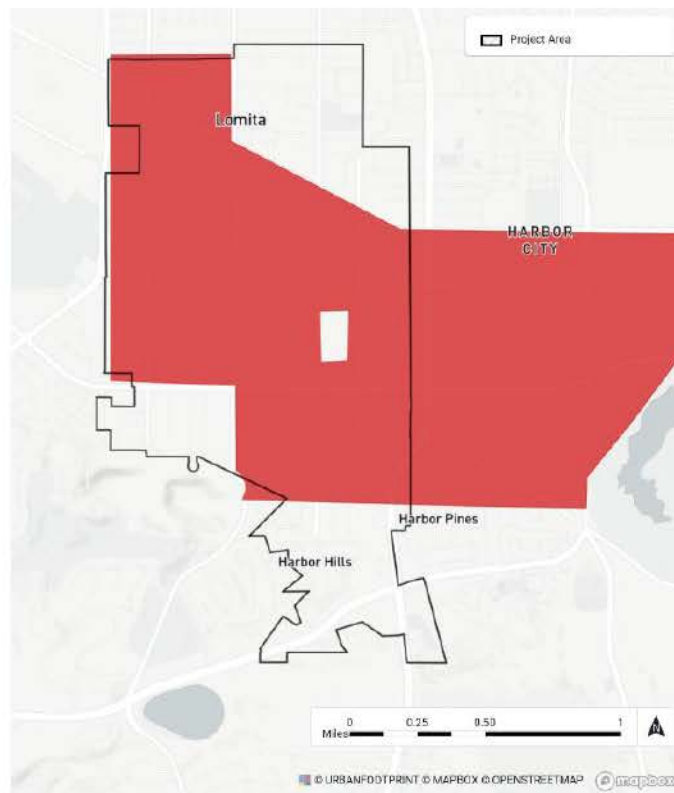
Compliance with Existing Fair Housing Laws and Regulations

The City of Lomita is in compliance with existing fair housing laws and regulations. The City assists local fair housing organizations to address complaints regarding housing discrimination within the City and to provide counseling in landlord/tenant disputes. The City publicizes the availability of fair housing services through various media, including information on the City's website and referral information at City Hall. Programs of the Housing Element that will further publicize fair housing laws and regulations include **Program 22** to continue to contract with the HRC to provide fair housing services, and **Program 23** to develop marketing material standards guidance for developers.

Integration and Segregation Patterns and Trends Related to People with Protected Characteristics and Lower Incomes

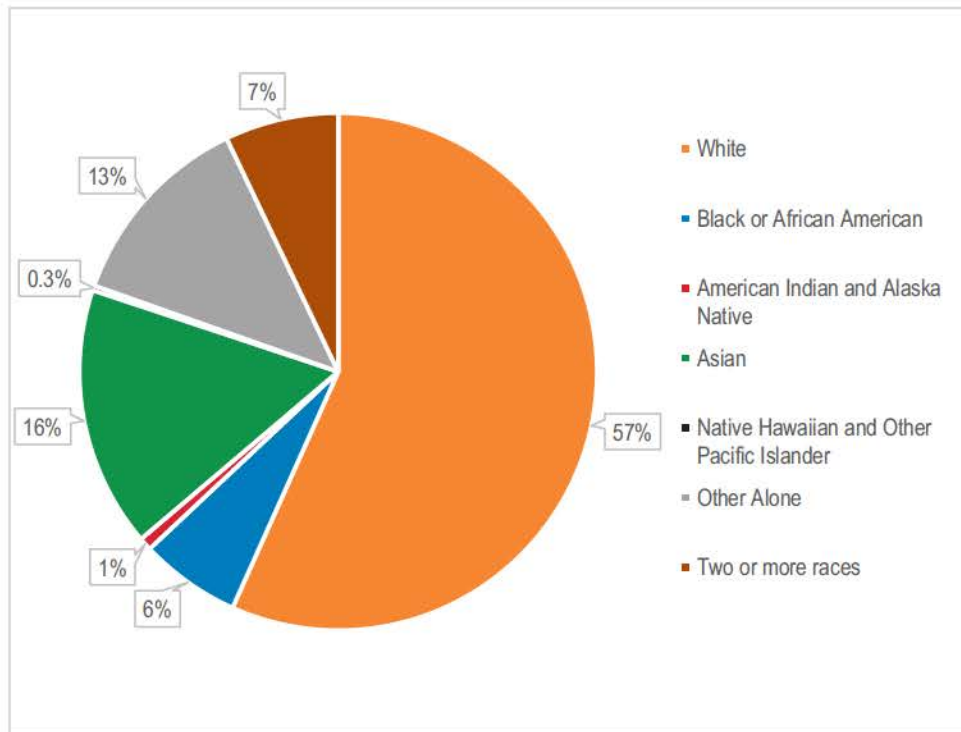
Residents in highly segregated Black and Hispanic neighborhoods experience vastly poorer life outcomes than residents of White neighborhoods in income, housing equity, educational attainment, and life expectancy, according to research from the University of California, Berkeley (UC Berkeley). Like many regions throughout the United States, Los Angeles has a history of excluding non-White people from the housing market through practices such as mortgage redlining. Mortgage redlining is a mapping exercise practiced by the Federal government's Home Owners' Loan Corporation used to guide mortgage lending desirability in residential neighborhoods based on racial and ethnic demographics, making it difficult for people of color to access loans for homeownership. **Figure 1, Redlining in Lomita in 1935**, shows a map of redlining that took place in Lomita in 1935. Large portions of Lomita were identified as receiving a grade of "D," which is the lowest favorability score for the approval of home mortgage loans. While redlining practices have since been made illegal, access to wealth provided through mortgage loan access has primarily been afforded to the White population, providing White people with increased opportunities to gain more wealth through access to things like education and financial investments. Affirmatively furthering fair housing involves overcoming patterns of segregation that foster inclusive communities.

Figure 1: Redlining in Lomita in 1935



In 2019, 43 percent of Lomita’s residents were non-White and 33 percent of the population was of Hispanic origin, which may be of any race or multiple races. The population within the City of Lomita is predominately White (56.7 percent in 2019), but when compared to California’s total population, which consisted of nearly 72 percent White people in 2019, Lomita is much more racially diverse. The increased diversity in Lomita may be directly tied to the historical redlining of the area, where non-White generations have remained over the years. Further, when compared to the northern and coastal communities in the region, Lomita has a larger proportion of non-White residents. **Figure 2, Race/Ethnicity in Lomita in 2019**, shows the percentage of the total non-White population in Lomita.

Figure 2: Race/Ethnicity in Lomita in 2019



The “Dissimilarity Index” provides a quantitative measure of segregation in an area based on the demographic composition of smaller geographic units within that area. One way of understanding the index is that it indicates how evenly two demographic groups are distributed throughout an area: if the composition of both groups in each geographic unit (e.g., Census tract) is the same as in the area as a whole (e.g., county), then the Dissimilarity Index score for that entire area will be 0. By contrast, and again using Census tracts as an example, if one population is clustered entirely within one Census tract, the Dissimilarity Index score for that entire area will be 100. The higher the Dissimilarity Index value, the higher the level of segregation in an area. A Dissimilarity Index value of 100 is the highest level of segregation.

For the Los Angeles Urban County, the Dissimilarity Index shows a mix of moderate and high levels of segregation between racial or ethnic groups (see **Figure 3**). Asian (non-Hispanic) populations show the lowest race-specific levels of segregation with White people (non-Hispanic), with an index of 53.0. Hispanic people have the highest levels of segregation, with an index of 64.9, while Black people (non-Hispanic) show the next-highest index at 64.2. The non-White and White populations show a segregation index of 55.7, indicating a high level of segregation within the Urban County. Long Beach and Los Angeles have the highest Dissimilarity Index values, with consistently moderate to high levels of segregation among the ethnic/racial groups. For the Urban County, the non-White/White Dissimilarity Index has remained consistent since 1990, dropping a single point value since then. These numbers indicate the non-White/White index values have been hovering just inside the “high

segregation” thresholds since 1990. The Black/White index value peaked in 1990, with a value of nearly 73, but has fallen and remained steady near a value of 67 since that time. The Hispanic/White index value has fallen nearly a full point value since 2010, but is nearly 2 full point values higher than it was in 1990. Finally, the Asian/White index value has risen steadily since its 1990 value of just over 46 to a peak of 50.21 in 2010; 2015 was the first year the index had fallen in value (down about 0.25 of a value point).

Figure 3: 2010 Segregation/Integration by Tract



The following analysis examines geographic data regarding racial segregation, poverty, persons with disabilities, and areas of opportunity as identified by the California Tax Credit Allocation Committee/California Department of Housing and Community Development (TCAC/HCD) Opportunity Areas map.

Race/Ethnicity

Racially or ethnically concentrated areas of poverty (R/ECAPs) are Census tracts with relatively high concentrations of non-White residents with these residents living in poverty. As seen in **Figures 4 and 4a**, the percentage of non-White population in the City is moderate compared to many areas of Los Angeles County. The Census block groups with the highest percentage of non-White residents are located in the central/eastern and south/western portion of the City, as shown in **Figure 5**, with the non-White population of this area ranging from 62.79 percent to 69.85 percent. There are no block groups with a Hispanic, Asian, African American, or Native American population that exceed 10 percent. When compared to the region (**Figure 5a**), Lomita and cities north, south, and west are predominantly White, while cities to the east have far fewer White individuals and a much higher percentage of non-White individuals.

Figure 4: Predominant Population - White Majority Tracts

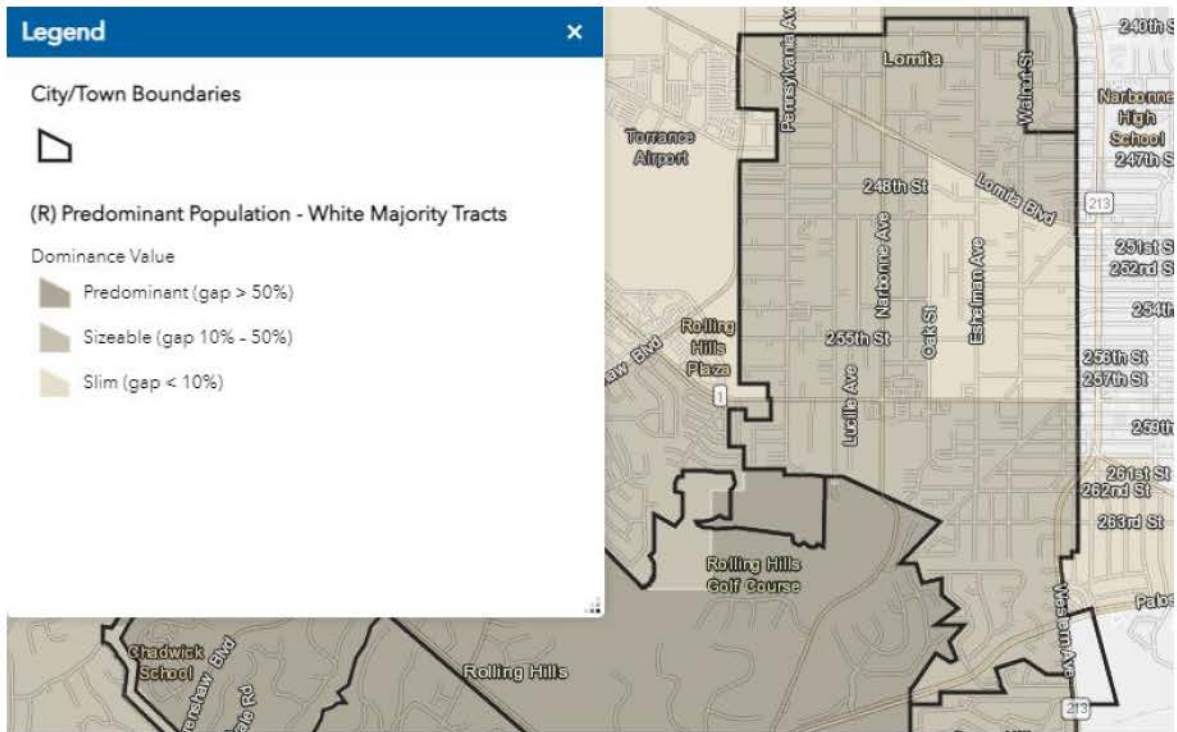


Figure 4a: Regional Predominant Population - White Majority Tracts

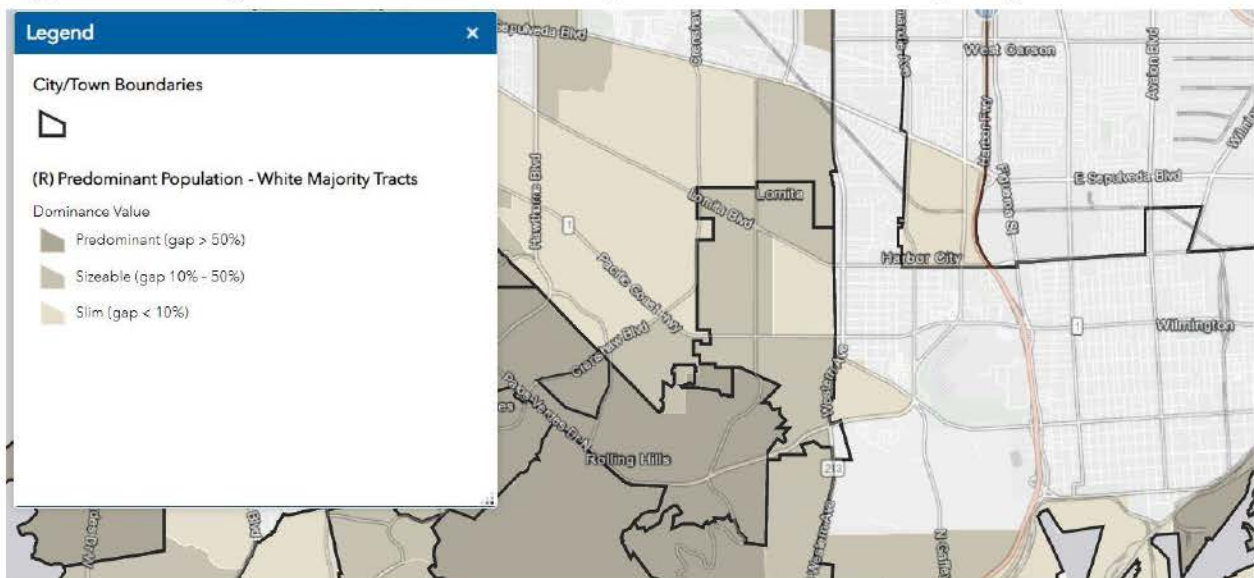


Figure 5: Racial Demographic (2018) – Block Group

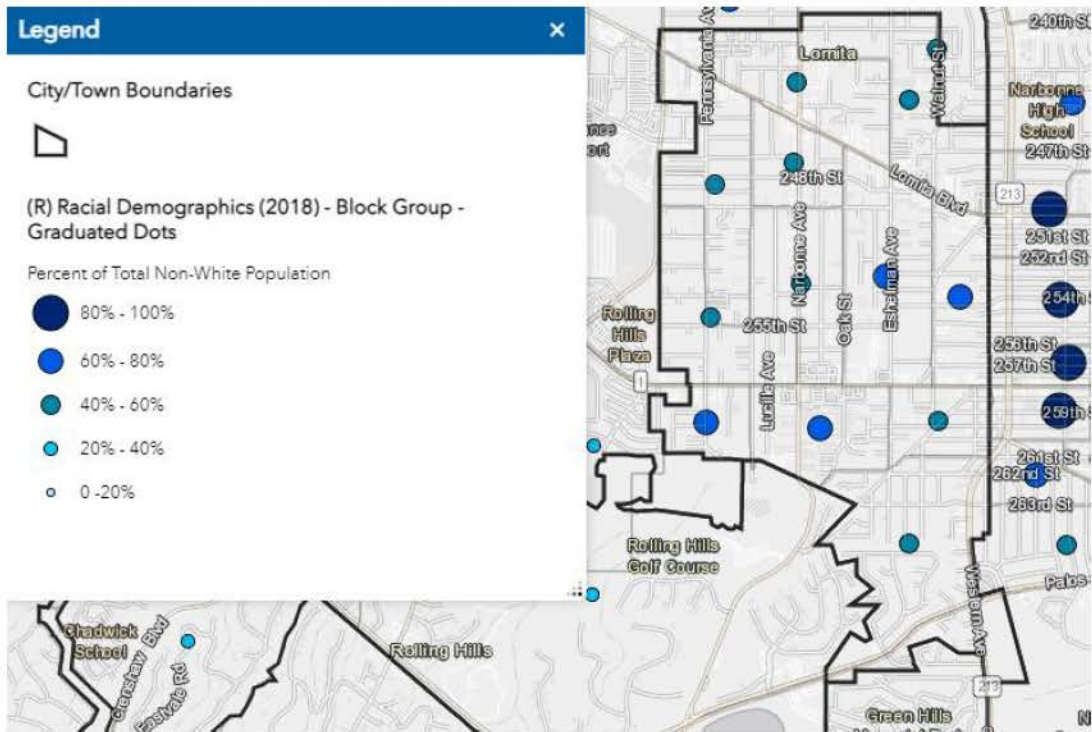
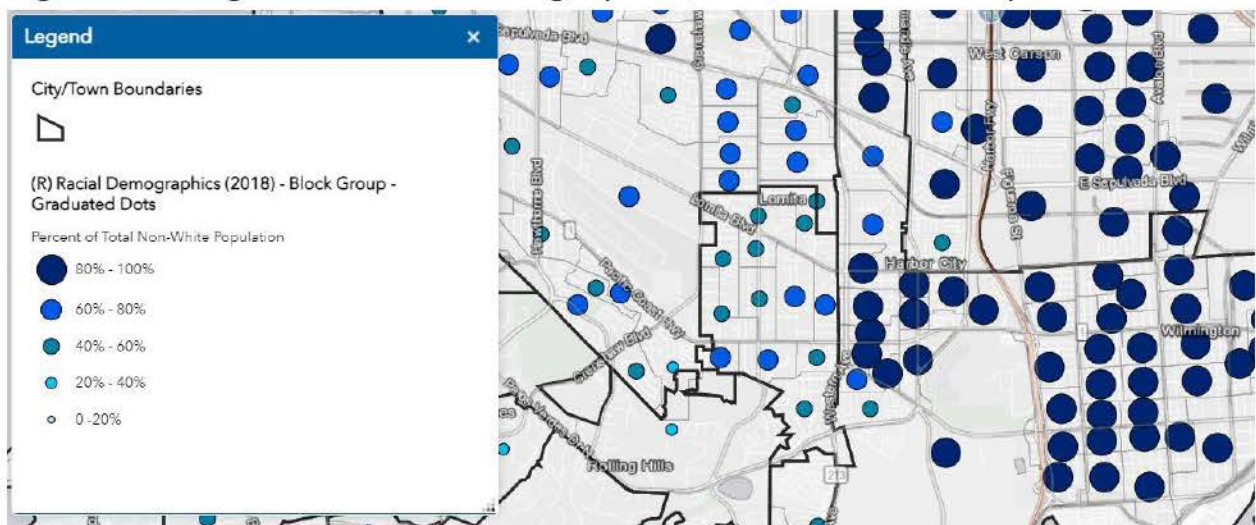


Figure 5a: Regional Racial Demographic (2018) – Block Group



Income

Recent Census estimates regarding poverty status of households in Lomita are shown in Figure 6. As seen in this map, there are low concentrations of poverty in two of the four Census tracts, with the poverty rate less than 20 percent for these two Census tracts. Within

each of these Census tracts, there is one block group with a median income less than \$55,000. The City experiences lower poverty rates since the last assessment, which spanned 2010–2014 (see **Figure 6b**). Regionally, the south and east neighboring communities experience the same or higher rates of poverty (see **Figure 6a**).

Figures 7, 7a, and 7b depict the trends and patterns of the local and regional median income overtime. Mirroring the poverty rate, median income increased over time. The present median incomes of each Census tract are similar to that of neighboring communities to the north, east, and south. Median incomes to the west are far higher, mirroring the increased proximity to jobs and lower poverty rates.

Figure 6: Poverty Status (ACS 2015–2019) – Tract

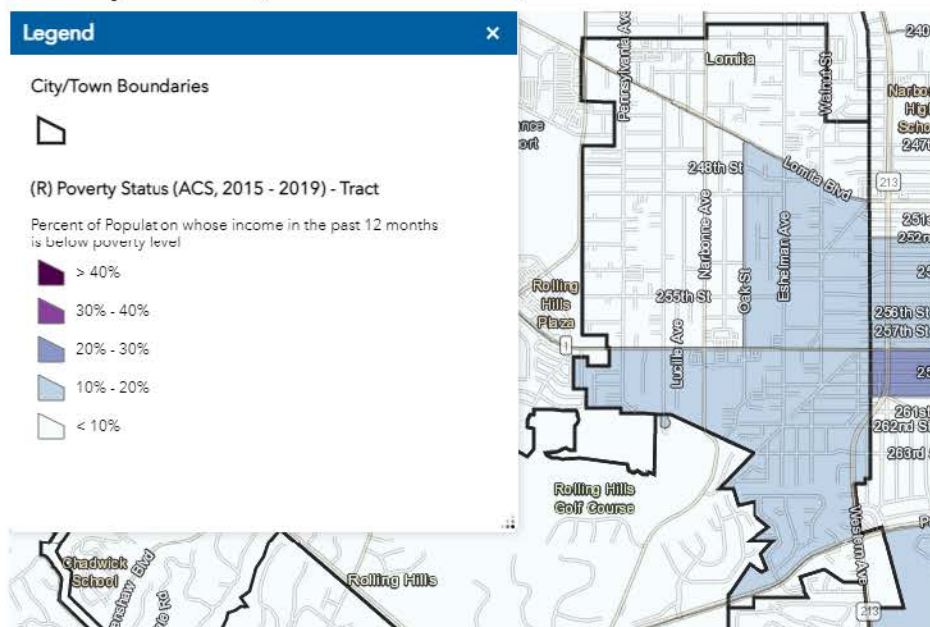


Figure 6a: Regional Poverty Status (ACS 2015-2019) – Tract

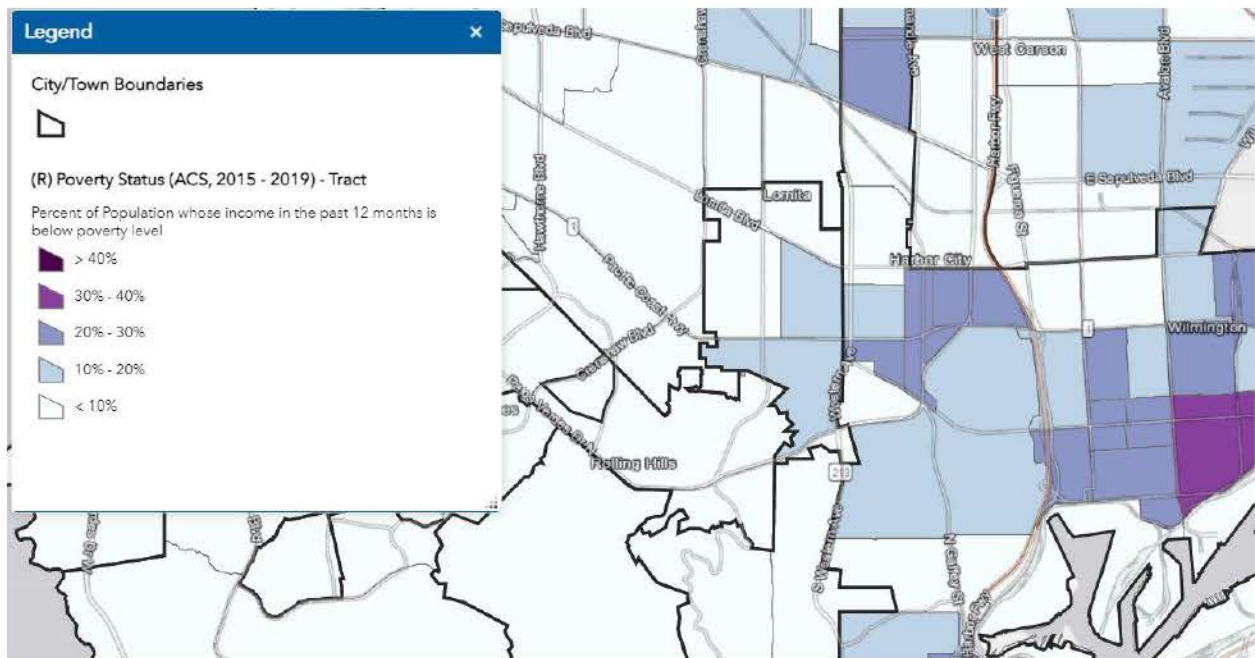


Figure 6b: Poverty Status (ACS 2010-2014) – Tract

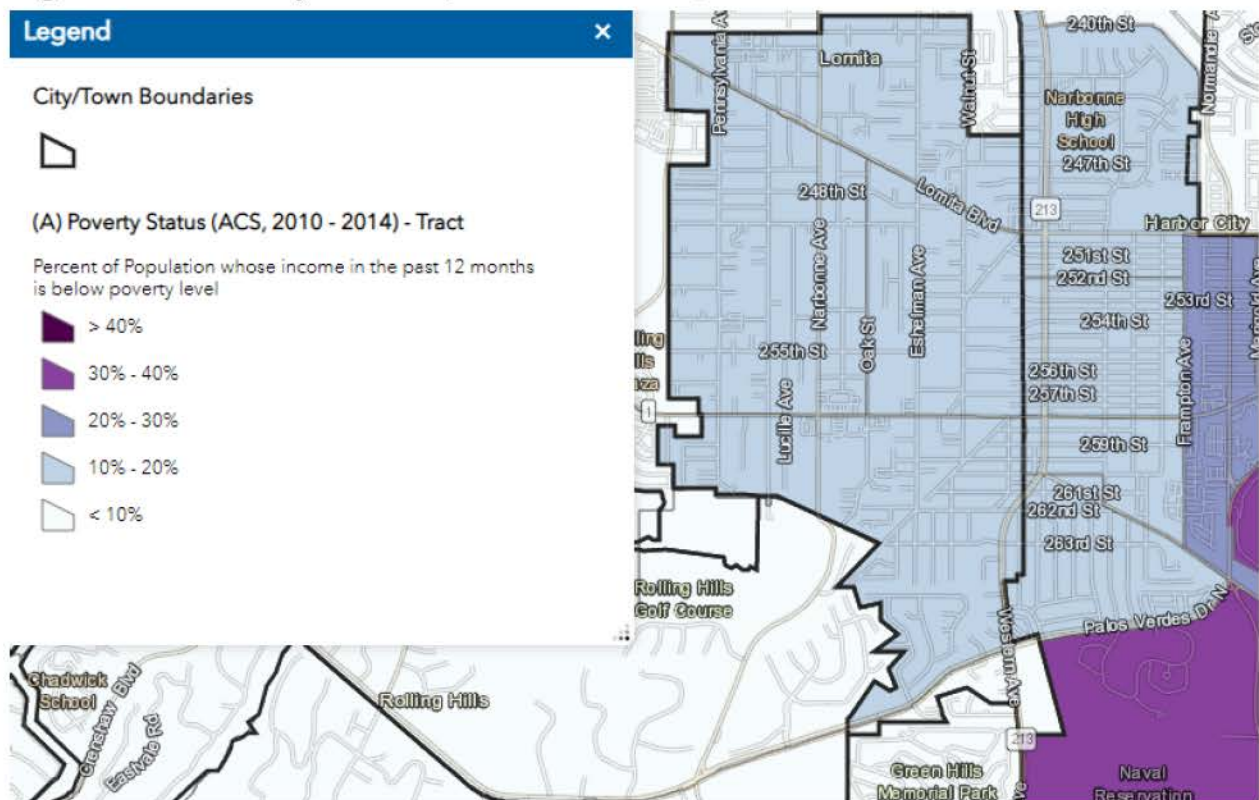


Figure 7: Median Income (ACS, 2015-2019) – Block Group

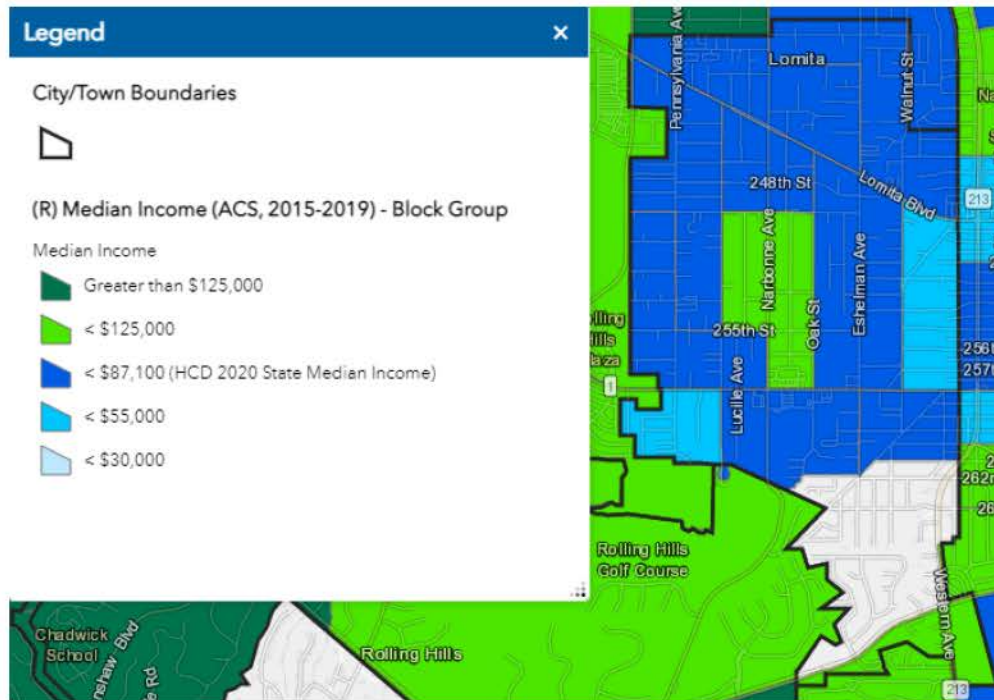


Figure 7a: Regional Median Income (ACS, 2015-2019) – Block Group

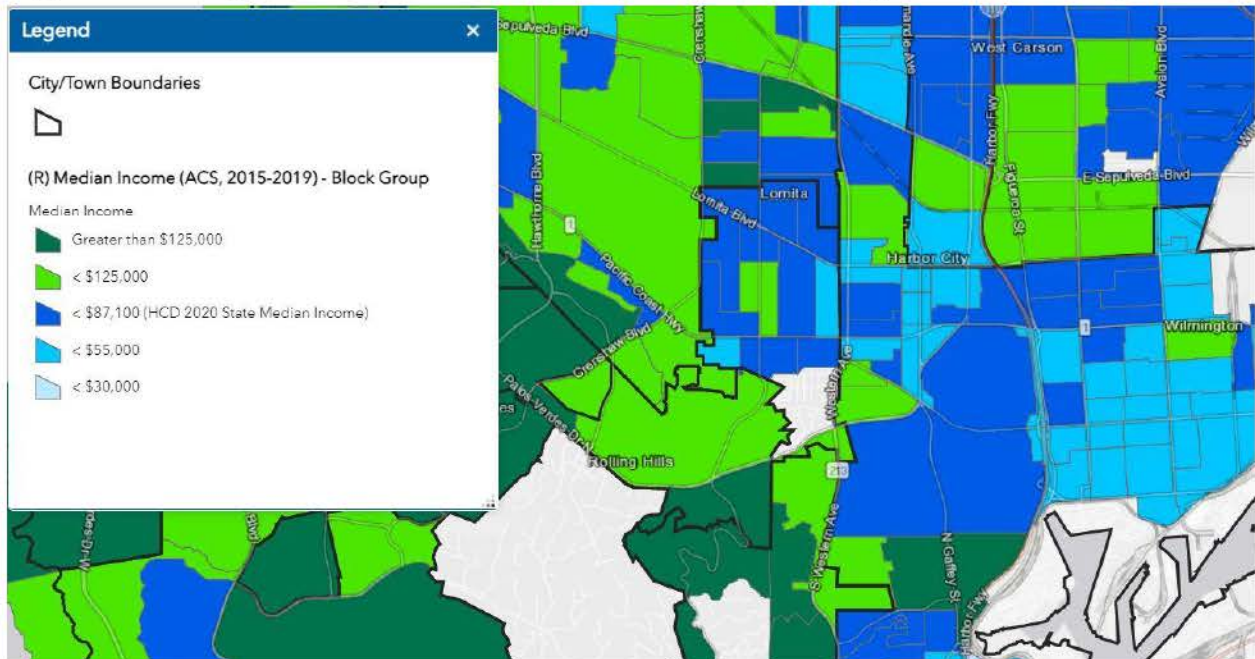
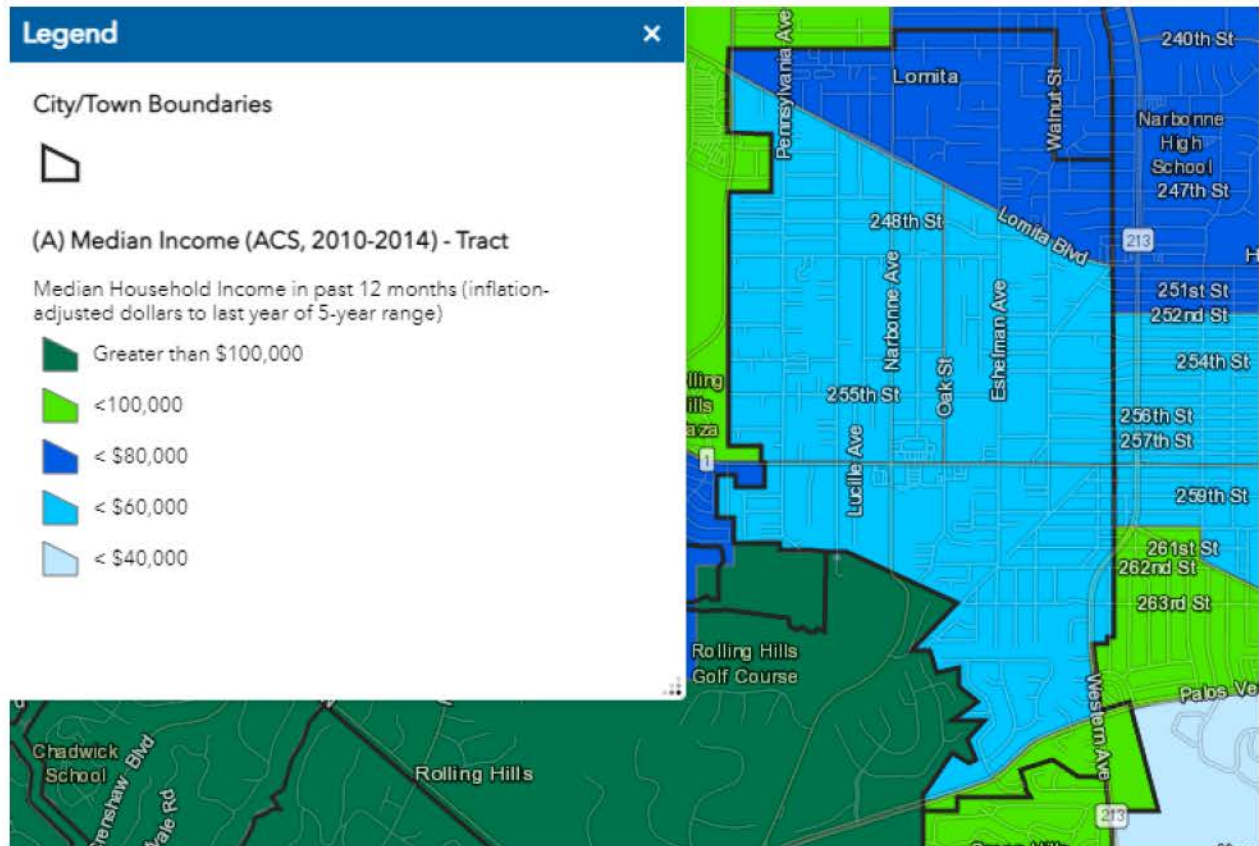


Figure 7b: Median Income (ACS, 2010-2014) – Block Group



Familial Status

Female-headed households comprise between 20 percent and 40 percent in one Census tract, as shown in **Figure 8**. Otherwise, the remaining Census tract have less than 20 percent female-headed households. Three Census tracts have 60 percent to 80 percent of children in married-couple households, with the fourth Census tract exceeding 80 percent. The entire Lomita community has between 40 percent and 60 percent of the population 18 years and older in households living with a spouse. Less than 20 percent of households over 18 years of age are living alone. When compared to neighboring communities (**Figure 8a**), Lomita is similar to the immediate context; however, farther southeast there is a much higher rate of female-headed households.

Persons with Disabilities

The incidence of disabilities is moderate in Lomita compared to many areas of Los Angeles County. As shown in **Figure 9**, the percentage of residents reporting a disability is less than 20 percent in three Census tracts in the City, with the remaining Census tract less than 10 percent. Overall, the percent of population with a disability remained constant over time in every Census tract and adjacent communities. There appears to be no distinct difference between rates of disabilities in Lomita as compared to the region (**Figure 9a**).

Figure 9: Population with a Disability

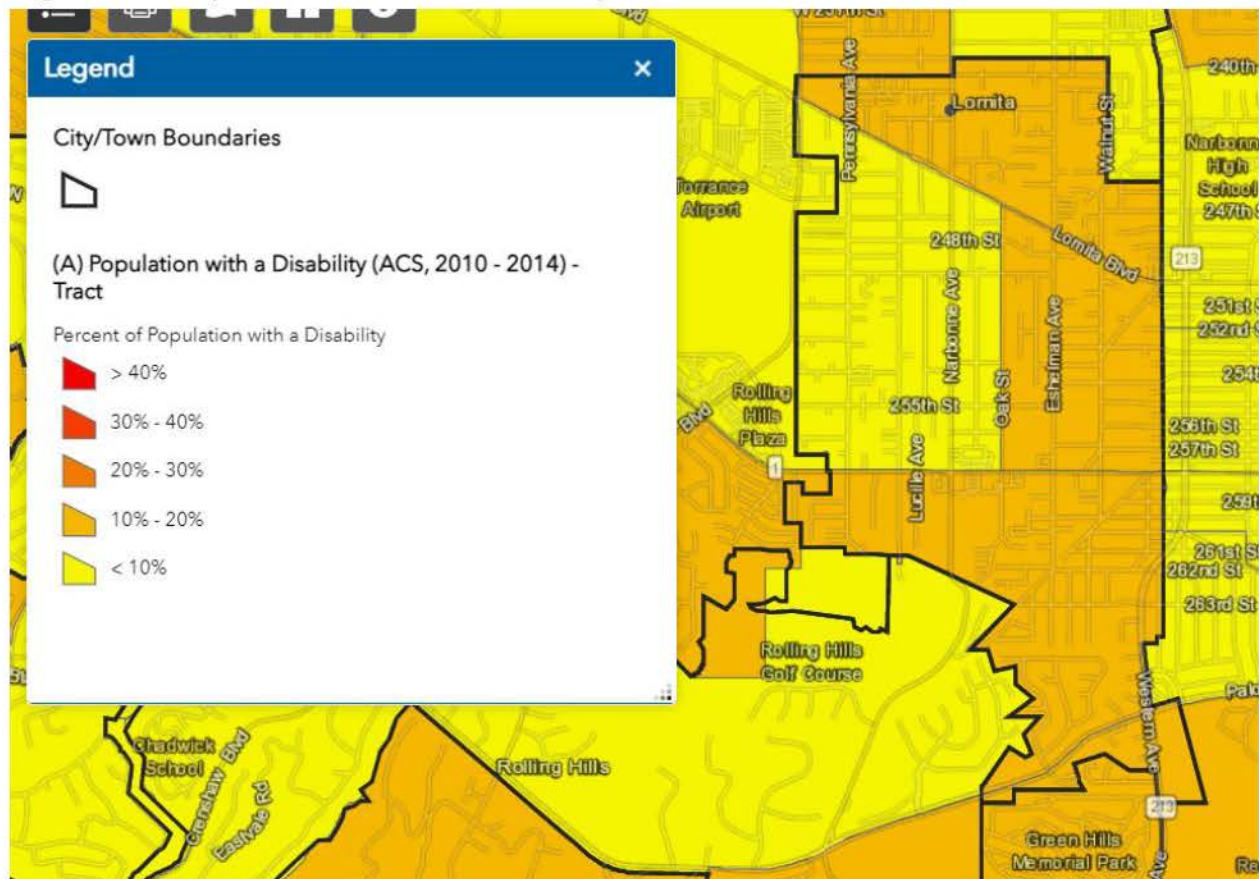
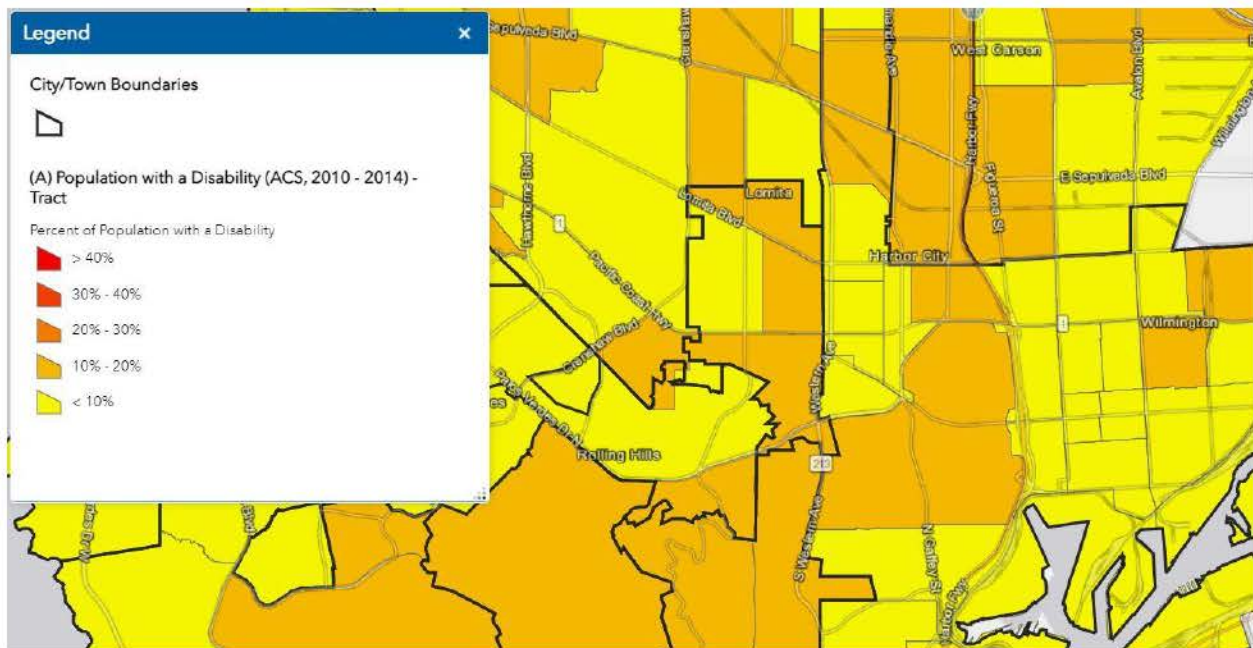


Figure 9a: Regional Population with a Disability



Findings

Given Lomita’s history as a formerly redlined community, once predominately populated by non-White residents, it retains much of the area’s racial integration today. Lomita is generally a racially integrated community. The UC Berkeley Othing and Belonging Institute publication *The Roots of Structural Racism Project* (June 2021) identified two Census tracts in Lomita as being racially integrated, and the remaining two Census tracts with low-medium segregation.

Racially and Ethnically Concentrated Areas of Poverty

An area is designated an R/ECAP if two conditions are satisfied: first, the non-White population, whether Hispanic or non-Hispanic, must account for at least 50 percent of the Census tract population. Second, the poverty rate in that Census must exceed a certain threshold. That threshold is set at either 40 percent or three times the overall poverty rate, whichever is lower. No R/ECAPs are identified in the City of Lomita, as shown in **Figure 10**. Additionally, **Figure 10a** compares this data to Lomita’s surrounding cities where R/ECAPs are located to the south.

Further, while R/ECAPs indicate high concentrations of non-White residents where a disproportionate number of residents live in poverty, areas of affluence indicate Census tracts where 80 percent of the population is White and the median household income is \$125,000 or more. As shown in Figure 4 and Figure 7b, while the City does have a small area of those

earning \$125,000 or more, the City does not have any areas where 80 percent or more of the population is White; therefore, no areas of affluence exist within Lomita.

Three Census tracts are identified as “high resource,” as shown in **Figure 11**. The southern-most Census tract is primarily identified as “moderate resource” and includes an area south of Palos Verdes Drive North as “highest resource.” There is a small area identified as “low resource” due to the presence of the Naval Defense Fuel Support facility.

To the west of Lomita, communities experience consistently high resourced areas. To the west, there is also a concentration of high-income White individuals, while to the east is a more diverse population with lower median incomes and higher poverty (**Figure 11a**).

Figure 10: R/ECAP (2009-2013)

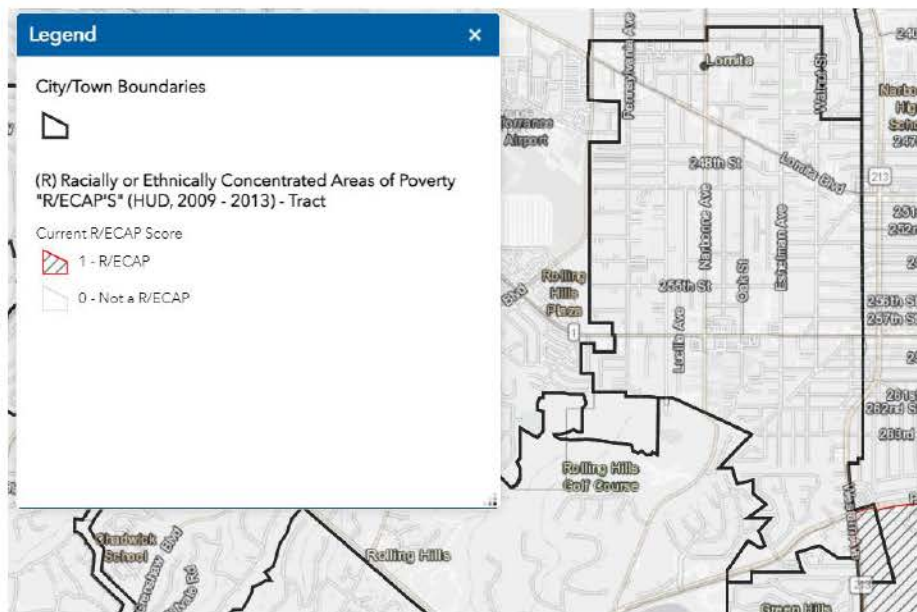


Figure 10a: Regional R/ECAP (2009-2013)

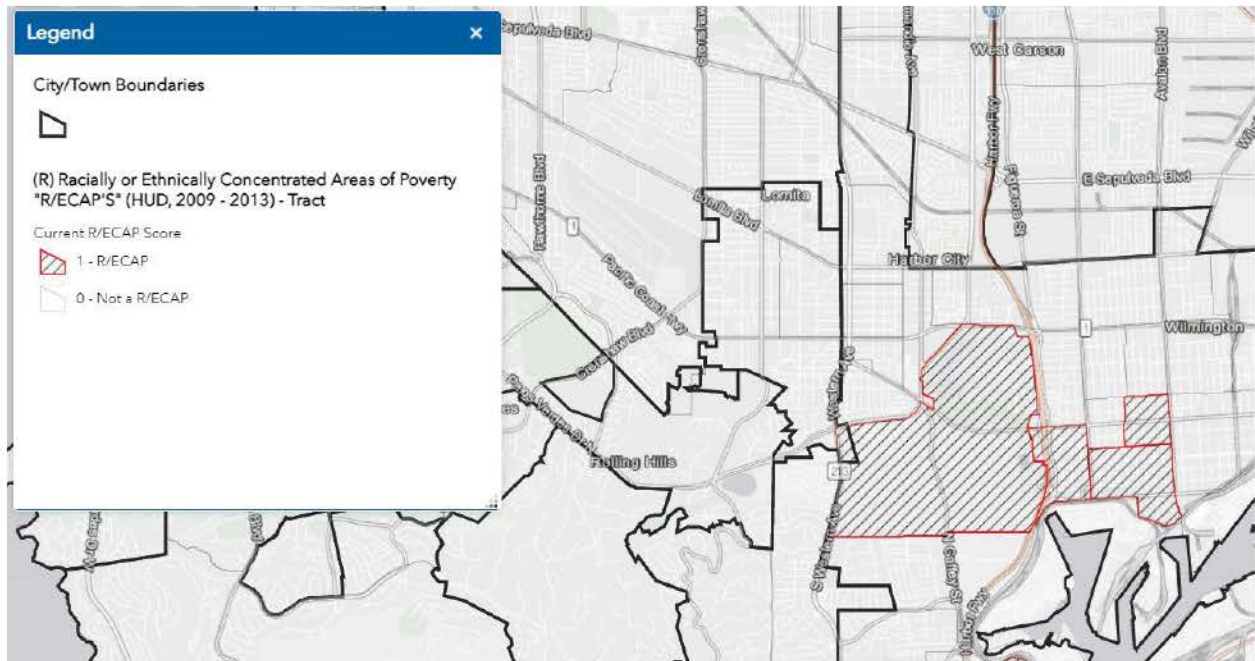


Figure 11: TCAC/HCD Opportunity Map

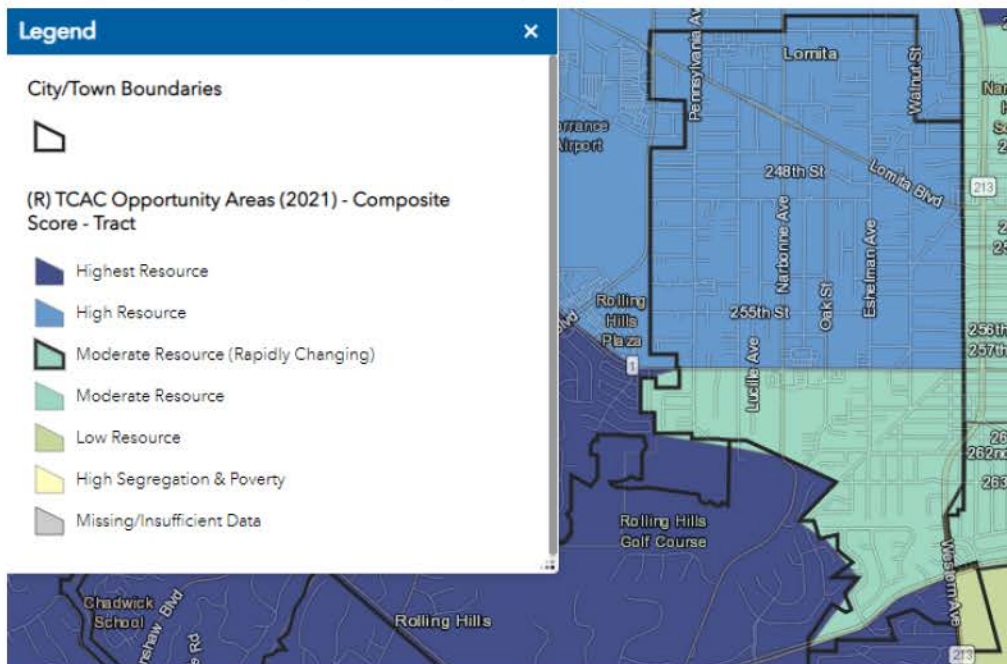
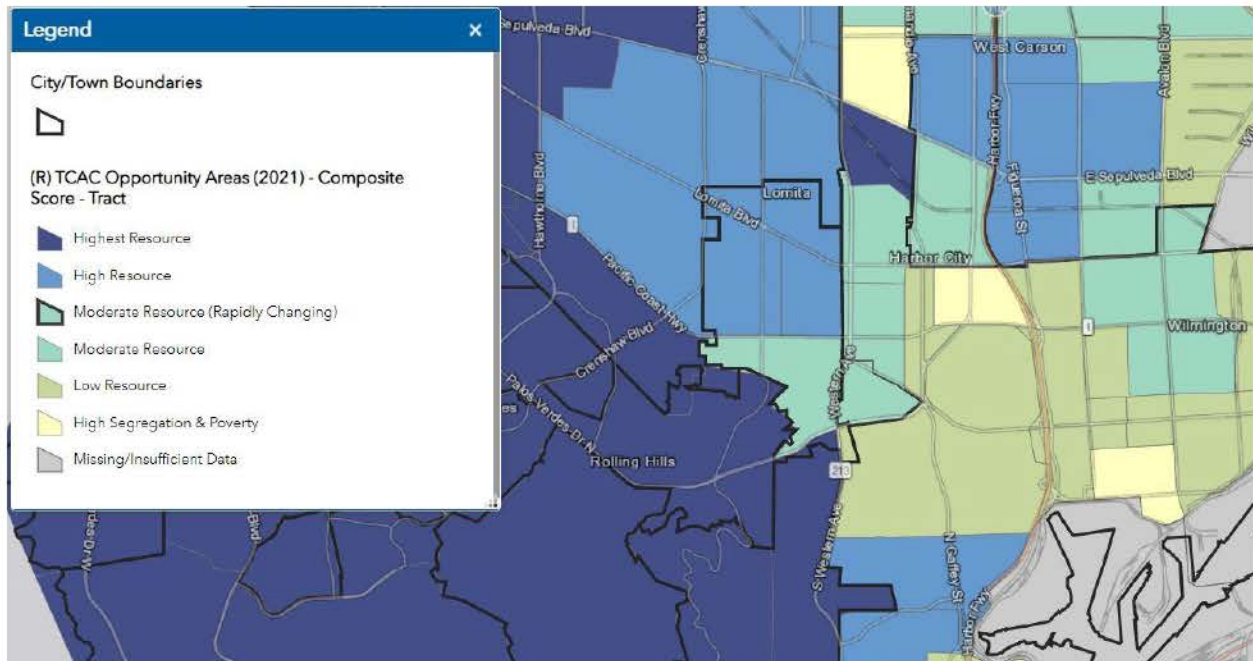


Figure 11a: Regional TCAC/HCD Opportunity Map



Findings

According to the 2020 TCAC/HCD Opportunity Area Map (Figure 11), Lomita is predominately within designated “highest resource” areas. Highest resource areas are those with very high index scores for a variety of educational, environmental, and economic indicators. Some of the indicators identified by TCAC include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. TCAC areas increase opportunities for affordable housing developers that qualify for tax credits. Nearly all of the sites identified at all income levels and all sites identified for lower-income housing in the Sites Inventory Form and detailed in Appendix E, Sites Analysis, are in Lomita’s high-resource areas, further increasing the likelihood that affordable housing can realistically be developed within the planning period.

The City does not have any R/ECAPs or areas of affluence, as aforementioned. When compared to the surrounding area, there are R/ECAPs located southeast of Lomita. Past policies, practices, and investments that have led to the establishment of R/ECAPs in the southeastern portions may be attributed to historical underinvestment before the cities in the southern portions of Los Angeles were incorporated. The City of Lomita “began” as a residential tract (Lomita Subdivision) in the early 1900s, and became oil drilling land and agricultural lands in the 1920s. The Lomita Subdivision covered 7 square miles in 1907, and further development was spurred. Lomita became a center for agriculture and oil extraction

activities in the South Bay area. By 1935, the developed areas of Lomita were redlined, leaving residents with little access to home loans.

The LA Conservancy notes that even though the 1930s continued to be a relatively prosperous time in Los Angeles due to a booming entertainment industry, the Great Depression took its toll on a large percentage of Los Angeles' population. Architecture critic Esther McCoy wrote that during the Depression, "30 percent of all dwellings in Los Angeles had no inside toilet, 50 percent had no bathtub, and 20 percent were unfit for human habitation." To combat the high rates of substandard habitation, public housing developments were developed throughout Los Angeles County. Occupying a hilly site in Lomita near the Palos Verdes peninsula, Harbor Hills opened in 1941. Harbor Hills was developed by the HACoLA and still offers more than 300 affordable units on a 27-acre site in Lomita.

The City of Lomita incorporated in 1964, at which point, the City was mostly built out with scattered vacant parcels. The push for incorporation was primarily a result of wanting to keep a small-town atmosphere, which is reflective of Lomita today, demonstrating that the patterns over time as it relates to policies and community outlook continue today. The community is known for the generations of families that call Lomita home. Local businesses, schools, religious organizations, and other institutions have thrived due to a supportive and stable community and government. Lomita is gradually seeing development that is changing some of the long-standing characteristics of the built environment, but the sense of community character remains unchanged.

Disparities in Access to Opportunity

Lower-income households and racially segregated communities are disproportionately impacted by a combination of locational factors such as proximity to landfills, areas prone to flooding, freeways, industrial areas, and other toxins and pollutants.

The location of affordable housing in areas proximate to resources provides lower-income residents with increased access to opportunities, such as increased education through quality schools, employment options, transportation options, low poverty exposure, and environmentally healthy neighborhoods. Research indicates that among various economic and social factors, being in proximity to certain amenities can encourage positive critical life outcomes. Areas that offer lower-income households the best chance at economic advancement, high educational attainment, and good physical and mental health are ideal for affordable housing development.

Education

Lomita's education domain score represents the range of education outcomes. When compared to surrounding coastal communities, Lomita's score is lower but higher when compared to communities to the east. Lomita's score ranges from 0.25 to 0.75, representing a range of moderate education outcomes, as shown in **Figure 12**. When comparing the

education domain score to Figure 4, White Majority Tracts, it appears the populations with fewer White individuals, in the southeast of the city, experience lower educational domain scores. And the area shown to have a median income of \$125,000 or more in Figure 7 has higher educational outcomes. Communities to the west of Lomita experience greater scores, while the communities to the east experience lower scores (Figure 12a).

Figure 12: Education Domain Score

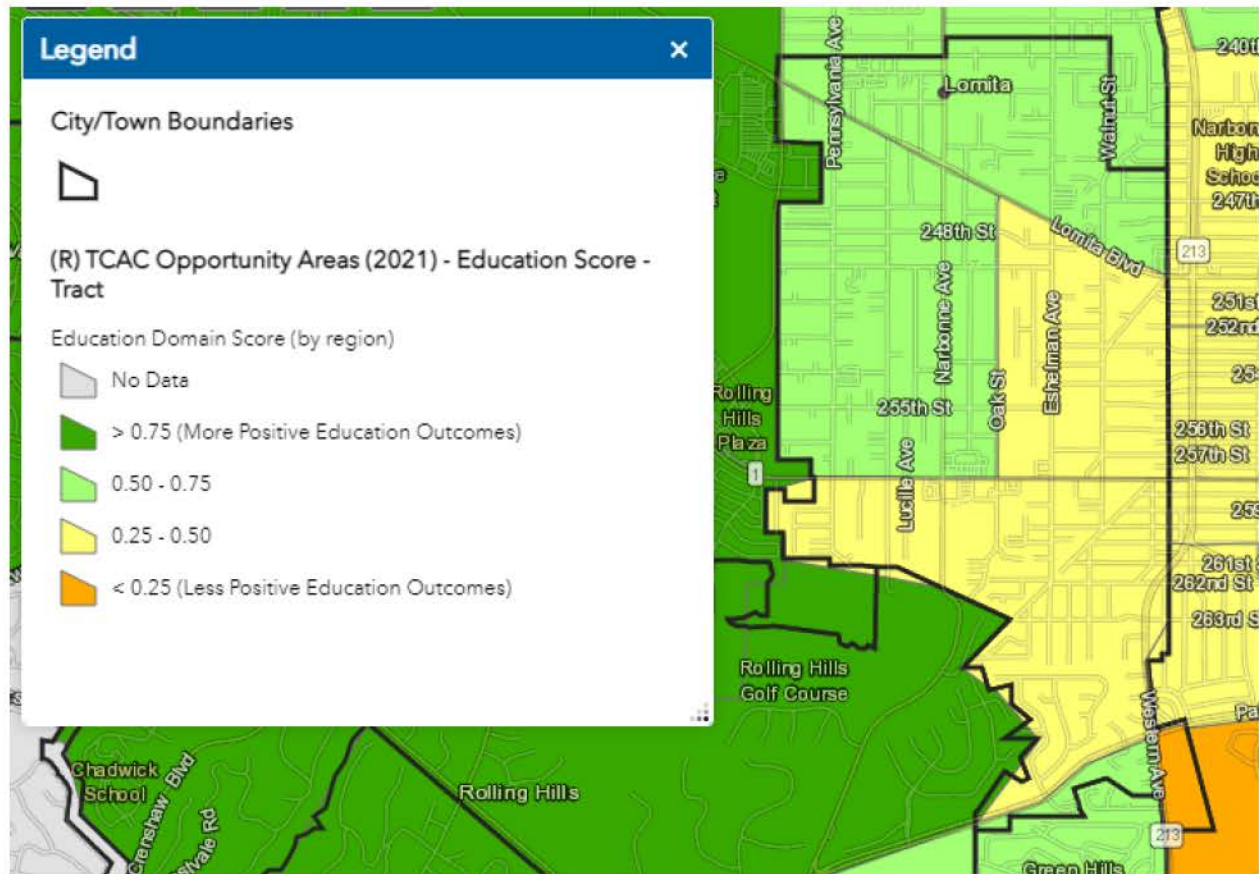
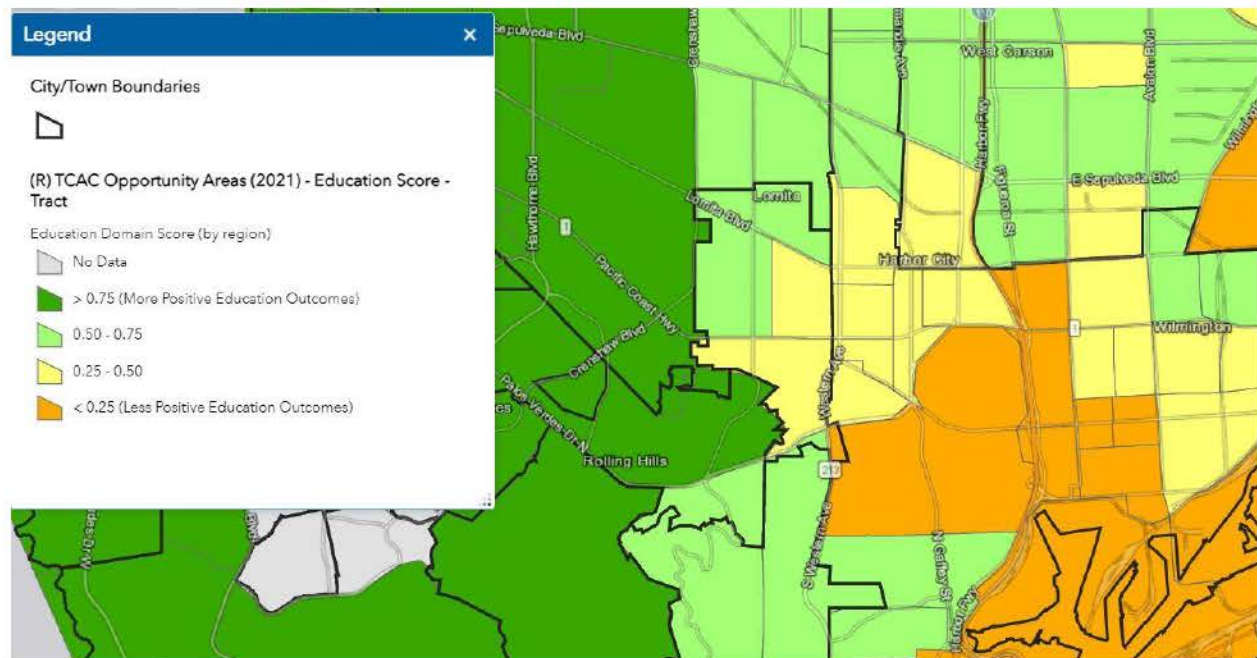


Figure 12a: Regional Education Domain Score



Employment

Lomita’s economic domain score represents the range of economic opportunities in the area. When compared to surrounding coastal communities, Lomita’s score is lower, but higher when compared to communities to the east. Lomita’s score ranges from 0.50 and up, which shows a relatively positive economic outcome, as shown in **Figures 13 and 13a**. Further, **Figure 14** show that those in the northern and western portions of the City have the greatest access to employment based on proximity, ranging from 40 to 80 in the highest block groups and as low as 20 to 40 in the southern and eastern areas of the community. Further, the southernmost portion of Lomita’s has the farthest proximity. The sites identified in the Housing Element Sites Inventory are located in those areas with highest proximity to employment opportunities and public transit, to give those without a vehicle better access to employment. When comparing the jobs proximity index to Figure 4, White Majority Tracts, populations with fewer white individuals, in the southeast of the City, experience lower proximity to jobs. And the area shown to have a median income of \$125,000 or more in Figure 7 has moderate proximity to employment.

Similar to poverty rates and median income, the cities west of Lomita enjoy high economic scores while cities to the east experience lower domain scores. However, cities to the east, west, and south experience low proximity to employment scores while the communities to the north experience higher index scores (**Figure 14a**).

Figure 13: Economic Domain Score

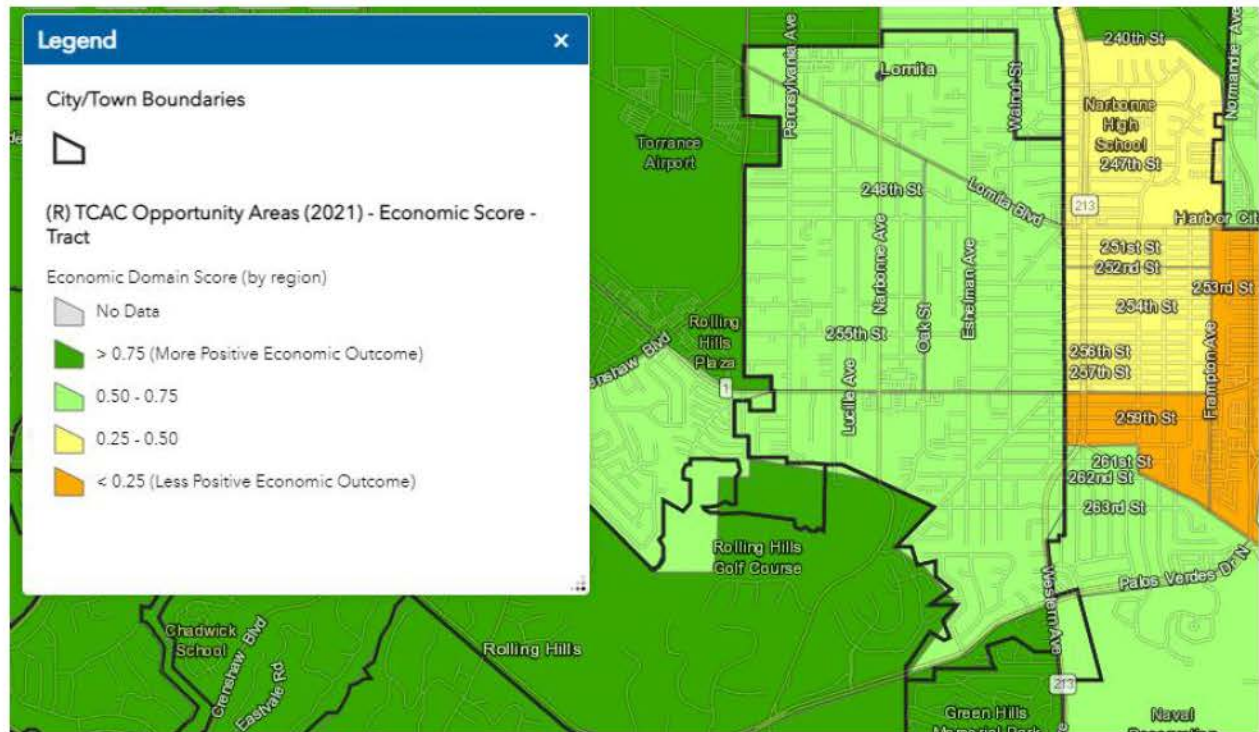


Figure 13a: Regional Economic Domain Score

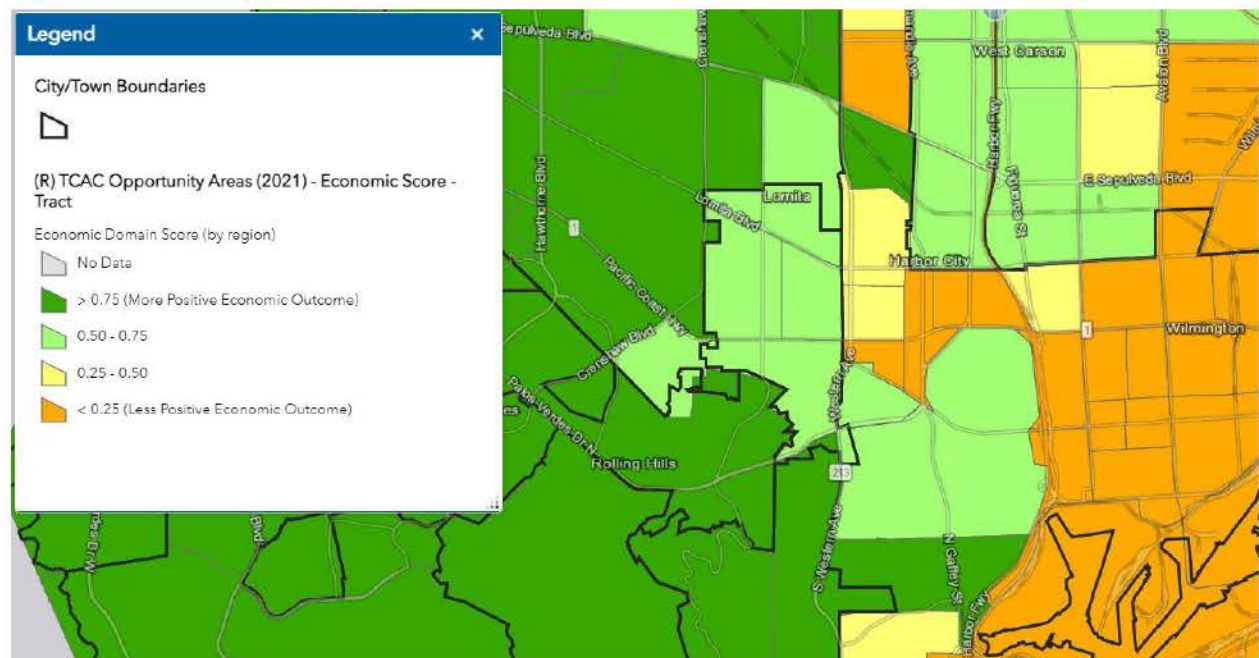


Figure 14: Jobs Proximity Index

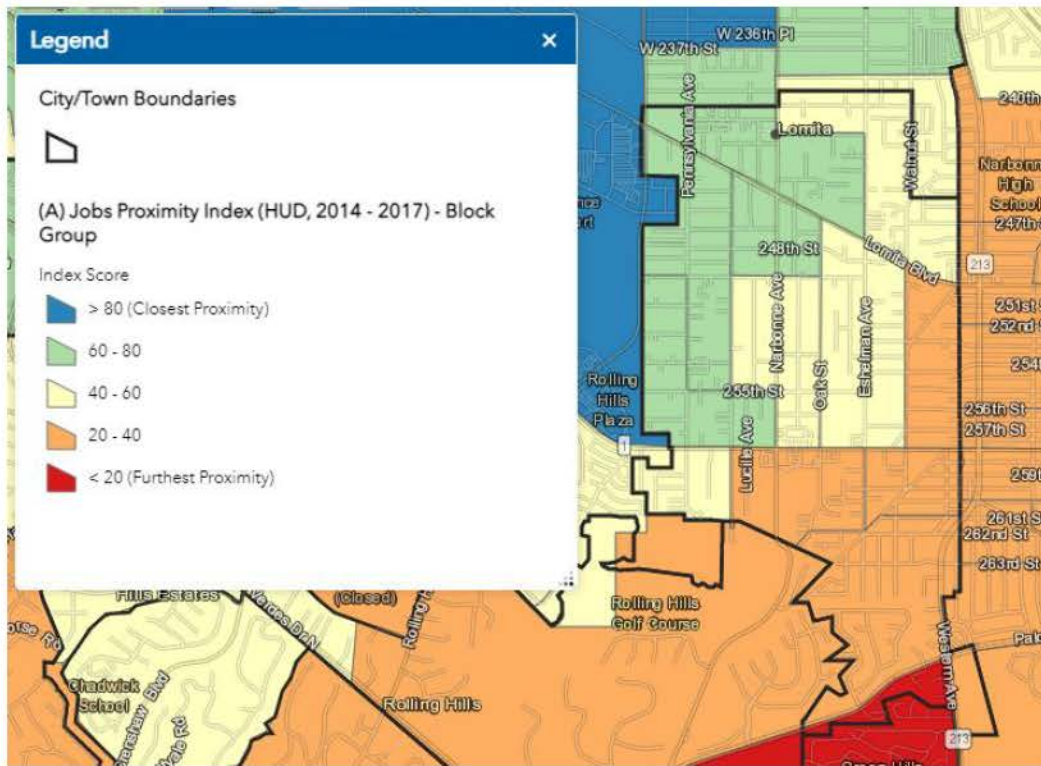
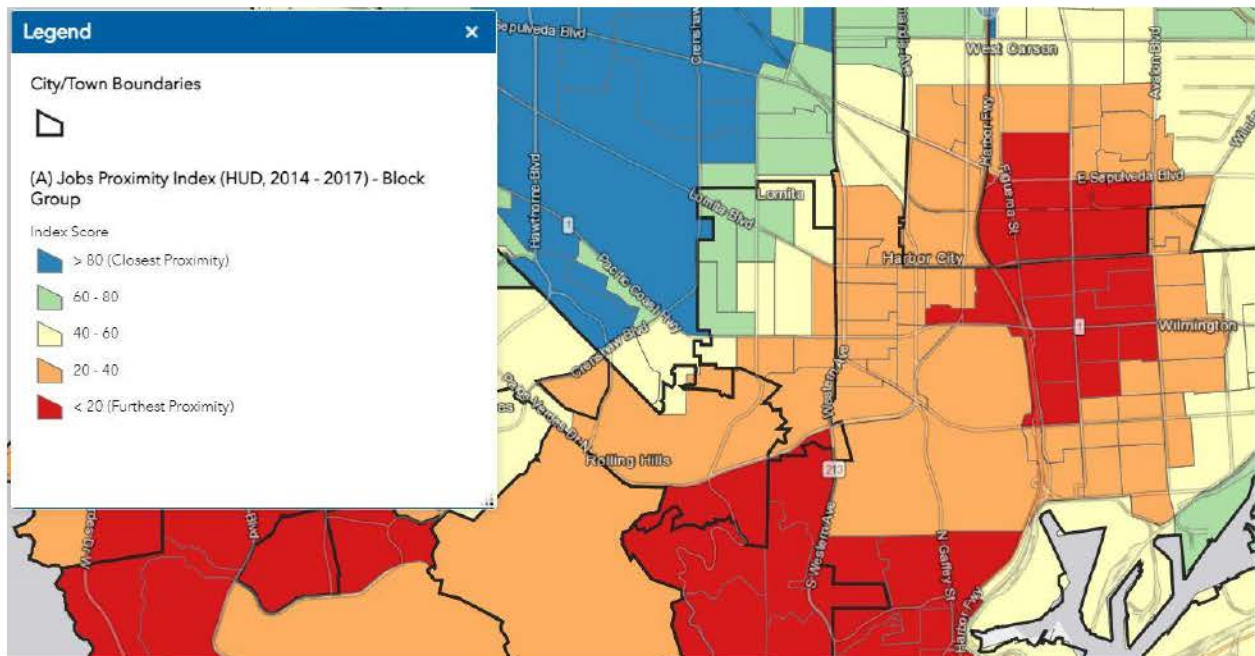


Figure 14a: Regional Jobs Proximity Index

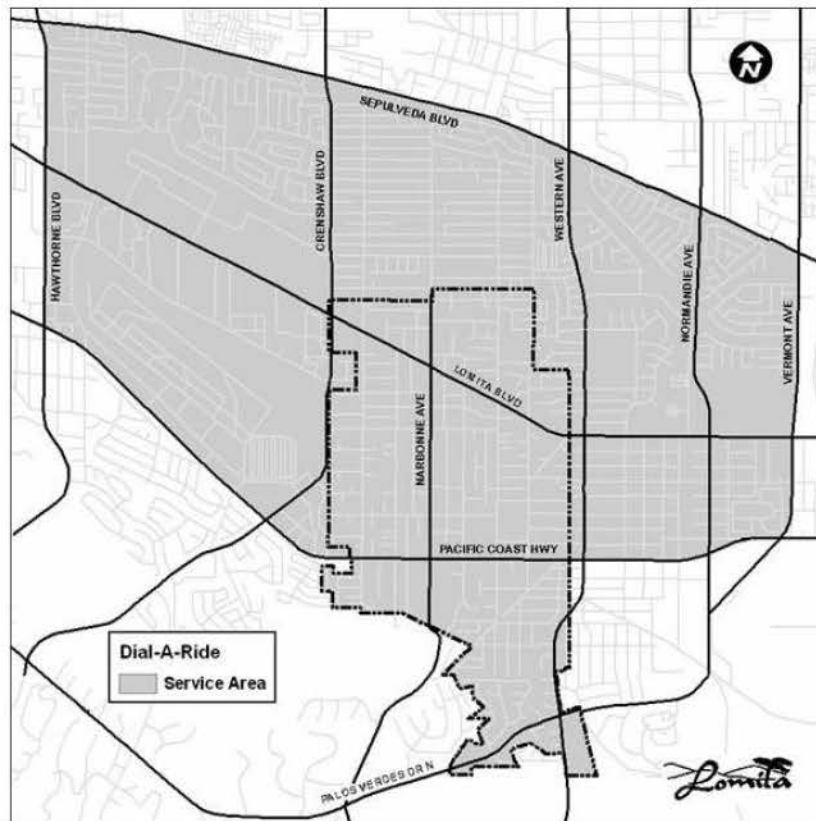


Transportation

Lomita is served by local bus lines that run along Pacific Coast Highway, Crenshaw Boulevard, Lomita Boulevard, and Narbonne Avenue. All sites identified in the Housing Element Sites Inventory as accommodating the lower-income housing need are identified along these bus routes to increase mobility opportunities, especially for lower- and extremely low-income households.

Additionally, the City sponsors a taxicab program for older adults and residents of Lomita with a disability. Service is provided on a round-the-clock basis to and from any point within the service area and the six satellite points. Residents 65 years of age and older or persons with a disability of any age are eligible. The service area covers all of Lomita and extends outside of the City's limits, and is limited to trips originating and terminating in the area between Hawthorne Boulevard and Vermont Avenue, between Sepulveda Boulevard and Pacific Coast Highway, and where the City boundary crosses over Pacific Coast Highway. Figure 15 shows the service area for this program.

Figure 15: Dial-A-Ride



Healthy Environment

Lomita's environmental domain score represents more positive environmental outcomes throughout the City. Figure 16 shows that Lomita ranks between 0.75 and 1.0. This score is

consistent throughout the Census tracts and there is little disparity across the City. The communities to the west of Lomita enjoy higher environmental scores, while the cities to the east experience lower scores (Figure 16a).

Figure 16: Environmental Domain Score

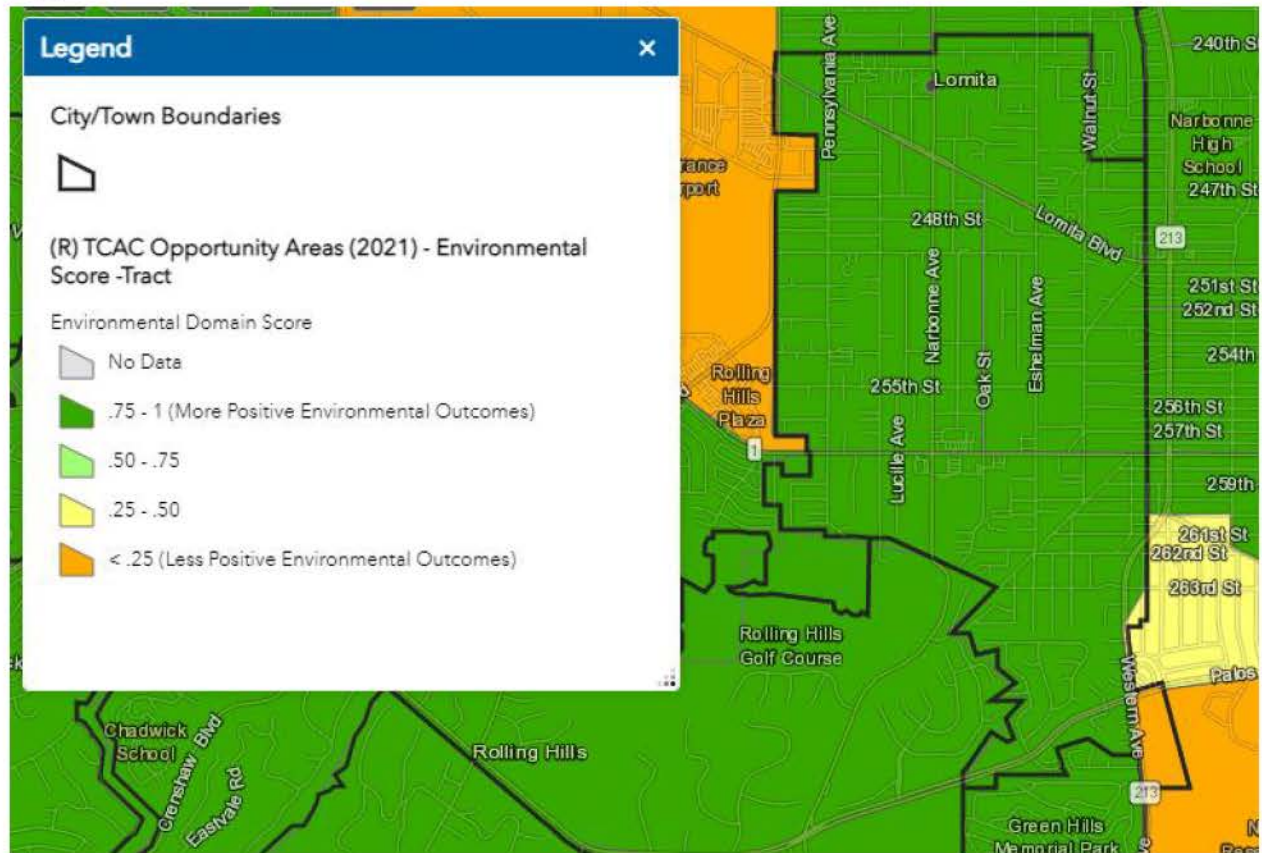
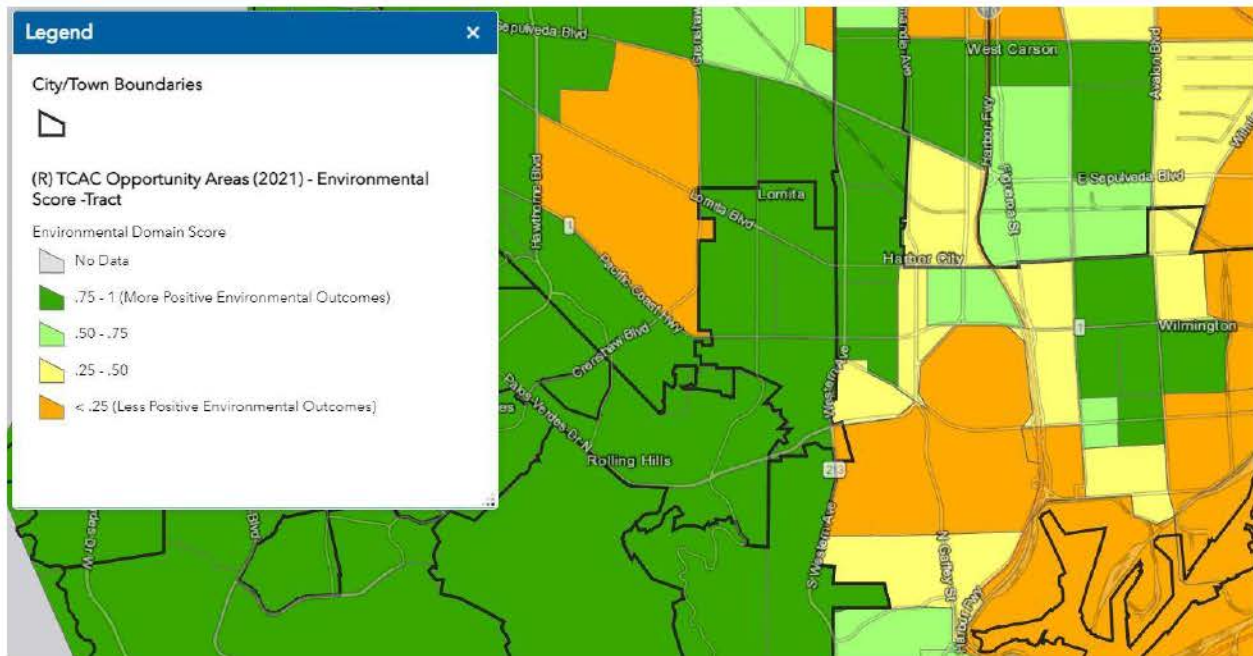


Figure 16a: Regional Environmental Domain Score



Disparities in Access to Opportunity for Persons with Disabilities

As discussed previously, the percentage of residents reporting a disability in Lomita is less than 20 percent in three Census tracts in the City, with the remaining Census tract less than 10 percent. Further in 2019, 27 percent of those with a disability in Lomita were made up of adults age 65 years and older. As the population ages, mobility among older adults can become increasingly limited. The Sites Inventory of the Housing Element identifies capacity along the City's mixed-use corridors, increasing opportunities for future residents to access public transit and to reach needed services without reliance on automobiles. **Program 19** of the Housing Element aims to increase opportunities for accessibility in housing for those with a disability.

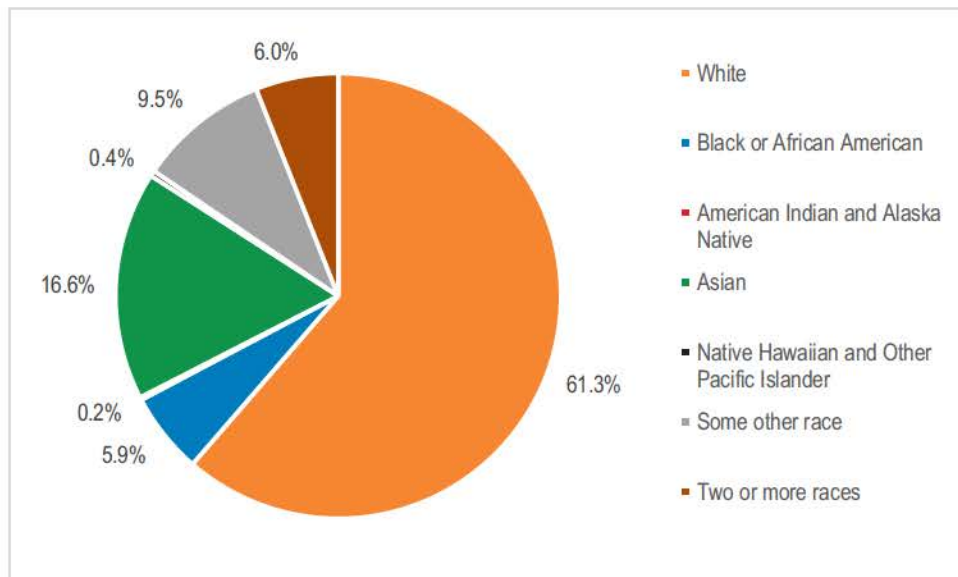
Findings

As shown in this section, Lomita has moderate to high access to opportunity throughout the City. Therefore, there is a weak relationship between disparities in access to opportunities and population subgroups. Those sites identified in the Housing Element Sites Inventory have been identified in those areas with close proximity to employment, education, services, and other resources to capitalize on the existing mixed-use corridors and the opportunities offered by the area. The mixed-use areas of the City offer increased opportunities for mobility via walking and bicycling for those who wish to take advantage of the central location near all needed amenities and resources Lomita has to offer. Further the mixed-use areas provide access for those who rely on public transit and for those who rely on an automobile.

Disproportionate Housing Needs, Including Displacement

Homeownership is the largest asset of most households in the U.S. and, for many households, provides an opportunity to build wealth. Over generations, many households have used wealth gained through homeownership to send their children to college or invest in other opportunities, creating access to more wealth. One of the most prevalent consequences of residential segregation is the intergenerational inaccessibility of homeownership. In 2019, approximately 47 percent of Lomita’s occupied housing stock was owner-occupied and approximately 53 percent was renter-occupied. Additionally, approximately 25 percent of homeowners in Lomita are of Hispanic origin, who may be of any race or multiple races. While White households make up approximately 57 percent of the population, they make up nearly 71 percent of total owner-occupied housing units. **Figure 17** below shows the race of homeowners in Lomita.

Figure 17: Race/Ethnicity of Homeowners



Cost Burden

According to the Federal government, rental housing is considered “affordable” if the people living there pay no more than 30 percent of their income for rent or mortgage. The renter cost burden in the City can be seen in **Figure 18**, with 20 to 80 percent of the population within the given Census tract who are cost burdened. **Figure 19** shows that homeowners in Lomita are less cost burdened by their housing costs, representing 20 to 60 percent of the population.

In 2019, approximately 51 percent of rental households in Lomita spend more than 30 percent of their income on housing, while approximately 37 percent of homeowner households with a mortgage spend more than 30 percent of their income on housing; 33 percent of all homeowner households do not have a mortgage. As rents continue to rise,

outpacing median income, more rental households will continue to be burdened by housing costs, leaving homeownership further out of reach for many. Renter and owner cost burden is extremely prevalent throughout the region (Figures 18a and 19a).

Figure 18: Renter Cost Burden

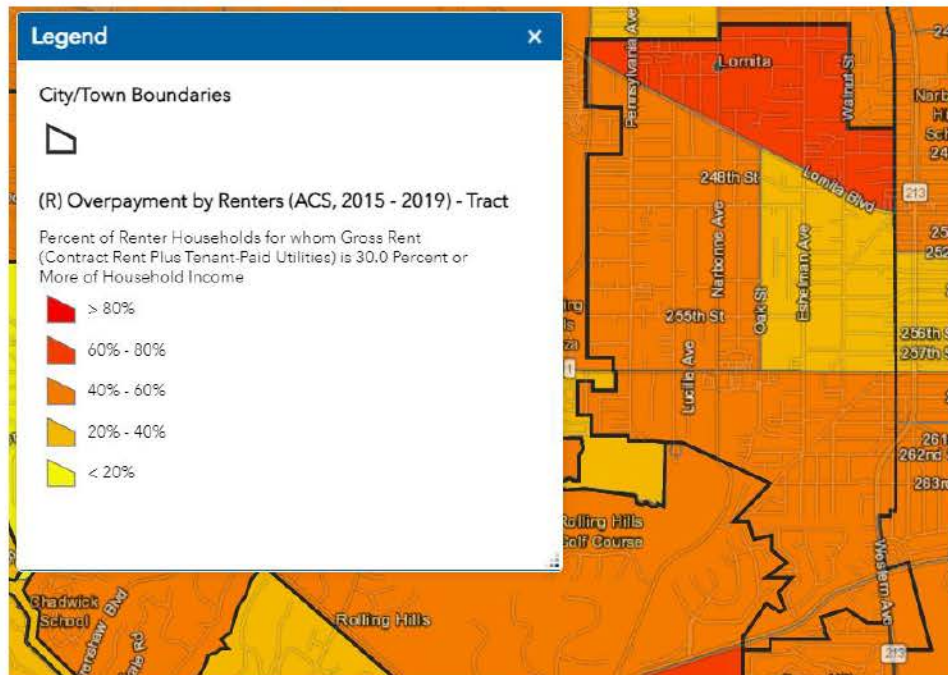


Figure 18a: Regional Renter Cost Burden

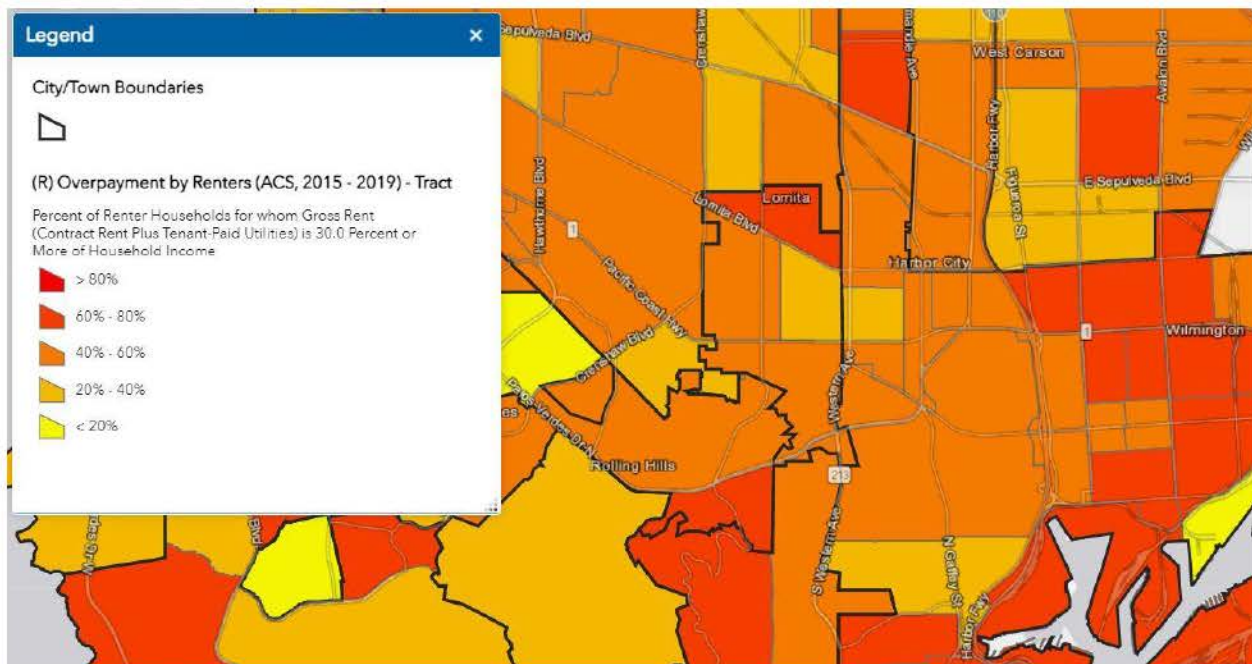


Figure 19: Homeowner Cost Burden

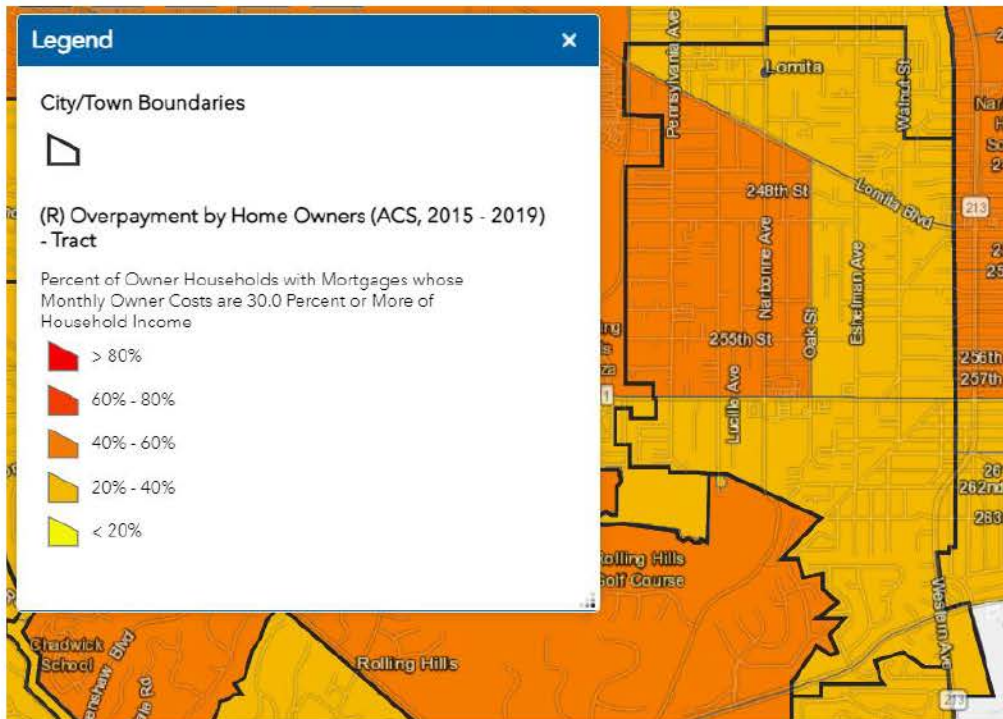
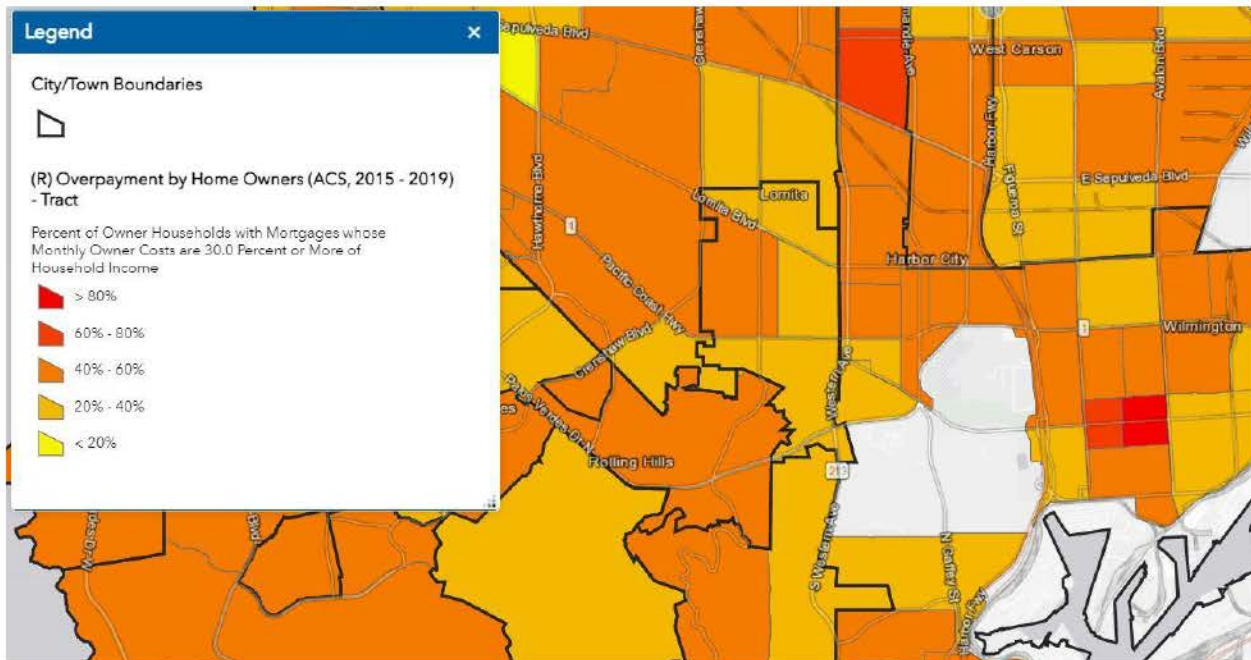


Figure 19a: Regional Homeowner Cost Burden



Overcrowding

Overcrowding is defined by the U.S. Census Bureau as a housing unit occupied by more than one person per room. A severely overcrowded household is defined as one with more than 1.5 persons per room. As shown in **Figure 20**, those overcrowded households in Lomita are located in the eastern middle portion of the City, ranging from 12 to 15 percent; the rest of the City is less than the statewide average of 8.2 percent. Further, as shown in **Figure 21**, all of Lomita falls in the lowest category at or below 5 percent. To the east of the City of Lomita, neighboring cities experience far greater levels of overcrowding and severe overcrowding (**Figures 20a and 21a**).

Lower rates of overcrowding may lead to more positive health outcomes. For example, studies have shown that there is a strong correlation between crowded households and the probability of COVID-19 infection.¹ In particular, crowded households provide less opportunities for a person infected with COVID-19 to isolate themselves from the rest of the household.² When comparing the overcrowded households tract map to Figure 4, White Majority Tracts, it appears the populations with fewer White individuals, in the southeast of the City, experience higher rates of overcrowding.

¹ Columbia University Irving Medical Center. 2020. "Crowded Homes, Poor Neighborhoods Linked to COVID-19." June 18, 2020. <https://www.cuimc.columbia.edu/news/crowded-homes-poor-neighborhoods-linked-covid-19>.

² Botts, J, and L. Bénichou. 2020. "The neighborhoods where COVID collides with overcrowded homes." CalMatters. June 12, 2020, Updated June 26, 2020. <https://calmatters.org/projects/california-coronavirus-overcrowded-neighborhoods-homes/>.

Figure 20: Overcrowded Households

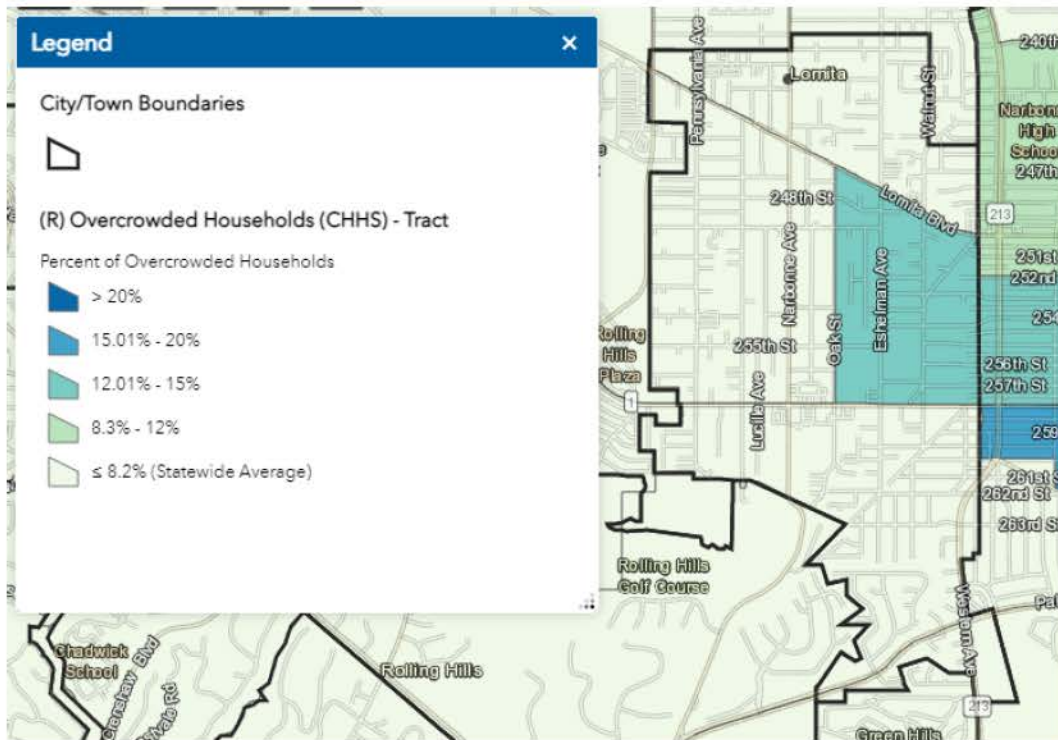


Figure 20a: Overcrowded Households in the Region

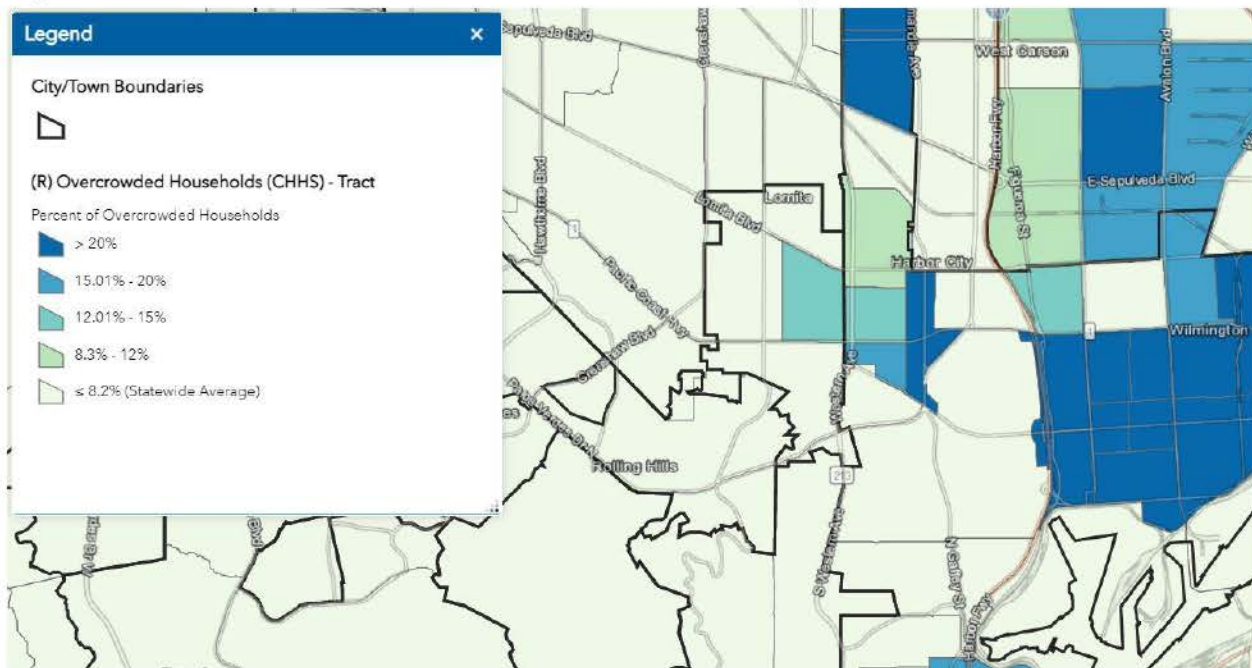


Figure 21: Severely Overcrowded Households

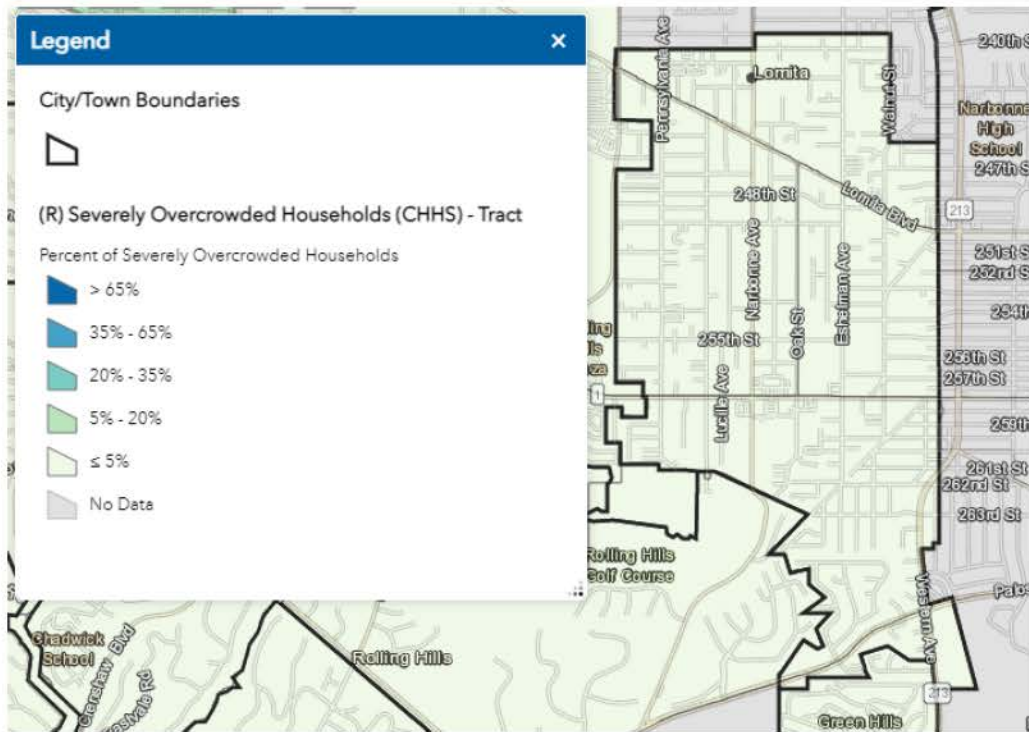
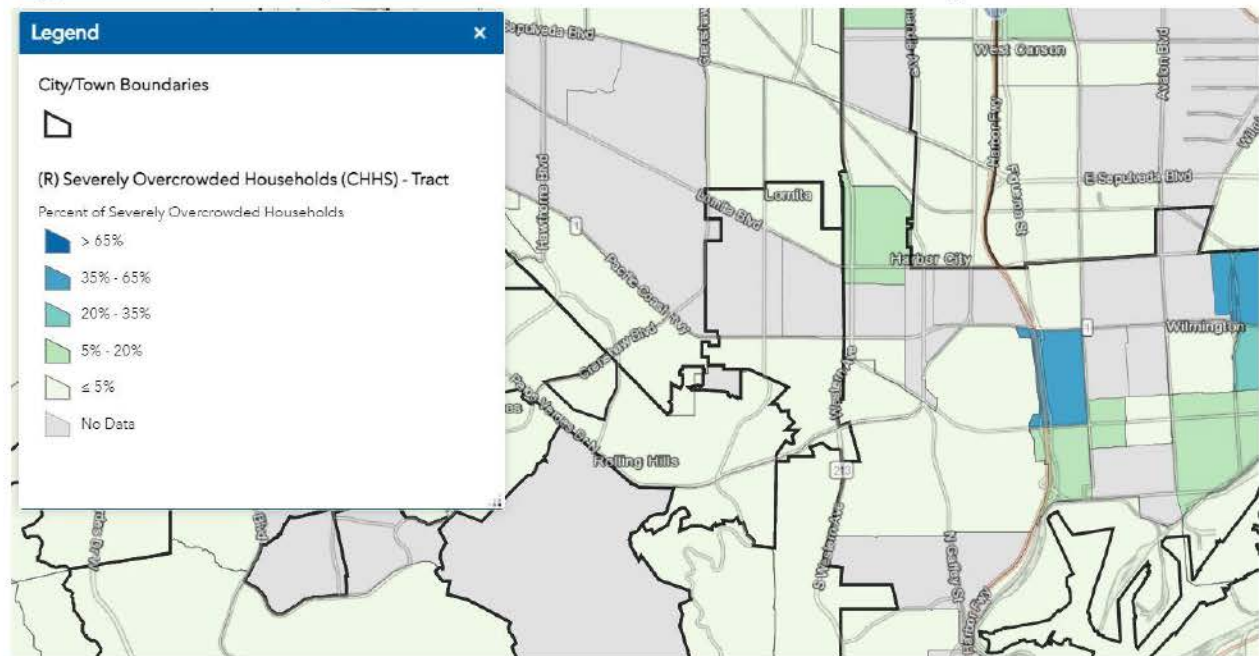


Figure 21a: Severely Overcrowded Households in the Region



Substandard Housing

Table 1, Households with Any of Four Housing Problems, shows the percentage of households in Lomita experiencing any one of four housing problems (lack of complete kitchen facilities, lack of complete plumbing facilities, more than one person per room, and monthly housing costs exceeding 30 percent of monthly income) by Census tract. Further, Table 1 provides a breakdown of the households with housing problems by race or ethnicity. Generally, minority households are also more likely to experience higher rent burdens, poor housing conditions, and an increased risk of displacement and/or homelessness. White, non-Hispanic households across the region and in each jurisdiction are the least likely to experience housing problems, while Black and Hispanic households experience housing problems at the highest rates (e.g., cost burden, overcrowding). However, as shown in Table 1, the percentage of households with any of the four problems does not vary greatly in different parts of the City. Similarly, race and ethnicity are generally consistent in their distribution throughout the City. It is noted that Census Tract 67001 has the lowest Black, non-Hispanic population and Native American, non-Hispanic population, and has the fewest housing problems. **Figures 22 and 22a** show the percentages across the City and region. Lomita falls in the 20 to 40 percent range. Only to the west are there households with fewer than four of the housing problems outlined above.

Table 1. Households with Any of Four Housing Problems

Census Tract Code	Percentage of Households with Housing Problems	Households with Housing Problems by Race/Ethnicity				
		White, Non-Hispanic	Black, Non-Hispanic	Native America, Non-Hispanic	Asian/Pacific Islander, Non-Hispanic	Hispanic
670001	39.22%	46.72%	1.81%	0.21%	15.37%	31.74%
670003	47.1%	47.84%	2.7%	0.5%	13.01%	32.07%
670002	43.92%	38.74%	4.05%	0.3%	14.85%	37.74%
670100	45.94%	41.67%	6.63%	0.42%	16.1%	31.24%

Source: HUD AFFH Mapping Tool 2020. <https://egis.hud.gov/affht/>.

Figure 22: Percent of Households with Any of Four Housing Problems

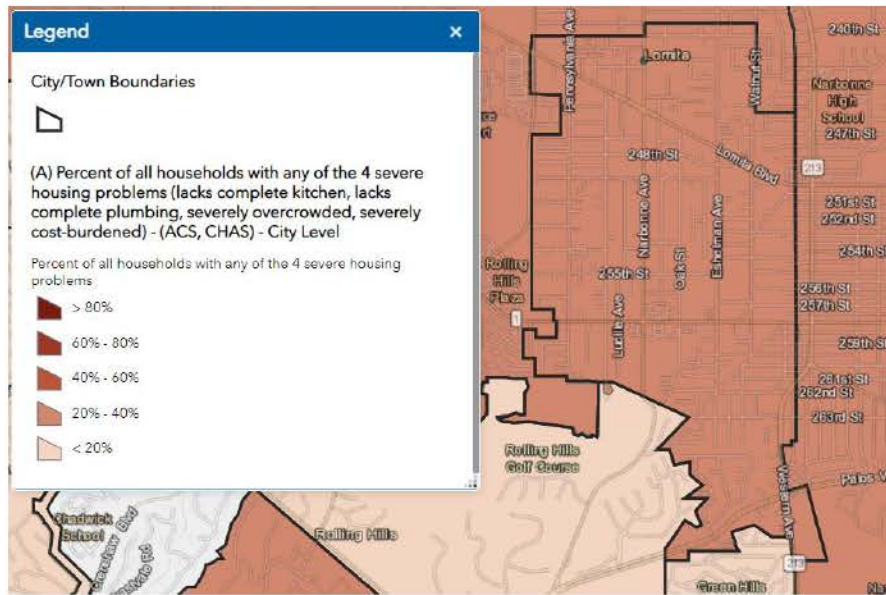
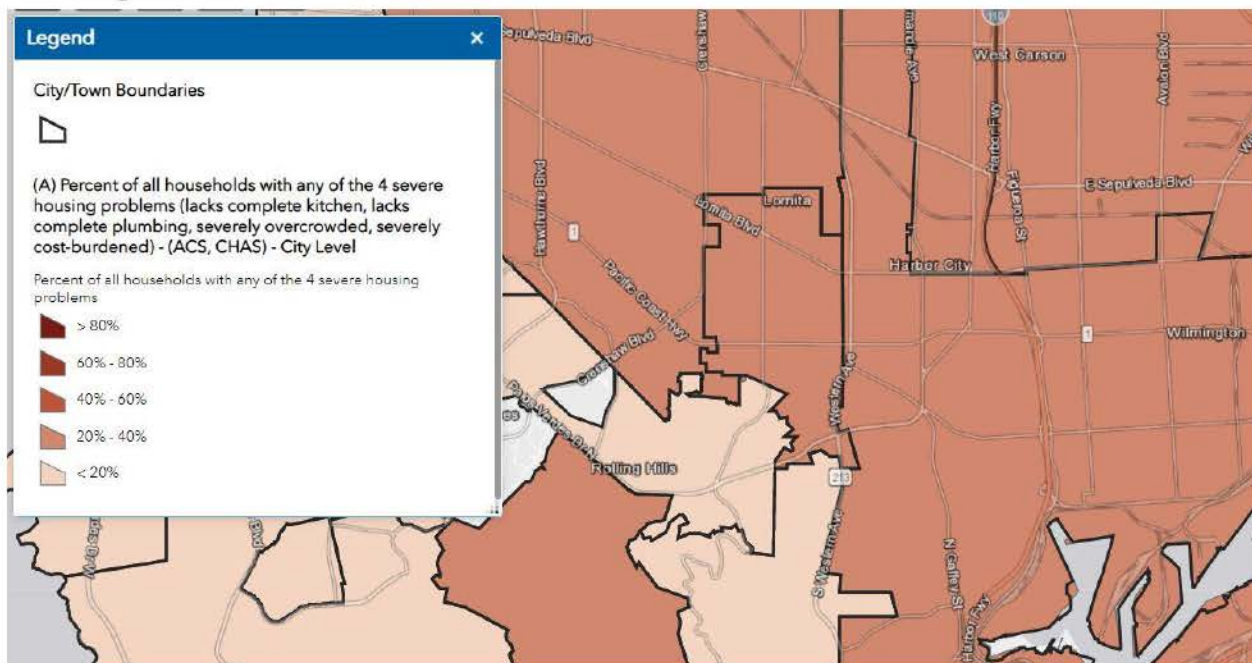


Figure 22a: Percent of Households with Any of Four Housing Problems in the Region



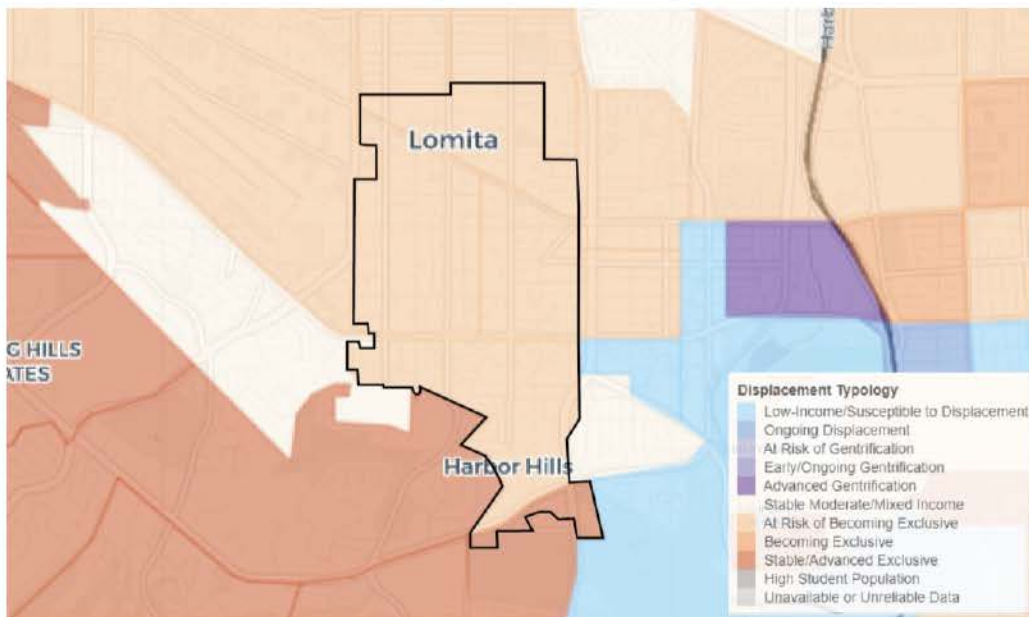
Displacement

Displacement is an event that occurs for various reasons, including investment, disinvestment, or even disasters. Gentrification, or the influx of capital and higher-income residents into

working-class neighborhoods, is often associated with displacement, which occurs when housing costs or neighborhood conditions force people out and drive rents so high that lower-income households are excluded from moving into the area.

According to the Urban Displacement Project, a research collaboration between UC Berkeley and the University of California, Los Angeles (UCLA), the City of Lomita includes Census tracts that are “at risk of becoming exclusive.” Those areas that are at risk of becoming exclusive include moderate to high-income areas that exhibit specified risk factors for future exclusion of lower-income households, are shown in **Figure 23**. Those risk factors in Lomita include high concentrations of moderate, mixed-moderate, mixed-high, or high-income households; tracts where housing is primarily affordable to middle, high, mixed moderate, and mixed high-income households; and tracts with significant increases in housing costs. Housing in Lomita is affordable to middle, high, mixed moderate, and mixed high-income households. Although segregated living patterns are not evident within the City’s boundaries, higher-income households in Lomita can make adjacent neighborhoods more vulnerable to gentrification, influencing segregation at the regional level.

Figure 23: Gentrification and Displacement Map



Investment-Driven Displacement

Lomita has a relatively high concentration of mobile home parks, as shown in **Figure 24**. Redevelopment of these properties could leave lower-income households displaced. The City is committed to protecting and assisting these communities, and **Program 3** of the Housing Element demonstrates that commitment. Compared to its surrounding communities, Lomita hosts far more mobile home parks than any neighboring city (**Figure 24a**).

Figure 24: Mobile Home Parks

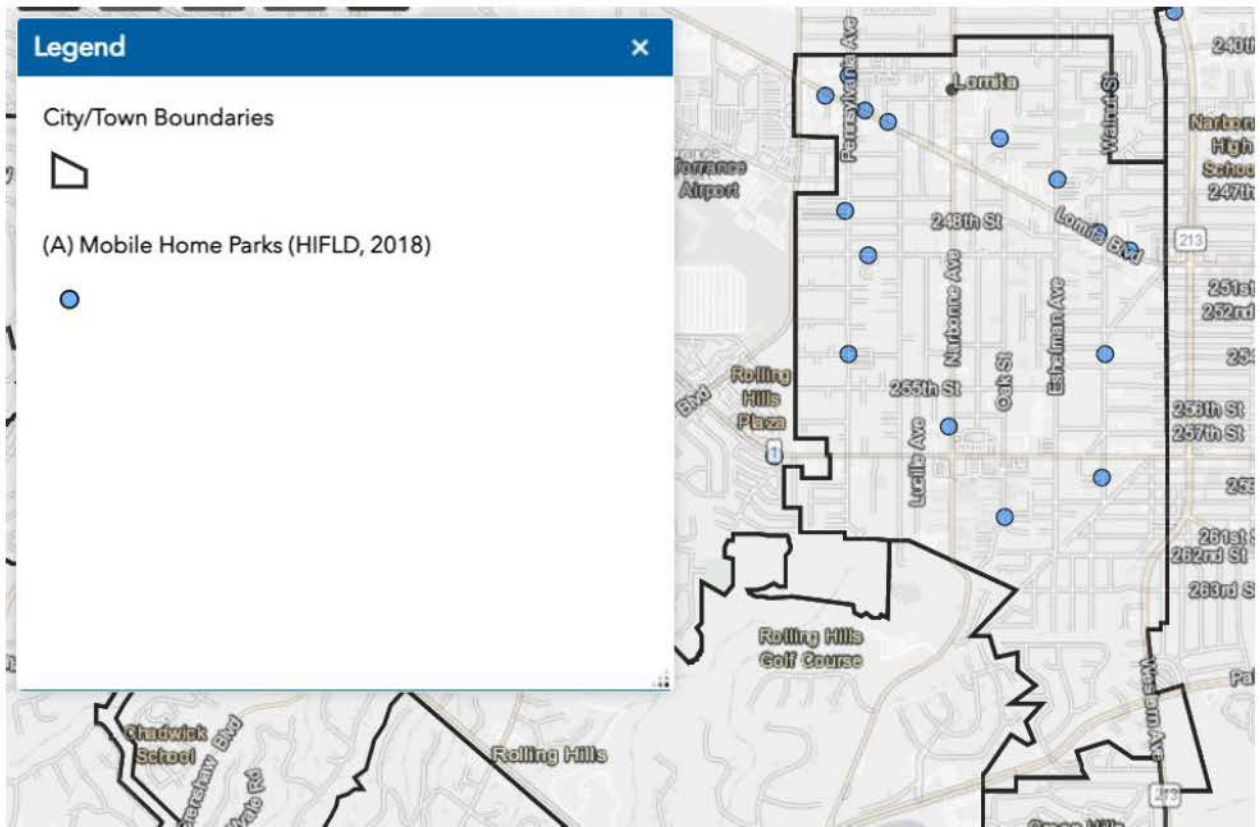
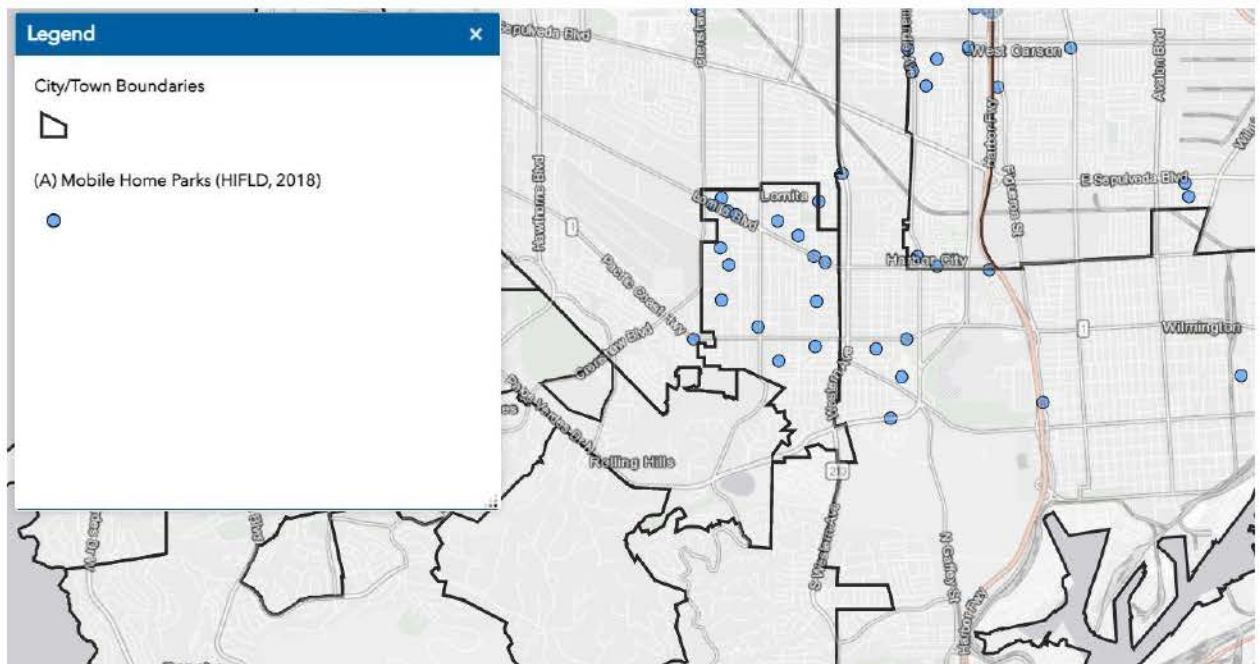


Figure 24a: Mobile Home Parks in the Region



Disaster-Driven Displacement

Lomita's greatest disaster-related safety risks include air pollution, extreme heat, and seismic hazards. People with existing health conditions, such as asthma and heart disease, are more sensitive to air pollution. These conditions are also often caused by living near sources of air pollution. The average rate of asthma-related emergency department visits is between 30 to 46 people per 10,000 visits; however, this average increases to between 46 and 72 people per 10,000 visits in the area of Lomita between State Route 1 and West Lomita Boulevard.

Additionally, people who spend more time outdoors, including young children, people who work outdoors, and people in households without cars, are often exposed to polluted air at higher rates.

People can be adversely affected by extreme heat if they have existing health conditions or spend increased time outdoors working, commuting, or playing. People who depend on walking, biking, or transit to get around; older adults; and young children are at risk for heat stroke. Specifically, residents of the downtown area are less likely to own a car and are more likely to walk, bike, or take public transportation to work. This means they often spend more time outdoors during heat waves when doing important daily errands.

No populations are specifically more at risk because of an earthquake, but low-income households may be more likely to live in older non-retrofitted homes.

Identification and Prioritization of Contributing Factors

Fair Housing Issues and Contributing Factors

Although Lomita is a racially and ethnically diverse city with high access to opportunity, low rates of poverty, and fairly low rates of household overcrowding, some homeowners and renters struggle with housing overpayment. Rates of overpayment by renters is higher than those of homeowners. Additionally, three of the City's four Census tracts has 10 to 20 percent of the population with a disability. While these percentages of those with a disability is not especially high, the City wants to be proactive in addressing the future needs of an aging population as it relates to changing levels of ability. Further, the City recognizes that to better meet the needs of lower-income households and those with disabilities, planning and land use decisions must consider opportunities for these populations to have improved access to resources and upward mobility. For these reasons, the City has identified the need for affordable housing, the need for accessible housing, and carefully considered land use and planning decisions to be the top priorities, in this order, for the City to affirmatively further fair housing. While there appears to be no threat from community opposition, lack of regional cooperation, or lack of funding sources, the Housing Element's programs address each of these potential concerns if indeed they become constraints to housing development in the future.

Prioritization of Contributing Factors and Actions Designed to Meaningfully Address Contributing Factors

The City's priorities for addressing impediments to fair housing issues are identified as follows:

1. **Affordable Housing.** Between 39 percent and 47 percent of households experience housing problems, such as cost burden or overcrowding. The low availability of housing options to meet the needs of lower-income households is a key factor contributing to the City's risk of becoming exclusive. Because of this, the production of housing for lower-income, especially extremely low-income, households to meet a range of housing needs is a priority for the City. Housing Element **Program 3**, to provide assistance to mobile home park tenants; **Program 4**, to preserve the affordability of housing units; and **Program 10**, to provide permit streamlining for affordable housing developments, aim to directly assist with the realization of affordable housing. Specifically, **Program 14** increases densities along the City's key corridors to facilitate the production of lower-income housing in an area with high access to resources, and **Program 30** will capture some of this new density specifically for affordable housing through the adoption of an inclusionary housing ordinance. Other programs that more broadly demonstrate the City's commitment to affordable housing include **Program 7**, to provide a range of incentives to facilitate the development of affordable housing, and **Program 27**, to reduce parking requirements, especially for affordable housing.
2. **Accessible Housing.** In 2019, approximately 11 percent (2,198) of the City's population had a disability, and approximately 27 percent of those age 65 and older had a disability. Because older adults make up the largest subgroup of those with a disability, as older adults continue to age, the need for housing to meet varying levels of ability will become increasingly vital. The Housing Element identifies actions to help meet the changing needs of the population. Housing Element **Program 6**, to incentivize affordable accessory dwelling units; **Program 13**, to reduce development standards for senior housing and housing to assist those with special needs; **Program 14**, to increase density in areas with high access to opportunity; and **Program 19**, to better connect developers and residents to resources related to housing accessibility, aim to assist in increasing housing for the aging population and those with disabilities.
3. **Land Use and Planning Decisions.** Land use and planning decisions can influence and restrict needed housing opportunities. Those sites identified in the Housing Element Sites Inventory have been identified in those areas with close proximity to employment, education, services, and other resources to capitalize on the existing mixed-use corridors and the opportunities offered by the area. The mixed-use areas of the City offer increased opportunities for mobility via walking and bicycling for those who wish to take advantage of the central location near all needed amenities and resources Lomita has to offer. Further, the mixed-use areas provide access for

those who rely on public transit, as well as for those who rely on an automobile. Those who have the greatest need to be less reliant on automobiles can greatly benefit by the level of accessibility that the mixed-use areas provide due to proximity to resources. Housing Element **Program 14** increases densities along the City's key corridors to facilitate the production of lower-income housing in an area with high access to resources. Additionally, because most of the City is located in a high-resource opportunity area, **Program 15** increases density in established single-family neighborhoods to increase opportunities for homeownership and upward mobility for those entering the housing market.

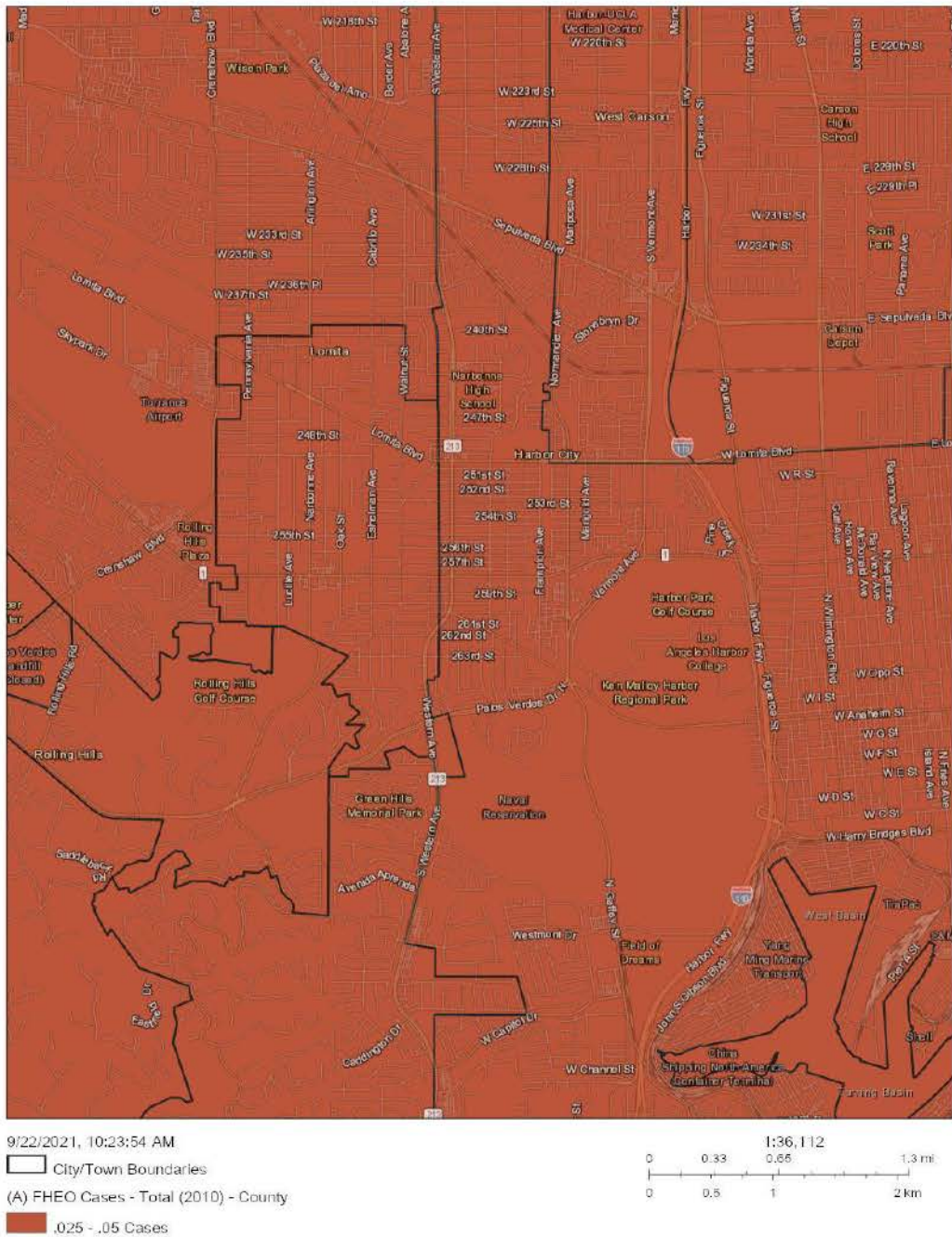
- 4. Community Opposition to Affordable Housing.** The City of Lomita has not experienced opposition to the development of affordable housing in its neighborhoods. Community activists understand that the community is in need of more affordable housing types and solutions, and Lomita's residents and businesses are in support of identifying solutions to solving housing issues. The Lomita Chamber of Commerce participated in the first community workshop for the 6th Cycle update, demonstrating support from the local business community and recognizing the interconnectedness of housing availability and a healthy local economy. Further, a recent ballot initiative was approved by the voters, demonstrating community support for solutions to meet the needs of those experiencing homelessness. After being approved by voters in March 2017, Measure H went into effect in 2018, raising the sales tax countywide by one-quarter percent to raise money for homeless services, suggesting county-wide support for affordable housing solutions such as increasing the supply of supportive and interim housing for people experiencing homelessness locally. Finally, the comments received through the Housing Element update process indicate a strong willingness from the community to address the local housing needs, as further detailed in Appendix F. Through **Program 22** of the 6th Cycle Housing Element, the City will continue to contract fair housing services through the HRC where they conduct fair housing education and outreach for the City, as further detailed in the Housing Element Programs section. Through **Program 23** of the Housing Element, the City will create fair housing marketing guidance for use by developers to ensure that housing marketing materials are representative, as further detailed in the Housing Element Programs section. Through **Programs 20** and **21** the City will continue to send information out to residents within the City's newsletters on the availability of housing assistance programs. Further, through **Program 19**, as a part of the City's housing resources webpage, they will connect residents and developers on accessibility guidance through resources such as home retrofit guides. As further detailed in the programs of the Housing Element, the outreach that will be conducted through implementation of the Housing Element will elevate the conversation around fair housing and housing affordability, and garner further community support around housing solutions.

5. **Housing Discrimination.** Discriminatory housing policy and practices of landlords can be a major threat to individuals or families seeking permanent housing, especially those with special needs or accommodations. **Figure 25, Discrimination Cases (Total, 2020)**, shows that the City experienced a low-moderate amount of housing discrimination complaints consistently throughout the City. **Program 22** will support fair housing practices; **Program 23** will support developers in the production of fair housing marketing materials; and **Programs 7, 8, 9, 13, and 27** commit the City to removing constraints to development to better facilitate the development of housing for all, including those with special needs and extremely low-income households.
6. **Land Use and Zoning Laws.** Approximately 50 percent of the City of Lomita consists of single-family residential uses. Due to its built-out nature, opportunities for housing exist primarily through redevelopment. To remedy this situation and facilitate a more streamlined context for affordable housing developers, the City will implement the following programs:
 - Through **Program 6**, Accessory Dwelling Units, the City will provide an incentive for accessory dwelling units that can be offered as affordable. Accessory dwelling units can provide opportunities for those with special needs, such as older adults or those with disabilities, including developmental disabilities, by creating housing in an independent setting while still allowing for support from caregivers who reside on the same lot.
 - Through **Program 7**, Incentives and Regulations, the City will pair rezones with objective development standards to incentivize the production of housing and will offer incentive zoning that will increase developer interest in the State Density Bonus Program.
 - Through **Program 10**, Affordable Housing Streamlining, the City will provide process streamlining for qualifying affordable and mixed-income housing developments.
 - Through **Program 11**, Objective Design Standards, the City will develop objective design standards to be paired with future rezones.
 - Through **Program 12**, Lot Consolidation, the City will enhance incentives for lot consolidation beyond what is already offered to developers.
 - Through **Program 14**, Rezone Program, the City will enforce a minimum density of 20 dwelling units per acre, will mandate a minimum of 50 percent of the total square footage be dedicated to residential uses, and will permit exclusively residential uses.
 - Through **Program 16**, No Net Loss, the City will monitor the housing capacity identified in the Adequate Sites Inventory throughout the planning period to maintain sufficient capacity for the remaining Regional Housing Needs Allocation at all income levels.
 - Through **Program 27**, Reduced Parking Requirements, the City will reduce parking requirements for multifamily housing and for religious institutions when affordable housing is provided.
 - Through **Program 29**, Ongoing Code Updates, the City will continue to monitor changes to State legislation and update the Zoning Code as needed and will continue to coordinate with developers in facilitating ideas on process and procedural improvements.

- Through **Program 30**, Inclusionary Housing Ordinance, the City will evaluate the feasibility of an inclusionary housing ordinance and adopt said ordinance, which will further incentivize the use of the State Density Bonus program.
7. **Lack of Regional Cooperation.** The City continues to participate in Countywide housing assistance programs. However, lengthy Section 8 and publicly owned affordable housing waiting lists are indicators that there are not enough resources to meet the needs of all residents in the region and in Lomita. The City is committed to connecting residents to available housing assistance programs, as detailed in **Programs 20 and 21**, where the City will continue to send information out to residents within the City's newsletters on the availability of housing assistance programs. In addition, the City will work with local stakeholders to identify process modifications and potentially new incentives through **Program 7** of the Housing Element.

Lack of Affordable Housing and Lack of Public or Private Investment in Areas of Opportunity. Affordable housing developers rely on State tax credits to make their developments financially feasible. To be competitively rewarded credits, the developers must identify areas of opportunity as it relates to access to resources, which includes all areas of Lomita. However, due to Lomita's completely built-out nature, affordable housing developers must seek out development opportunities that can exist through the redevelopment of sites. To make redevelopment feasible for affordable housing developments and development in general, as demonstrated in **Program 14** of the Housing Element, the City will implement a rezone to increase density on identified sites to allow up to 30 dwelling units per acre. Further, through **Program 12**, the City will enhance incentives for lot consolidation beyond what is already offered to developers. Program 26 will make it easier for affordable housing developers to navigate the regulatory environment, and Program 10 will provide an expedited process for affordable housing developments. Program 12 incentivizes lot consolidation, further incentivizing redevelopment that will result in an increase in residential uses in areas in close proximity to commercial services, serving the needs of future residents. Programs related to continued participation in Countywide assistance, such as **Programs 4, 20, 21, and 24**, will assist the facilitation of affordable housing development and continue to support the City's most vulnerable populations. The City is increasing opportunities for upward mobility, or "access to opportunity," by facilitating the production of affordable housing, connecting residents to financial resources, and supporting homeownership opportunities through **Program 15**, by increasing capacity in existing single-family neighborhoods, and **Program 20**, to support with homeownership to increase the financial security of its current and future residents. Additionally, Housing Element **Programs 22 and 23** were developed to further demonstrate the City's commitment to Affirmatively Further Fair Housing through increasing fair housing awareness, continuing to contract fair housing services, and continuing to participate and engage in the Regional Analysis of Impediments to Fair Housing Choice.

Figure 25: Discrimination Cases (Total, 2020)



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Appendix E: Adequate Sites Analysis

Contents

Appendix E: Adequate Sites Analysis	1
Introduction	3
Regional Housing Needs Allocation.....	4
Capacity Analysis	5
Small Sites	5
Development Permit Activity	6
Realistic Capacity	7
Accessory Dwelling Units	8
Vacant Sites	10
Underutilized Sites.....	11
Fair Housing.....	13
Current Development that is Credited Toward RHNA.....	17
Total Capacity Identified and Credit Toward RHNA.....	17
Sites Identified to be Rezoned.....	18
Conclusions.....	19
Programs to Support Development of Underutilized Sites	19

Figures

1	Housing Element Sites Identified.....	15
2	TCAC Opportunity Map.....	16

Tables

1	Recent Development Permit Activity.....	6
2	Recent ADU and JADU Development.....	9
3	ADU Potential to Credit Toward RHNA.....	10
4	Vacant Sites.....	10
5	Vacant Site Capacity.....	11
6	Identified Capacity for Underutilized Sites.....	13
7	CBSU Units to Credit Toward RHNA.....	17
8	Total RHNA Compared to Credits and Capacity Identified	17
9	Rezoned Site Capacity	19

Exhibit

Sites Inventory Form

Introduction

As provided under State law, the Housing Element must include an inventory of land suitable and available for all types of residential development, including vacant sites and non-vacant sites, having realistic and demonstrated potential for redevelopment during the planning period to meet the local housing need at all income levels. As further detailed in the Regional Housing Needs Allocation (RHNA) discussion below, every local government is assigned a number of housing units representing its share of the State's housing needs for an 8-year period. The City of Lomita's (City) housing need for the 6th Cycle 8-year period (2021 to 2029) consists of 829 total units. Through the Adequate Sites Inventory for the 2021–2029 planning period, the City has identified capacity for 338 total units through vacant sites, underutilized sites, and projected accessory dwelling units (ADUs). Further, the City has identified 220 total units to be credited toward the RHNA. To meet the remaining RHNA by income category, the City has identified areas to be rezoned to not only meet its housing need, but to ensure adequate capacity throughout the planning period. The identified capacity is met through several methods, including in the form of currently vacant sites available for housing development; identified underutilized sites available for development at higher densities with realistic development potential; the development of housing that is underway and will have Certificates of Occupancy issued within the planning period; the potential for ADUs and junior accessory dwelling units (JADUs); and sites identified for a rezoning program.

In conjunction with the sites identified for the Adequate Sites Inventory, the Housing Element programs will further support new development on sites identified at and above the corresponding capacity established for the respective sites. This Adequate Sites Analysis analyses the sites identified in the Adequate Sites Inventory, evaluates development that is currently underway (which counts toward the City's housing need), details the expected number of ADUs to be developed within the planning period, breaks down the methodology by which realistic development capacity was determined, and summarizes the approach used for the identification of sites selected for rezoning.

State law requires a land inventory that relies largely on vacant sites, and if a City is relying on non-vacant sites, findings based on substantial evidence must be provided to demonstrate that the existing use does not constitute an impediment to additional residential development. However, Lomita is completely built-out, meaning that vacant sites are nearly nonexistent. The vacant sites that are suitable for residential development are included in Table 5 (below) of this document and in **Table A** of the Sites Inventory Form (found at the end of this appendix). As such, with a complete shortage of vacant land in Lomita, the City must largely rely on non-vacant sites, as an alternative to rely on vacant land simply does not exist. Furthermore, the lack of supply in vacant land currently available in Lomita is not something that the City can directly control. The City can only incentivize and promote

redevelopment within Lomita, which is the intent of several programs in the Housing Element, such as **Program 14**, which involves the City committing to rezoning all sites within the Mixed Use Overlay (MUO) and expanding the MUO to additional sites to permit a minimum of 30 dwelling units per acre, which is above and beyond their needed default density of 20 dwelling units per acre. Further programs developed to incentive and facilitate redevelopment to make the City's housing unit targets possible include **Program 7**, which will pair the City's rezone with objective development standards and technical assistance, making the State Density Bonus program more attractive to developers; **Program 12**, which will enhance incentives for lot consolidation beyond what the City already offers; **Program 27**, which will reduce parking requirements for multifamily housing; and **Program 30**, which involves the City evaluating the feasibility of an inclusionary housing ordinance and adopting said ordinance to further incentivize the use of the State Density Bonus program. While State law (Government Code Section 65583.2) presumes existing uses to be an impediment to additional residential development, market interest in redevelopment was evident during the 5th Cycle Housing Element planning period, as residential development did occur, despite the lack of vacant land. In addition, a residential project in the pipeline, including a total of 220 units (further described in Table 9, below), provides evidence that the market's interest in redevelopment projects on non-vacant sites in the City will continue into the 6th Cycle planning period. This 220-unit development was made possible through a Specific Plan that was approved by the City. **Program 28** demonstrates the City's continued support of capturing additional capacity through future Specific Plans, General Plan updates or amendments, and focused area plans.

Regional Housing Needs Allocation

Pursuant to State law, each local government in the State has a responsibility to accommodate a share of the projected housing needs in its region. The process of allocating regional housing needs to local governments is called the Regional Housing Needs Allocation (RHNA). The RHNA for local governments in the Southern California Association of Governments (SCAG) region was developed for the 6th Cycle Housing Element, and the City has been assigned an RHNA of 829 total units, divided into income categories as follows:

- Very Low-Income Units – 239
- Low-Income Units – 124
- Moderate-Income Units – 128
- Above Moderate-Income Units – 338

The need for extremely low-income units is folded into the very low-income category and is estimated to be approximately 120 of the 239 very low-income units. To ensure that adequate capacity is maintained to accommodate its RHNA units and meet the housing needs of the City throughout the entirety of the 6th Cycle, additional capacity above and beyond the RHNA assigned to the City has been identified. In accordance with State

requirements, the City will monitor the housing capacity identified in the Adequate Sites Inventory throughout the planning period to maintain sufficient capacity for the remaining RHNA at all income levels, as described in **Program 16** of the Housing Element.

Capacity Analysis

While a zoning designation's development standards enforce the maximum permitted density of a site, density maximums do not prohibit a development from proposing a number of units that is fewer than the maximum allowed on a site. Furthermore, while there may be developer interest in achieving the maximum permitted density, height limitations, setbacks, and other development standards can make achieving the maximum density difficult. For this reason, the realistic capacity of each site must be determined for the sites identified in the Adequate Sites Inventory. The realistic capacity is assessed based on the local permit density trends for existing and approved residential developments. This realistic capacity is calculated based on the sum area of grouped parcels called "sites" in this analysis. Sites must have a total area of at least 0.5 acres to be considered viable for lower-income housing. Parcels are grouped to meet this threshold that share amenable qualities, such as proximity to one another, similar zoning, and other site characteristics. To further support the feasibility of the grouping of parcels, **Program 12** of the Housing Element will enhance incentives for lot consolidation beyond what the City already offers, as further detailed in **Program 12**.

Small Sites

Sites smaller than 0.5 acres in size are deemed inadequate to accommodate housing for lower-income housing unless evidence or recent trends can prove otherwise. In the case of Lomita, the average parcel size is 0.23 acres, far below the 0.5-acre minimum, and only 4.7 percent of the City's total parcels are greater than 0.5 acres. Therefore, if the Sites Inventory were to exclude all parcels smaller than 0.5 acres, without considering the possibility of consolidating smaller parcels, the Sites Inventory would be excluding more than 95 percent of the City's total parcels from the sites inventory. In addition, of the large parcels that exist in the City, many are public facilities that do not permit residential uses. These large public facilities include City Hall, parks, and several public schools. Other uses on large sites include mobile home parks and existing affordable housing developments, all of which are a resource to the community and cannot reasonably be assumed to be redeveloped into housing. The only large sites that can responsibly accommodate housing capacity in Lomita include sites with existing religious institutions. An analysis of the large sites with existing religious institutions revealed that the likeliness of redevelopment of these sites is low; however, **Program 27** of the Housing Element will develop a process by which parking requirements will be reduced for religious institutions in exchange for housing. For all the aforementioned reasons, the Sites Inventory must rely on the consolidation of parcels to accommodate the lower-income RHNA. Of the three existing public and affordable housing developments in Lomita, as listed in Table 47 of Appendix B, Housing Needs Assessment,

permit records show that Lomita Manor assembled three parcels for the development of 78 affordable units. To incentivize development on the sites identified, Program 12 of the Housing Element will enhance incentives for lot consolidation beyond what the City already offers, as further detailed in Program 12. Further, through the process of updating the Housing Element, there have been workshops, newsletters, and outreach to developers and property owners. Four local developers have met with staff to discuss specific properties and potential densities to support future residential or mixed-use development. At least six out-of-area developers have inquired about properties under study and the willingness for Lomita to embrace higher-density residential projects. Development interest has been focused primarily on Narbonne Avenue, with additional interest expressed on Lomita Boulevard, which would involve lot consolidation.

Development Permit Activity

An analysis of the City’s recent permit activity in zones where multifamily development is allowed was used to determine development trends in the area and to assist in the analysis of realistic development capacity. Since 2011, 15 total residential developments were permitted in multifamily and mixed-use zones. The unit counts for these developments ranged from as low as 1 dwelling unit to up to 220 dwelling units. Of these developments, 334 total units were permitted on sites where the total maximum allowed density per the zone yields 381 total units. While some developments were produced at lower densities than what the zoning otherwise allows, on average, these developments achieved approximately 88 percent of the maximum density allowed under the zone. Developments that achieved the lowest percent of the total capacity allowed under the zoning designation tend to be located on smaller parcels ranging between 0.12 and 0.56 acres. The permitted developments are detailed in Table 1.

Table 1: Recent Development Permit Activity

<i>Parcel Number(s)</i>	<i>Address</i>	<i>Zone</i>	<i>Acres</i>	<i>Max. Units Under Zone</i>	<i>Units Permitted</i>	<i>Percent Capacity Achieved</i>	<i>Date Permit Issued</i>
7376008014	24710 Pennsylvania St.	RVD 2500	0.1096	2	2	100	February 2020
7410011011	1747 257th St.	RVD 1500	0.17	5	3	60	August 2020
7374011032 7374011034 7374011037 7374011039 7374011041	24000 Crenshaw Blvd.	Crenshaw Boulevard Specific Plan (Mixed Use Overlay)	2.516	220	220	100	December 2020
73766015013	24813 Narbonne Ave.	Mixed Use Overlay	1.38	30	15	50	October 2020
7553007073	25819 Eschelma n Ave.	RVD 1000	0.56	24	10	42	March 2019
7376011004	24334 Pennsylvania Ave.	RVD 2500	0.21	4	1	25	July 2019

Table 1: Recent Development Permit Activity

<i>Parcel Number(s)</i>	<i>Address</i>	<i>Zone</i>	<i>Acres</i>	<i>Max. Units Under Zone</i>	<i>Units Permitted</i>	<i>Percent Capacity Achieved</i>	<i>Date Permit Issued</i>
7375001006	25002 Medawar Way	Mixed Use Overlay	1.16	25	20	80	June 2018
7375002025	25114 Narbonne Ave	Mixed Use Overlay	0.47	10	12	120	March 2017
7376016002	2162 248th St.	Mixed Use Overlay	0.12	3	1	33	March 2016
7374010016	2225 241st St.	RVD 1500	0.46	13	13	100	May 2016
7374015022	24318 Lucille Ave.	RVD 2500	0.16	3	1	33	October 2015
7374012020	24107 Alliene Ave.	RVD 2500	0.19	3	3	100	August 2016
7375001002	2150 250th St.	Mixed Use Overlay	0.16	3	1	33	August 2014
7553001099	26039 Cypress St.	RVD 2500	0.93	18	16	89	November 2016
7553007072	2024 Bella Ln.	RVD 2500	0.92	18	16	89	March 2011
Total				381	334	87.6%	

RVD = Residential Variable Density

Realistic Capacity

While some recently permitted developments were able to achieve and even exceeded the maximum density allowed under the zoning designation, realistic capacity must consider local trends of recent development activity. On sites where multifamily developments are permitted, these developments tend to use a higher proportion of the maximum density allowed under the zoning designation. However, single-family detached units within multifamily zones yield the lowest proportion of the maximum density allowed under the zoning designation. Recent development achieved as low as 25 percent and as high as 120 percent of the capacity allowed under the zoning designation. Based on the total number of units permitted (334) in zones that permit multifamily development, compared to the maximum number of units allowed under the zoning designation (381), approximately 88 percent of the total development capacity in multifamily zones has been achieved since 2011.

Due to the wide range of capacities achieved compared to the potential number of units allowed under a zone’s maximum density, the realistic capacity identified is analyzed through a conservative lens, and it is anticipated that in coordination with the progressive policies and programs of the Housing Element, 85 percent of the zoning maximum is a realistic yet moderate capacity that can be achieved on the sites identified in the Sites Inventory.

Therefore, the realistic capacity assumed under all sites identified in the Sites Inventory is 85 percent of the maximum number of units permitted under the base zone. This realistic capacity of 85 percent of the zone density can easily accommodate the planned units as well as all development standards and improvements required under the zoning.

Because most of the sites identified as adequate to accommodate the City's RHNA, as detailed in the Sites Inventory Form, are located in the City's MUO, and because the MUO will enforce a minimum density of 20 dwelling units per acre, will mandate a minimum of 50 percent of the total square footage be dedicated to residential uses, and will permit exclusively residential uses as described in **Program 14**, the realistic density of 85 percent is still realistically achievable within the MUO. Additionally, when the percent of the capacity achieved for those multifamily and mixed use developments within the MUO (**Table 1**) was calculated, developments achieved an average of 88 percent of the maximum density permitted. Further, programs that will make this realistic density especially attractive to developers include **Program 7**, which will pair the City's rezone with objective development standards and technical assistance, making the State Density Bonus program more attractive to developers; **Program 12**, which will enhance incentives for lot consolidation beyond what the City already offers; **Program 27**, which will reduce parking requirements for multifamily housing; and **Program 30**, where the City will evaluate the feasibility of an inclusionary housing ordinance and adopt said ordinance, which will further incentivize the use of the State Density Bonus program because density bonus units count toward inclusionary requirements. These programs of the Housing Element contribute to making it more viable and attractive for housing developers to build enough units on identified sites in commercial and mixed-use zones to meet the assumed 85 percent of allowed density expectation, as mentioned above.

The Housing Element contains programs that will assert this reasonable capacity rate of 85 percent in mixed-use zones, and even supports future rezones through Specific Plans, General Plan updates or amendments, and focused area plans for the identification of future housing opportunities, as detailed in **Program 28**, which aims to go above and beyond the rezone program (**Program 14**) to work with local developers and the community to identify and rezone areas ideal for increased capacity, including underutilized properties within commercial and mixed use zones.

Accessory Dwelling Units

The Housing Element may satisfy its RHNA requirement through methods alternative to the identification of sites. One such methodology is through an analysis of the expected number of ADUs and JADUs to be developed within the planning period. The number of ADUs and JADUs that can be credited toward potential development must be based on the following factors:

- ADU and JADU development trends since January 2018
- Community need and demand for ADUs and JADUs
- Resources and incentives available to encourage their development
- The availability of ADUs and JADUs for occupancy
- The anticipated affordability of ADUs and JADUs

Recent changes to legislation governing the development and provision of ADUs and JADUs have sparked growth in these units in cities across California, including Lomita. Because Lomita is entirely built out and urbanized in nature, ADU and JADU production is an ideal strategy for producing needed housing while capitalizing on existing infrastructure, such as water and sewer. Additionally, this is often a strategy that is more easily accepted by stakeholders who may be resistant to change, as these units provide a form of hidden density that is palatable to many.

From 2012 to 2017, only seven ADUs were permitted in Lomita; however, from 2018 to 2020, 15 ADUs were permitted in Lomita. **Table 2** details recent ADU and JADU development in Lomita.

Table 2: Recent ADU and JADU Development

<i>Year</i>	<i>Very Low-Income Units</i>	<i>Low-Income Units</i>	<i>Moderate-Income Units</i>	<i>Above Moderate-Income Units</i>
2014	0	0	1	0
2015	0	2	0	0
2016	0	2	0	0
2017	0	2	0	0
2018	0	3	1	0
2019	0	0	1	6
2020	0	0	2	2

ADU = accessory dwelling unit; JADU = junior accessory dwelling unit

Because ADU and JADU legislation has been revised several times since 2017, providing increased opportunities for the development of housing, it is expected that development trends will continue upward. Government Code Section 65583.1 details how jurisdictions may consider alternative means of meeting RHNA beyond vacancy and underutilized sites. The potential for ADUs or JADUs is one of these available alternative means. A jurisdiction must include an analysis of the anticipated affordability of ADUs in order to determine which RHNA income categories they should be counted toward. To provide assistance to local governments, SCAG conducted an analysis that provides assumptions for ADU affordability that can be used to assign ADUs to income categories for the purpose of the Housing Element. The analysis examines current market rents for reasonably comparable rental properties, using platforms such as Craigslist, Zillow, and Westside Rentals, and key words to identify ADUs. The analysis relies on a survey of rents of 150 existing ADUs conducted April through June of 2020. Findings reflect the geographic distribution, size, and other characteristics of ADUs across the region. Based on ADU and JADU trends since January 2018, a conservative estimate of the number of units to be produced under this approach is 40 units throughout the 2021–2029 planning period. Further, under the affordability assumptions provided by the SCAG analysis, it can be assumed that 24 of these units will be affordable to lower-income households. This breakdown is further provided in **Table 3**.

Table 3: ADU Potential to Credit Toward RHNA

<i>Total Units</i>	<i>Extremely Low-Income Units</i>	<i>Very Low-Income Units</i>	<i>Low-Income Units</i>	<i>Moderate-Income Units</i>	<i>Above Moderate-Income Units</i>
40	6	1	17	2	14

ADU = accessory dwelling unit; RHNA = Regional Housing Needs Allocation

In coordination with the updated policies and programs in the Housing Element, and the City’s ongoing efforts to promote the development of ADUs and JADUs, it is likely that these units will be produced at a much higher rate. **Program 6** of the Housing Element will further promote and incentivize the production of ADUs and JADUs.

Vacant Sites

Lomita consists of approximately 980 total acres and is almost entirely built-out, leaving little to no flexibility for the development of housing on vacant sites. Accessor parcel data reveals that 54 total parcels in Lomita are vacant. However, upon ground-level inspection, the majority of these sites are not available for development. Many of the sites are irregularly shaped parcels wedged behind developed sites with no street access; some are designated rights-of-way; and others are parking lots, which do not meet the definition of a vacant site. Of these sites, nine were found to be vacant and developable, all of which are shown in **Table 4**. While these sites may be vacant and developable, they are not considered suitable for lower-income housing because they either do not meet the default density for lower-income units, or they are too small to qualify for lower-income housing development. Further, two of the vacant developable sites are not zoned to permit residential uses, and rezoning would require a comprehensive process that analyzes the surrounding nonresidential uses and their compatibility with and appropriateness for residential uses; these two sites are shown to further demonstrate the lack of vacant land in Lomita. Table 4 provides a breakdown of all the vacant sites in Lomita, and **Table 5** provides a breakdown of vacant site capacity that can accommodate a portion of the RHNA. Those vacant sites with capacity are listed in detail in Table A of the Sites Inventory Form (found at the end of this appendix).

Table 4: Vacant Sites

<i>Parcel Number</i>	<i>Zone</i>	<i>Acreage</i>	<i>Maximum Units Permitted</i>	<i>Realistic Capacity</i>
7372017048	CG	0.61	0	0
7375015903	R1	0.49	4	3
7376021013	R1	0.273	2	2
7376016013	MUO	0.1561	3	3
7374015900	MUO	0.1649	4	3
7373017025	A1	0.45	4	3
7373017026	A1	0.45	4	3
7373007014	CR	0.3508	0	0
7553003114	RVD 1500	0.38	11	9

Table 5: Vacant Site Capacity

<i>Total Units</i>	<i>Very Low-Income Units</i>	<i>Low-Income Units</i>	<i>Moderate-Income Units</i>	<i>Above Moderate-Income Units</i>
26	0	0	9	17

Underutilized Sites

Since Lomita is almost entirely built-out, determining which non-vacant sites are underutilized and have the strongest potential for redevelopment can help identify ideal areas for accommodating new housing through redevelopment. Opportunities for redevelopment to higher densities in Lomita exist primarily on sites within the City’s MUO, where the zoning is more permissive than what is built and the current use is likely to redevelop when paired with the programs of the Housing Element, including **Program 14** to increase the allowable density within the MUO to allow up to 30 dwelling units per acre, above and beyond the City’s default density of 20 dwelling units per acre. While existing uses on nonvacant sites are an impediment to development, underutilized sites are identified through a thorough and selective criteria to determine which existing uses are most likely to redevelop when paired with the right zoning designation, regulations, and policies.

The sites analysis was completed using Geographic Information Systems (GIS) mapping software using multiple data sets to identify potentially available housing sites, largely depending on SCAG’s annual land use parcel-level dataset (ALU v.2019.2) available from SCAG’s open GIS data portal last update in June 2021. SCAG’s land use dataset provides extensive parcel-level data, including existing land uses mainly based on 2019 tax assessor records.¹ The City is nearly completely built-out, meaning that vacant sites are nearly nonexistent, which was verified using the tax assessor land use codes. As such, local governments with limited vacant land resources may rely on non-vacant and underutilized residential sites to accommodate their RHNA. Although the Department of Housing and Community Development (HCD) Housing Element Site Inventory Guidebook (Government Code Section 65583.2) states that a “nonvacant site’s existing use is presumed to impede additional residential development,” the City’s opportunities for residential development must mainly depend on underutilized sites due to the lack of vacant lands. Development of underutilized sites can be seen through recent development trends and current projects in the pipeline for redevelopment of underutilized sites being developed at a higher density or with greater intensity. Therefore, this sites analysis largely depends on those underutilized

¹ Source of 2019 existing land use: SCAG_REF – SCAG’s regional geospatial datasets; ASSESSOR – Assessor’s 2019 tax roll records; CPAD- California Protected Areas Database (version 2020a; accessed September 2020); CSCD – California School Campus Database (version 2018; accessed September 2020); FMMP – Farmland Mapping and Monitoring Program’s Important Farmland GIS data (accessed September 2020); MIRTHA – U.S. Department of Defense’s Military Installations, Ranges, and Training Areas GIS data (accessed September 2020).

sites within City limits that were zoned to allow for residential development identified by the following factors:

- **Building Age** – Buildings more than 50 years old
- **Under Valued** – An assessed improvement to land value ratio less than 1
- **Underbuilt** – Commercially zoned sites where the current floor area ratio compared to the maximum allowable floor area ratio is less than 100 percent
- **Resource Access** - Within California Tax Credit Allocation Committee (TCAC)/HCD Opportunity Areas, defined by the HCD and the TCAC as areas whose characteristics have been shown by research to support positive economic, educational, and health outcomes for lower-income households

These initial factors were used to narrow the selection of sites within the City to allow for a more informed approach to selecting sites. Following the selection of sites through the above-mentioned data-driven approach, sites were then further narrowed down through on-the-ground research that looked at the potential to yield a positive count of net new units, the feasibility of the redevelopment of the existing use, and any known developer interest that has been revealed through developer discussions with City staff. This included the use of online mapping tools, including Google Earth and Google maps, as well as City knowledge of the current projects in the pipeline and development interest in certain areas of the City. These methods were used to verify building vacancies and the underutilized status of existing uses. The methodology was developed to align with current trends in the City. The detailed Sites Inventory Form provides the context of each site, including the General Plan designation, the zoning designation, and a description of existing uses, and notes if the site was previously identified. The City is experiencing increased development interest in the areas identified for future development, and multiple inquiries regarding potential housing projects are received on a monthly basis. Through the process of updating the Housing Element, there have been workshops, newsletters, and outreach to developers and property owners. Four local developers have met with City staff to discuss specific properties and potential densities to support future residential or mixed-use development within the areas identified as having strong potential for redevelopment. At least six out-of-area developers have inquired about properties identified in the Sites Inventory and the willingness for Lomita to embrace higher-density residential projects. Development interest has been focused primarily on Narbonne Avenue, with additional interest expressed on Lomita Boulevard.

Based on recent trends in the City, the likelihood for non-residential uses in the MUO is limited. Furthermore, as described in Program 14, the MUO will enforce a minimum density of 20 dwelling units per acre, will mandate a minimum of 50 percent of the total square footage be dedicated for residential uses, and will permit exclusively residential.

Land suitable for residential development must be appropriate and available for residential use in the planning period. As such, the sites were also reviewed according to their development standards and regulations, as well as recently approved or built residential projects in the same zones where housing is an allowed use. Sites that require rezoning were

also studied through the sites analysis and included in the Sites Inventory based on the housing program included in the Housing Element requiring rezoning of the areas identified, discussed in detail below.

Further, in accordance with Housing Element law, the City’s default density for accommodating capacity for lower-income units requires zoning that permits a minimum of 20 dwelling units per acre. Also, it is detailed under State guidance that many assisted housing developments using State or Federal resources result in developments of 50 to 150 total dwelling units, and parcels that are too small or too large may not facilitate developments of this size. In addition to permitting 20 dwelling units per acre or greater, for a site to qualify as having capacity for lower-income housing, it must be between 0.5 and 10 acres. Those underutilized sites with a net gain of dwelling units between a site’s current state and realistic building capacity, combined with a lot size of at least 0.5 acres, places it in the priority category for redevelopment to meet the lower-income RHNA target.

Because of the recent higher-density multifamily development occurring within Lomita’s MUO, the ability of sites to yield a positive unit count when calculating net new units under the realistic density, and the abundance of underutilized sites that are zoned above the City’s default density, all underutilized capacity has been identified within the City’s MUO. The sites identified consist of multiple contiguous parcels, all of which are along the Lomita Boulevard and Narbonne Avenue mixed-use corridors. The combination of both the rezone program (**Program 14**) and the lot consolidation program (**Program 12**) makes the City’s MUO especially attractive for development. Table A in the Sites Inventory Form (found at the end of this appendix) lists these underutilized sites, and **Table 6** below provides the totals for the identified realistic capacity for these underutilized sites by income category, which is further detailed in Table A of the Sites Inventory Form.

Table 6: Identified Capacity for Underutilized Sites

<i>Density (dwelling units per acre)</i>	<i>Total Units</i>	<i>Very Low-Income Units</i>	<i>Low-Income Units</i>	<i>Moderate-Income Units</i>	<i>Above Moderate-Income Units</i>
22	272	—	240	26	6

Fair Housing

As detailed in Appendix D, Affirmatory Further Fair Housing Analysis, the sites identified to accommodate nearly all of the City’s RHNA and all of the sites identified to accommodate the lower-income RHNA were selected due to their location in areas with access to increased opportunities for households and access to available resources. The sites identified in the Sites Inventory all fall under the “High Resource” designation, as acknowledged by the TCAC, granting potential affordable developers increased eligibility for tax credits. As such, planned units for these sites of all income categories would be located in TCAC High Resource

Opportunity Areas as well. Identified sites improve disparity in resident access to resources as an inherent part of the site selection process. **Figure 1** displays the sites identified in the Housing Element and **Figure 2** displays the TCAC Opportunity Map.

The identification of these sites helps to mitigate segregation of protected groups through the potential for greater variety in housing opportunity. Potential development in these areas creates diversity in availability across income levels, and spatially expands upon the zones where housing is both affordable and varied. The identified sites will catalyze a downward trend in the dissimilarity index by increasing opportunities for affordable housing development within areas of Lomita with the lowest poverty levels; highest proportion of the White population; in close proximity to jobs, education, and transit; and within areas with positive environmental outcomes.

Since no racially/ethnically concentrated areas of poverty (R/ECAPs) exist within the City as identified in the Housing Element, the inventory and analysis of prospective sites for residential development does not exacerbate R/ECAP conditions. Development of these sites to realistic capacity also does not introduce R/ECAP conditions into the area. The Sites Inventory also improves upon disproportionate housing needs and displacement through thorough consideration of existing units and benefit generated from potential redevelopment, as further detailed in Appendix D, Affirmatively Further Fair Housing Analysis.

Figure 1: Housing Element Sites Identified

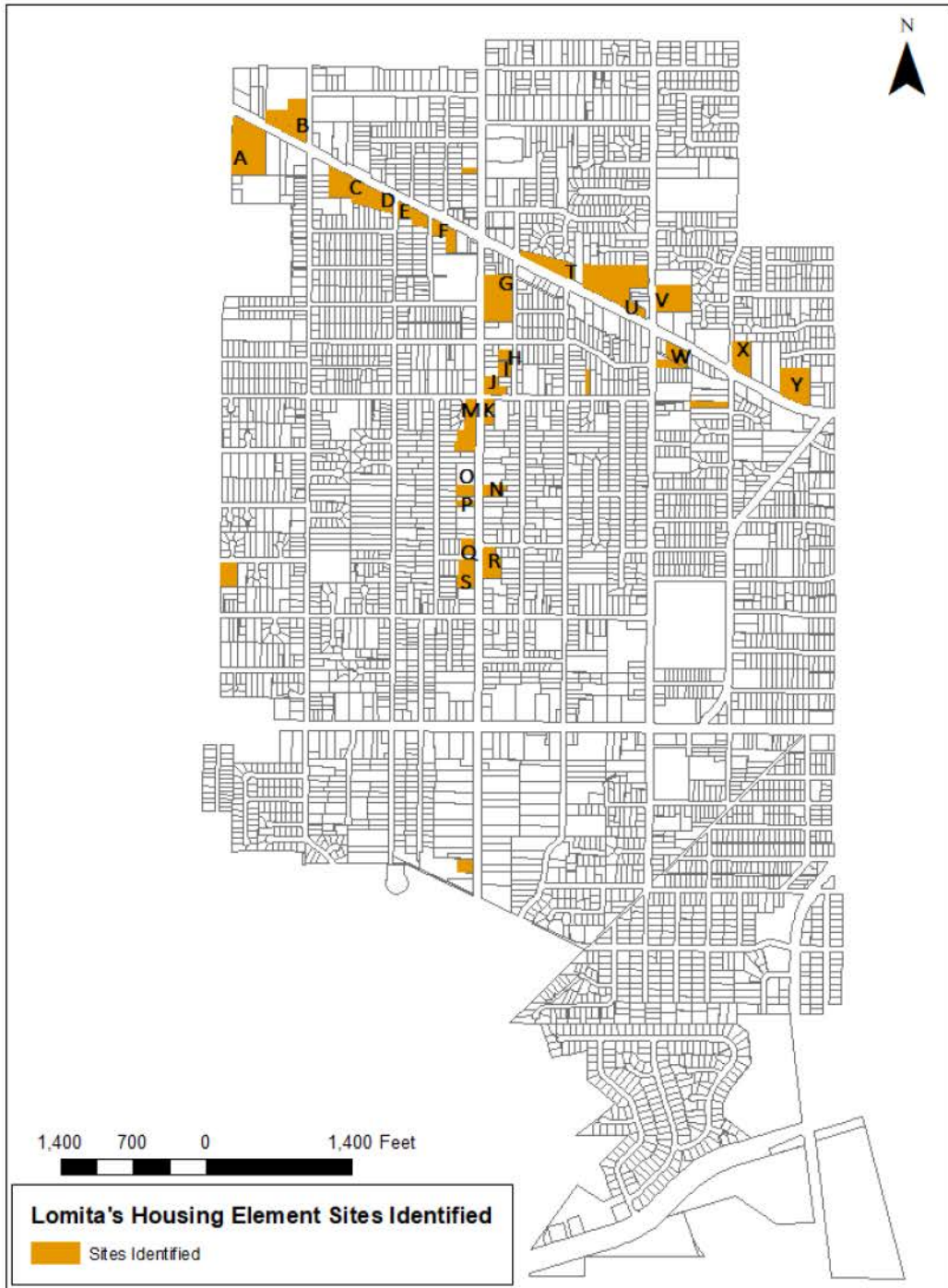
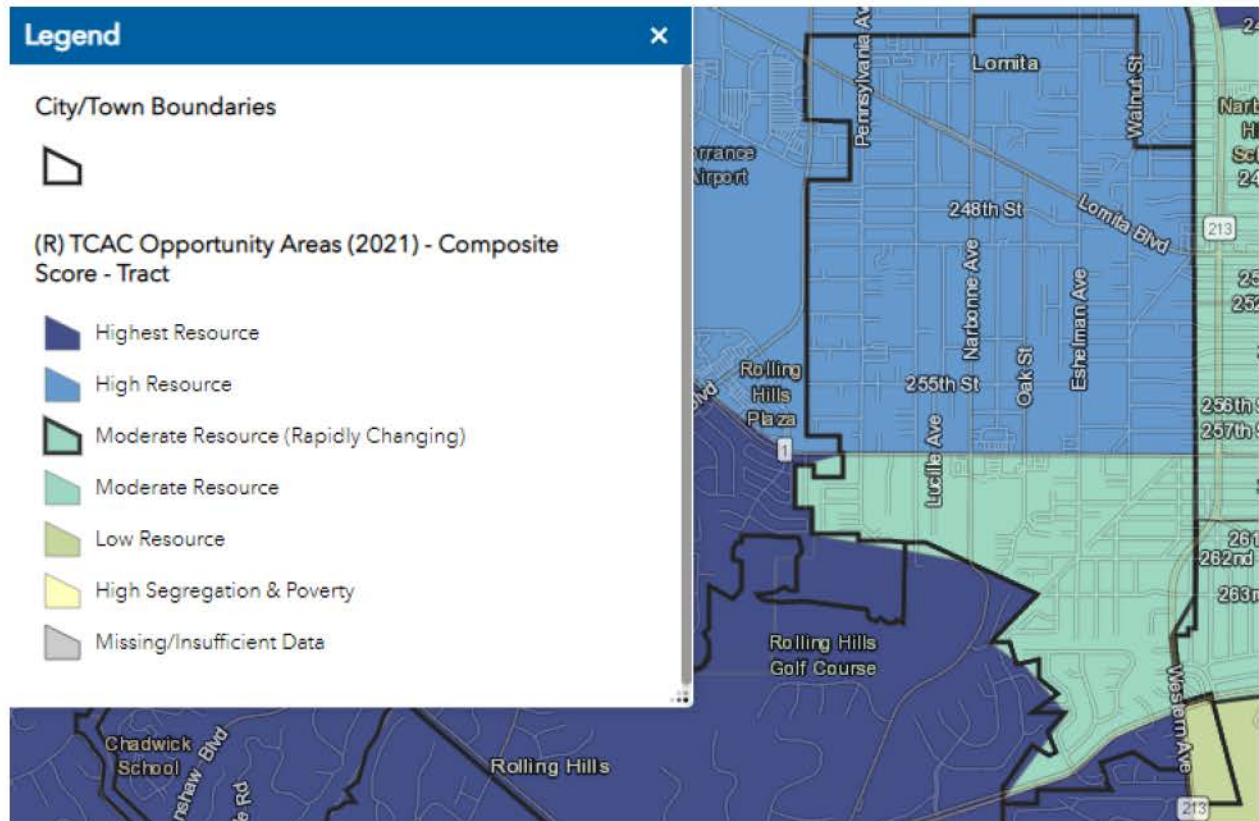


Figure 2: TCAC Opportunity Map



Current Development that is Credited Toward RHNA

Although the 6th Cycle Housing Element due date is October 15, 2021, the RHNA projection period began June 30, 2021, and ends October 15, 2029. Projects that are approved, permitted, or receive a certificate of occupancy during the RHNA projection period may be credited toward meeting the RHNA.

In 2017, the City adopted the 24000 Crenshaw Boulevard Specific Plan. This plan applies to a 2.516-acre site and permits multifamily development with residential amenities at a density up to 88 dwelling units per acre. In December 2020, the City issued permits for the implementation of the Crenshaw Boulevard Specific Plan, permitting the development of 220 market-rate units on what was formerly a parking lot used for storage. The development is currently under construction and is expected to be completed by July 2022. The grading and foundation of the site, as well as the underground parking garage, has already been completed, and construction of the structure is currently underway. Once completed, this five-story podium development will provide an amenity-rich community to the growing population, with studios and one- and two-bedroom apartments. The City worked closely with the developers to help them understand the needs of Lomita’s residents. While this development will not provide any of the City’s needed housing for lower-income households, this puts the City on track to meet the above moderate-income RHNA category, and outpaces all units constructed during the 5th Cycle Housing Element. The breakdown of these units by income category is provided in Table 7.

Table 7: CBSP Units to Credit Toward RHNA

<i>Total Units</i>	<i>Very Low-Income Units</i>	<i>Low-Income Units</i>	<i>Moderate-Income Units</i>	<i>Above Moderate-Income Units</i>
220	0	0	0	220

CBSP = Crenshaw Boulevard Specific Plan; RHNA = Regional Housing Needs Allocation

Total Capacity Identified and Credit Toward RHNA

Table 8 shows the breakdown of all capacity and credits to be counted toward the RHNA, as detailed above, and compares these numbers to the total 6th Cycle RHNA. The capacity identified in Table 8 does not reflect any additional capacity that would be captured through a rezone. The remaining RHNA by income category, as shown below, will be met through a rezone program.

Table 8: Total RHNA Compared to Credits and Capacity Identified

<i>Category</i>	<i>Total Units</i>	<i>Lower-Income Units</i>	<i>Moderate- and Above Moderate-Income Units</i>
RHNA	829	363	466
Development to be Completed During RHNA	220	0	220

Table 8: Total RHNA Compared to Credits and Capacity Identified

<i>Category</i>	<i>Total Units</i>	<i>Lower-Income Units</i>	<i>Moderate- and Above Moderate-Income Units</i>
Potential ADUs	40	24	16
Vacant Site Capacity	26	0	26
Underutilized Capacity	272	240	32
Remaining RHNA	271	99	173

RHNA = Regional Housing Needs Allocation; ADU = accessory dwelling unit.

Sites Identified to be Rezoned

After calculating the City’s current capacity on vacant lands, underutilized lands, and projections for ADUs, and calculating developments that are underway to be credited toward the RHNA, the City has a shortfall of 99 units for the lower-income RHNA category and a remaining need of 173 units in the moderate- and above moderate-income RHNA categories. In order to accommodate the remaining RHNA at all income categories and create a buffer of additional capacity, the City has identified areas appropriate for increased densities in accordance with a rezone program. Through **Program 14** of the Housing Element, the City will rezone certain sites designated in the MUO to permit up to 30 dwelling units per acre. Further, those sites identified to be rezoned to meet the lower-income RHNA shortfall will meet the following requirements:

- Permit a minimum of 16 dwelling units per site.
- Have a minimum zone density of 20 dwelling units per acre.
- Permit owner-occupied and rental multifamily residential uses by-right for developments in which at least 20 percent of the units are affordable to lower-income households.
- Be accommodated on sites that allow 100 percent residential uses and require that residential uses occupy a minimum of 50 percent of the total floor area of a mixed-use project.

Within the areas identified to be rezoned to permit 30 dwelling units per acre, only those sites that are underutilized have been identified as having realistic development potential within the planning period using the same criteria as detailed in the Underutilized Sites section of this analysis. Further, many of the sites identified for a rezone program (Table B of the Sites Inventory Form, found at the end of this appendix) have been identified as having underutilized capacity under their current zoning, as shown in Table A of the Sites Inventory Form. Those sites that have existing capacity (Table A of Sites Inventory Form) that will be rezoned to add additional capacity (Table B of the Sites Inventory Form) can be identified by the consolidated site letter in the Sites Inventory Form; the capacity identified for those rezone sites (Table B of the Sites Inventory Form) represents the difference between the realistic existing capacity and the total realistic capacity after the rezone. Calculation of the difference ensures that capacity is not double counted on sites. The sites identified to be rezoned, as described in Table B of the Sites Inventory Form details the following for each parcel:

- The RHNA income category that the site can accommodate

- The associated consolidated site letter
- If the site was identified as having existing capacity on Table A of the Sites Inventory Form
- If the site is identified to meet the remaining moderate/above moderate-income RHNA need
- If the site is identified to accommodate a no-net-loss buffer

Table B of the Sites Inventory Form demonstrates the realistic capacity of each site to be rezoned, as well as the net new capacity of those sites that are identified as having underutilized capacity under the current zoning. Further, **Table 9** summarizes the net new realistic capacity identified by income level or buffer.

Table 9: Rezoned Site Capacity

<i>Total Units</i>	<i>Lower-Income Units</i>	<i>Moderate- and Above Moderate-Income Units</i>	<i>Buffer</i>
442	99	173	170

When rezoned sites are paired with the following programs of the Housing Element, these properties will permit higher densities, and residential development on these sites will be further incentivized, paving the way for future development. Program 7, Incentives and Regulations; Program 12, Lot Consolidation; Program 27, Reduced Parking Requirements; and Program 29, Ongoing Code Updates.

Conclusions

Bound by Torrance on the north and west, Los Angeles to the east, and Rolling Hills Estates on the south and southwest, Lomita has developed to the edges of its boundaries. Because Lomita is nearly entirely built-out and does not have large swaths of land preserved for open space or conservation, there are little to no opportunities to identify new housing capacity on undeveloped lands. With few vacant sites, much of the City’s housing capacity is identified in the form of underutilized sites that are most suitable for redevelopment. The underutilization of these sites, in combination with their location in high-resource areas and paired with the following programs of the Housing Element, will ensure that the City can realistically meet the RHNA targets at all income levels during the Housing Element planning period.

Programs to Support Development of Underutilized Sites

As further detailed in the Programs of the Housing Element, the City will implement the following programs to facilitate and incentivize development on the sites identified to accommodate the City’s RHNA:

- Through Program 6, Accessory Dwelling Units, the City will provide an incentive for ADUs that can be offered as affordable.
- Through Program 7, Incentives and Regulations, the City will pair rezones with objective development standards to incentivize the production of housing, and will offer incentive zoning that will increase developer interest in the State Density Bonus program.

- Through Program 10, Affordable Housing Streamlining, the City will provide process streamlining for qualifying affordable and mixed-income housing developments.
- Through Program 11, Objective Design Standards, the City will develop objective design standards to be paired with future rezones.
- Through Program 12, Lot Consolidation, the City will enhance incentives for lot consolidation beyond what is already offered to developers.
- Through Program 14, Rezone Program, the City will increase densities to permit 30 dwelling units per acre, enforce a minimum density of 20 dwelling units per acre, will mandate a minimum of 50 percent of the total square footage of a mixed-use project be dedicated to residential uses, and will permit exclusively residential uses.
- Through Program 16, No Net Loss, the City will monitor the housing capacity identified in the Adequate Sites Inventory throughout the planning period to maintain sufficient capacity for the remaining RHNA at all income levels.
- Through Program 27, Reduced Parking Requirements, the City will reduce parking requirements for multifamily housing and for religious institutions when affordable housing is provided.
- Through Program 29, Ongoing Code Updates, the City will continue to monitor changes to State legislation and update the Zoning Code as needed, and will continue to coordinate with developers in facilitating ideas on process and procedural improvements.
- Through Program 30, Inclusionary Housing Ordinance, the City will evaluate the feasibility of an inclusionary housing ordinance and adopt said ordinance, which will further incentivize the use of the State Density Bonus program.

Further details on these programs can be found in the Programs section of the Housing Element.

Sites Inventory Form

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jurisdiction Name	site Address/Reference/Location	E-Flight ZIP Code	Assessor Parcel Number	Very Low- Income	Low-income	Moderate- Income	Above Moderate- Income	Type of structure	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan Designation	Proposed Zoning	Maximum Density Allowed	Maximum Density Allowed	Total Capacity	Volume of Existing Uses	Description of Existing Uses	Committed attributes	Optional attributes	Optional attributes
COMPTON	2048 COMPTON BLVD	90711	73740005				42,28151		1.8691	Commercial	CO	Manufact Use	MU-C	20	30	42,28151	Non-Commt	Commercial, U			Single-Family R
COMPTON	2044 ESSEL-MANN AVE	90711	73740006				1,84365		0.0792	Commercial	CO	Manufact Use	MU-C	20	30	1,84365	Non-Commt	Commercial, U			Single-Family R
COMPTON	2048 ESSEL-MANN AVE	90711	737291009				2,1181		0.1250	Commercial	CO	Manufact Use	MU-C	20	30	2,1181	Non-Commt	Single-Family R			Single-Family R
COMPTON	2048 ESSEL-MANN AVE	90711	737291007				2,979		0.1390	Commercial	CO	Manufact Use	MU-C	20	30	2,979	Non-Commt	Single-Family R			Single-Family R
COMPTON	2044 1/2 ESSEL-MANN AVE	90711	737291004				2,2855		0.1093	Commercial	CO	Manufact Use	MU-C	20	30	2,2855	Non-Commt	Single-Family R			Single-Family R
COMPTON	2044 1/2 ESSEL-MANN AVE	90711	737291003				2,2611		0.1073	Commercial	CO	Manufact Use	MU-C	20	30	2,2611	Non-Commt	Single-Family R			Single-Family R
COMPTON	2044 ESSEL-MANN AVE	90711	737291002				2,2855		0.1080	Commercial	CO	Manufact Use	MU-C	20	30	2,2855	Non-Commt	Single-Family R			Single-Family R
COMPTON	2048 ESSEL-MANN AVE	90711	737291005				1,8764		0.1190	Commercial	CO	Manufact Use	MU-C	20	30	1,8764	Non-Commt	Single-Family R			Single-Family R
COMPTON	2048 ESSEL-MANN AVE	90711	737291006				2,2710		0.1083	Commercial	CO	Manufact Use	MU-C	20	30	2,2710	Non-Commt	Single-Family R			Single-Family R
COMPTON	1950 COMPTON BLVD	90711	737291008				16,520		0.1170	Industrial	MC	Manufact Use	MU-C	20	30	16,520	Non-Commt	Commercial, W			Single-Family R
COMPTON	1940 COMPTON BLVD	90711	737291004				3,5130		0.1570	Industrial	MC	Manufact Use	MU-C	20	30	3,5130	Non-Commt	Commercial, W			Single-Family R
COMPTON	1940 COMPTON BLVD	90711	737291003				2,1229		0.1390	Industrial	MC	Manufact Use	MU-C	20	30	2,1229	Non-Commt	Commercial, W			Single-Family R
COMPTON	2072 ESSEL-MANN AVE	90711	737291011				7,2204		0.3450	Commercial	CO	Manufact Use	MU-C	20	30	7,2204	Non-Commt	Single-Family R			Single-Family R
COMPTON	2072 ESSEL-MANN AVE	90711	737291006				13,5904		0.5197	Commercial	CO	Manufact Use	MU-C	20	30	13,5904	Non-Commt	Single-Family R			Single-Family R
COMPTON	1871 COMPTON BLVD	90711	737291005				15,5204		0.6250	Commercial	CO	Manufact Use	MU-C	20	30	15,5204	Non-Commt	Hotel, Motel, X			Single-Family R
COMPTON	1871 COMPTON BLVD	90711	737291004				15,5211		0.6130	Commercial	CO	Manufact Use	MU-C	20	30	15,5211	Non-Commt	Commercial, Y			Single-Family R
COMPTON	1813 COMPTON BLVD	90711	737291006				16,6762		0.7290	Commercial	CO	Manufact Use	MU-C	20	30	16,6762	Non-Commt	Hotel, Motel, University			Single-Family R

Table C: Land Use

Zoning Designation (From Table A, Column G)	General Land Uses Allowed
R1	Single Family Residential Uses, Manufactured
A1	Single Family Residential Uses, Manufactured
RVD1500	Single Family or Multifamily Residential Uses
MU-O	Single Family and Multifamily Residential Use

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Appendix F: Outreach Summary

Contents

Appendix F: Outreach Summary	1
Introduction	2
Online Survey	2
Planning Commission Informational Meeting	3
Farmer’s Market.....	3
Virtual Public Workshop #1.....	3
Planning Commission and City Council Joint Session Public Meeting	4
Ongoing Communication	4
Housing Element Update Webpage	5
Communication with Community-Based Organizations.....	5
Public Review Draft of Housing Element.....	6
Letters Received	7

Tables

1	Comments Received on the Draft Housing Element.....	6
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Exhibits

A	City of Lomita Housing and Safety Element Survey
B	Staff Reports to the Planning Commission
C	Workshop Presentation Materials
D	Planning Commission and City Council Public Meeting Presentation Materials
E	Housing Element Update Comment Letters

Introduction

The City of Lomita (City) conducted extensive public outreach for the Housing Element update that engaged a broad spectrum of the community and stakeholders. The City is committed to continuing meaningful engagement throughout the entirety of the 6th Cycle Housing Element. The City is aware of the need for certain emphasis to make engagement practices more accessible to the lower-income households and populations with a disability. Lomita is committed to developing specific strategies to reach out to these populations, as demonstrated by Programs 8, 19, 20, 23, and 26 of the Housing Element, which commit the City to better connect residents to resources related to housing. The COVID-19 pandemic stay-at-home orders of 2020 and 2021 provided the City with opportunities to explore new avenues for public engagement and increased access for those who are traditionally not involved in the planning process. The City responded quickly to changing outreach needs and found success in online engagement, which inherently provides greater access to residents with mobility limitations. Early outreach and formal engagement activities were held virtually, and the City took informal opportunities to engage the public in person at the local farmer's market. The following outreach activities were conducted to engage stakeholders and inform the development of the Housing Element.

Online Survey

The online survey engaged 95 participants to better inform local housing needs and concerns. The survey was posted on the City's website and emailed to the City's interested parties list, a flyer with a QR code linking to the survey was mailed out to every address within Lomita's boundaries, and the Lomita Chamber of Commerce emailed a link to the survey to its listserv in its newsletter.

The virtual format of this engagement strategy is not only more accessible to the mobility impaired since it could be taken from home, but it is also convenient for low-income families who may work late jobs or manual labor and would prefer to be with family and resting at home rather than attending an in-person community workshop. Furthermore, the online format allows for the use of external software programs that can make written text more accessible to individuals experiencing disabilities such as vision impairment by increasing the text size, or running a program that reads aloud the text from the screen for the hard of hearing.

Survey respondents tended to have lived in the City for 10+ years (72.6 percent of respondents), live in single-family detached residences (79.0 percent), and own their home (81.1 percent). When asked about the types of housing needed most in the City, respondents identified single-family housing (49.5 percent) as being the most necessary, and further acknowledged the most urgent housing concerns in the City as housing affordability (31.2 percent) and overcrowding (25.8 percent).

The detailed results of the survey are provided below under **Exhibit A**.

Planning Commission Informational Meeting

The Planning Commission informational meetings took place on October 12, 2020, and March 8, 2021. These meetings informed Planning Commissioners early in the planning process of the update to the Housing Element and exposed them to the requirements of the update as set forth under State law. Staff provided an overview of recent relevant legislation; Lomita's Regional Housing Needs Allocation (RHNA); and a large number of resources, including the Sites Inventory Guidebook, resources from Abundant Housing LA on best practices, and an article from UCLA's Regional Policy Studies center on how cities can use the 6th Cycle Housing Element to overcome neighborhood resistance to housing. These meetings led to an informational dialogue to set early expectations for the update to the Housing Element. The staff reports provided to the Planning Commission are provided below under **Exhibit B**.

Farmer's Market

The Lomita Farmer's Market provided a safe in-person environment where City staff were able to engage local shoppers to inform them of the Housing Element process, the upcoming virtual public workshop, and the online survey. The Farmer's Market took place outside of regular working hours on Sundays, and allowed for interaction with a greater proportion of the community. A City booth was routinely used to provide flyers and information related to the Housing Element process. On two occasions, large display booths were provided to highlight the Housing Element process where staff handed out flyers, responded to residents' questions, and provided an opportunity for on-site survey participation. Translation services were provided for Spanish-speaking members of the community.

Virtual Public Workshop #1

The first virtual public workshop was held in April 2021 and allowed interested parties to be engaged in a more formal setting where they learned about the planning process, the components of the Housing Element, and the importance of their role in the development of the Housing Element. Although 91 percent of Lomita's households speak English, Spanish translation was made available to assist the 3.8 percent of households that speak Spanish with limited English. This meeting was held outside of regular work hours during the evening to boost attendance. Prompting questions led to meaningful feedback from the community to gauge their priorities and identify areas where they would like to see future growth accommodated. This workshop was promoted on multiple platforms, including at the Farmer's Market, on the City's website, through the City's newsletter, and through the

Chamber of Commerce newsletter. The meeting was co-hosted by the local Chamber of Commerce to better engage a broad range of stakeholders.

Attendees from the community brought forth concerns about higher housing density within the City and how that may be detrimental to its small-town feel, as well as the concern about increased infrastructural demand on roadways. Community members in attendance also inquired about accessory dwelling units and how they might be best used within the City, as well as about the RHNA statistics for the 6th Cycle Housing Element. Further, attendees spoke in favor of a need for a new grocery store to meet existing and projected demands in the City.

The presentation materials from the workshop are provided below under **Exhibit C**.

Planning Commission and City Council Joint Session Public Meeting

The joint session with the City Council and Planning Commission was the second public meeting for the Housing Element update. This meeting was hosted on Wednesday, June 30, 2021, from 5–7 p.m. It provided a formal setting open to the public to present the findings of the background analysis and the drafted goals, policies, and programs of the Housing Element. This was a session held with Planning Commission and City Council, which invited citizens to provide input, be informed on the planning process, and be given contact information on how to provide future comments. Community members inquired about affordable senior housing in the Lomita Manor area, mobile home parks, future traffic congestion in already traffic-heavy areas of the City that are being highlighted for housing development, and about the Sites Inventory and Analysis criteria.

The presentation materials from the meeting are provided below under **Exhibit D**.

Ongoing Communication

Ongoing communication involved staff working closely with elected officials, attending Planning Commission meetings, and working closely with City management to inform on the process and expose the aforementioned groups to the requirements of the Housing Element update. Ongoing communications took place throughout the entirety of the 6th Cycle Housing Element update process. This includes updated numbers concerning the RHNA; new legislation affecting the 6th Cycle Housing Element, including an inventory of suitable sites; a new Affirmatively Furthering Fair Housing analysis requirement; and modifications to the accessory dwelling unit approval and construction processes. Staff also sent out monthly newsletters to the City's email list, and two newsletters were mailed to every address in Lomita to inform on the update and opportunities to be engaged. Those who received mailed newsletters include every residential unit and commercial office in Lomita, including those residing in affordable housing units in Lomita and community-based organizations that

have offices in Lomita, as well as local religious institutions that serve vulnerable subsets of Lomita's population.

Housing Element Update Webpage

The Housing Element project webpage was posted on the City's website to provide a consistently accessible resource for addressing common questions, providing a portal for communication with the City, and creating a stream of information that allows community members to stay up to date with the planning process even if they are unable to attend scheduled events. Comments received to date through the project website include comments related to using parks for future housing, the need for housing that is affordable to those with a physical or cognitive disability, a desire to accommodate the housing need within existing commercial areas, and creating multifamily buffers between commercial zones and single-family zones.

Communication with Community-Based Organizations

Outreach to community-based organizations took place through email to St. Mark's Presbyterian Church, The Bay Church, Islamic Center of South Bay, Chabad of South Bay, Community's Child, and the Lomita Chamber of Commerce to identify the extent of and capacity to which homelessness or other housing issues are being served. Many of these stakeholders provide services and work closely with lower-income households and residents with special needs. The organizations helped to inform the planning process and development of the 6th Cycle Housing Element. Further, the Lomita Chamber of Commerce played an active role in the update, recognizing the importance of a housing supply that meets the local need in supporting local businesses.

The outreach conducted for the update to the Housing Element engaged a broad range of community members and stakeholders alike. The City cast a wide net to gain participation from all segments of Lomita's interested parties, including extremely low-income and lower-income households. While the total number of those who participated cannot be confirmed, it can conservatively be estimated that 200 people participated in the update to the Housing Element. Further, more than 8,000 housing units received newsletters through the mail, including extremely low-income households and lower-income households residing in affordable housing and those residing in market rate housing in Lomita. The newsletters included information on the Housing Element update and provided direction to the City's website. When compared to the previous (5th Cycle) Housing Element, which received a comment from only one member of the public, the success of the extensive outreach process conducted for this Housing Element update is immense and has contributed to a set of meaningful goals, policies, and programs that reflect Lomita's housing needs.

Public Review Draft of Housing Element

The public review draft of the Housing Element was made available for a 30-day public review and comment period for responsible agencies, interested organizations, and members of the public. The period took place from August 14, 2021 through September 14, 2021, and comments could be sent by email, by mail, or through a comment form that was made available on the City’s website. The City notified the public of the availability of the draft Housing Element through an email sent to the City’s listserv, including all those who participated in public events, all members of the Planning Commission and City Council, and all those who signed up to receive notifications on the Housing Element through a fillable form available on the City’s website. Comments received on the draft Housing Element and all comments received throughout the Housing Element updated process are detailed in **Table 1**, with explanations of where in the Housing Element the specific comment is addressed.

Table 1: Comments Received on the Draft Housing Element

<i>Comment</i>	<i>Location in Housing Element</i>
Does the plan depend mostly on non-vacant sites, either in general or for lower-income RHNA categories? Lomita should not make assumptions about how many sites will be redeveloped during the 8-year planning period. Does the plan include at least a 15–30% buffer of available sites above the RHNA allocations? Does the plan put most or all lower-income housing in industrial or commercial areas, or far from public facilities? Cities and counties are required to “affirmatively further fair housing” through their Housing Element plans, including by distributing planned lower-income housing throughout the jurisdiction to ensure that lower-income homeowners and tenants have access to opportunity. If the plan includes rezoning, is the rezoning plan reasonable? Consider any significant NIMBY opposition to the specific area planned for rezoning, or whether the rezoned areas are not very suitable for housing.	Addressed in Appendix E and detailed in the Sites Inventory Form, Tables A and B.
In order to motivate property owners to do construction which have large lots, the city should allow for apartment dwellings or multiple dwelling units without the 5ft space requirements to be constructed on those properties.	As detailed in Appendix E, the City has few large lots and will incentivize the consolidation of lots, as detailed in Program 12 of the Housing Element. Setback requirements of 5 feet are considered to be reasonable and do not unduly constrain development.
Residential development in commercial areas and creating a multi-family buffer between commercial zones and residential areas.	Addressed in Appendix E and detailed in the Sites Inventory Form, Tables A and B.
How parents can purchase affordable 1- or 2-bedroom housing for intellectually and physically disabled adult children.	Programs of the Housing Element to address the needs of those with a disability include Program 6, to incentivize affordable accessory dwelling units (accessory dwelling units can provide opportunities for those with special needs, such as older adults or those with disabilities, including developmental disabilities, by creating housing in an independent setting while still allowing for support from caregivers who reside on the same lot); Program 13, to reduce development standards for senior housing and housing to assist those with special needs; Program 14, to increase density in areas with high access to opportunity; and Program 19, to better connect developers and residents to resources related to housing accessibility aimed to assist in

Table 1: Comments Received on the Draft Housing Element

<i>Comment</i>	<i>Location in Housing Element</i>
	increasing housing for the older population and those with disabilities.
Please include public lands, like parks, as possible site for urbanization and leave our bedroom community alone!	Addressed in Appendix E and detailed in the Sites Inventory Form, Tables A and B.
Affordable housing	The Housing Element addresses the needs of lower-income households, including extremely low-income households through the sites identified and the programs of the Housing Element. The following programs apply: Program 3, to provide assistance to mobile home park tenants; Program 4, to preserve the affordability of housing units; and Program 10, to provide permit streamlining for affordable housing developments aimed to directly assist with the realization of affordable housing. Specifically, Program 14 increases densities along the City’s key corridors to facilitate the production of lower-income housing in an area with high access to resources, and Program 30 will capture some of this new density specifically for affordable housing through the adoption of an inclusionary housing ordinance. Other programs that more broadly demonstrate the City’s commitment to affordable housing include Program 7, to provide a range of incentives to facilitate the development of affordable housing, and Program 27, to reduce parking requirements, especially for affordable housing.

Letters Received

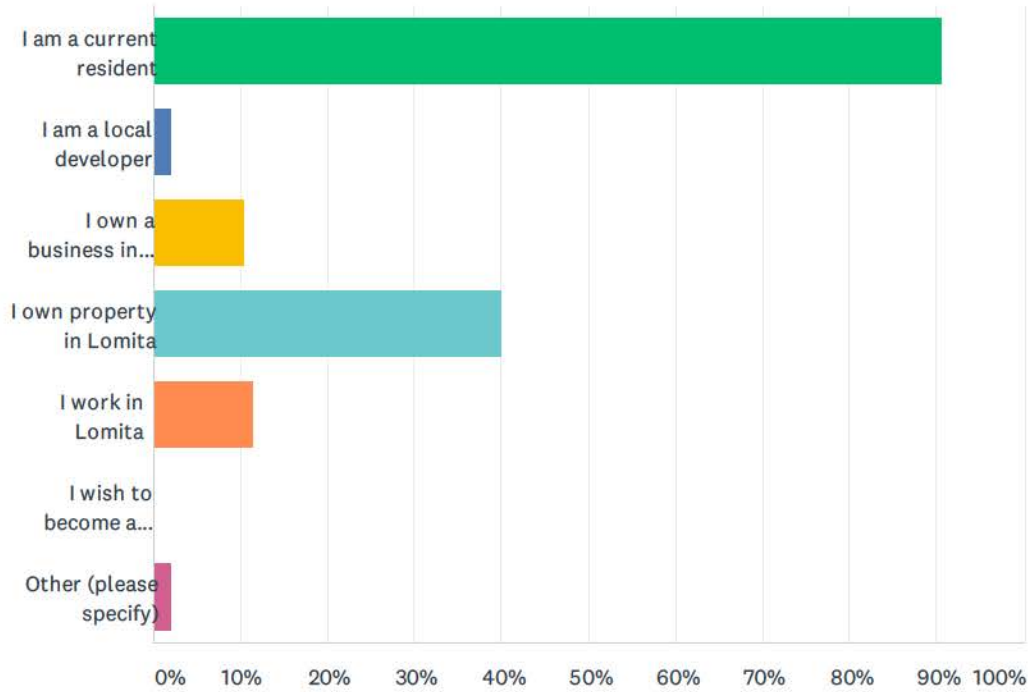
Letters received through the Housing Element update process are included as **Exhibit E**. These include a letter from the California Department of Transportation (Caltrans) and a letter from Abundant LA. The letter from Caltrans was in response to the Negative Declaration for the Housing Element project, as required under the California Environmental Quality Act. Caltrans expressed its support for the Housing Element and recommended significantly reducing or eliminating car parking requirements. Reductions in parking are addressed through **Program 27** of the Housing Element. The objectives of Program 27 were further refined based on feedback received from Caltrans. The letter from Abundant LA details guidance on State Housing Element law, specifically as it relates to the Sites Analysis and the inventory of land available to accommodate the RHNA.

Exhibit A: City of Lomita
Housing and Safety
Element Survey

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Q1 What is your interest in housing in Lomita? Check all that apply.

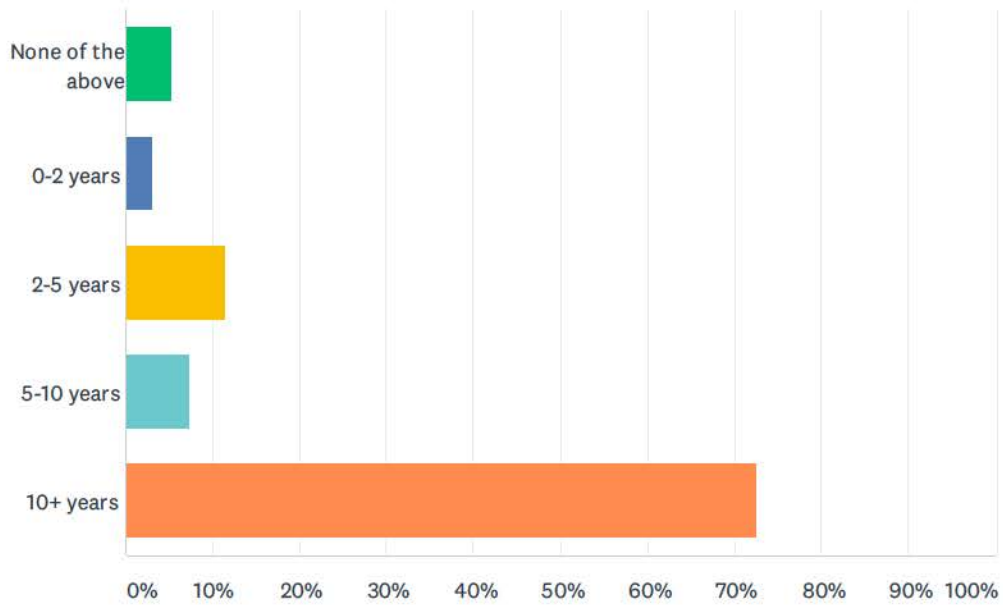
Answered: 95 Skipped: 0



ANSWER CHOICES	RESPONSES	
I am a current resident	90.53%	86
I am a local developer	2.11%	2
I own a business in Lomita	10.53%	10
I own property in Lomita	40.00%	38
I work in Lomita	11.58%	11
I wish to become a resident in Lomita	0.00%	0
Other (please specify)	2.11%	2
Total Respondents: 95		

Q2 How long have you lived in Lomita?

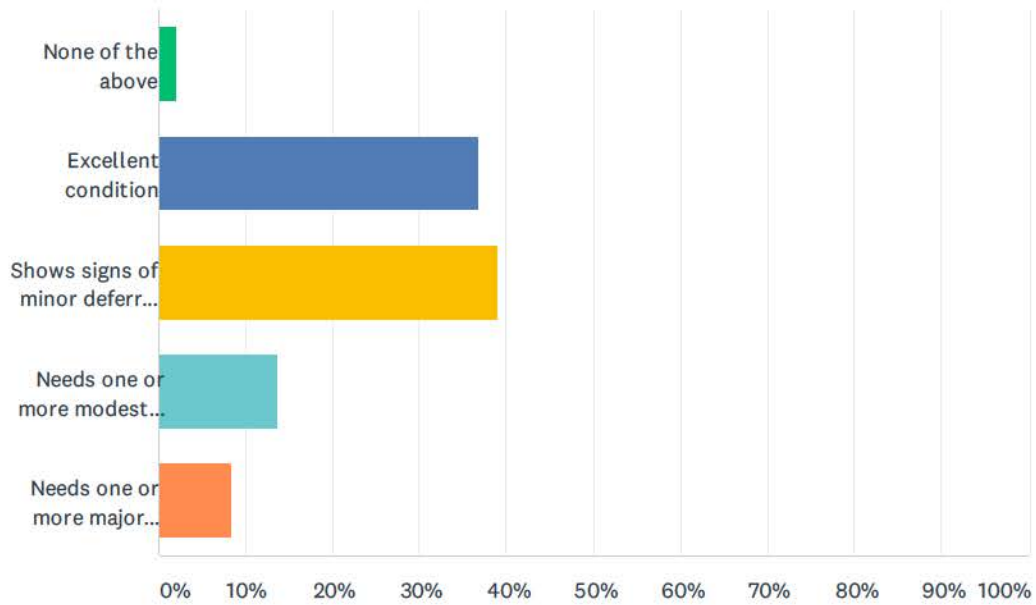
Answered: 95 Skipped: 0



ANSWER CHOICES	RESPONSES	
None of the above	5.26%	5
0-2 years	3.16%	3
2-5 years	11.58%	11
5-10 years	7.37%	7
10+ years	72.63%	69
TOTAL		95

Q3 How would you rate the physical condition of the home you live in?

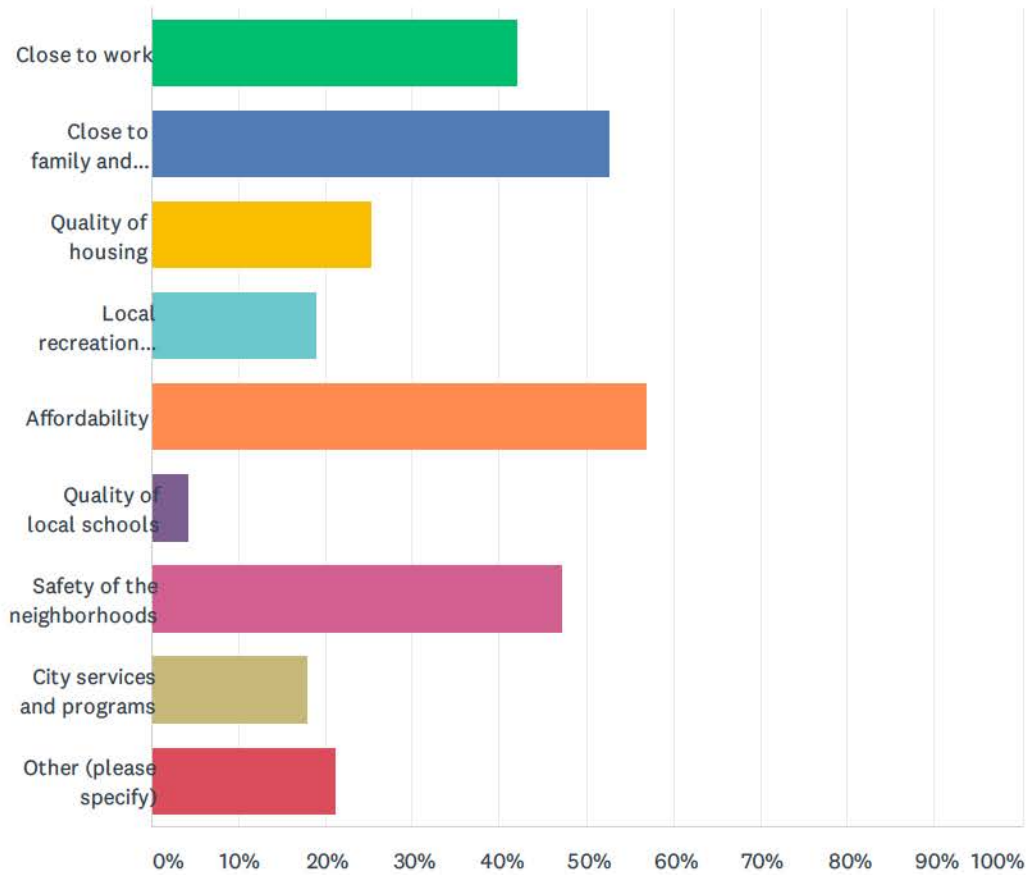
Answered: 95 Skipped: 0



ANSWER CHOICES	RESPONSES	
None of the above	2.11%	2
Excellent condition	36.84%	35
Shows signs of minor deferred maintenance (e.g. peeling paint, chipped stucco, etc.)	38.95%	37
Needs one or more modest rehabilitation improvements (e.g. new roof, new siding, etc.)	13.68%	13
Needs one or more major upgrade (e.g. new foundation, new plumbing, new electrical, etc.)	8.42%	8
TOTAL		95

Q4 Why have you chosen to live in Lomita? Select all that apply.

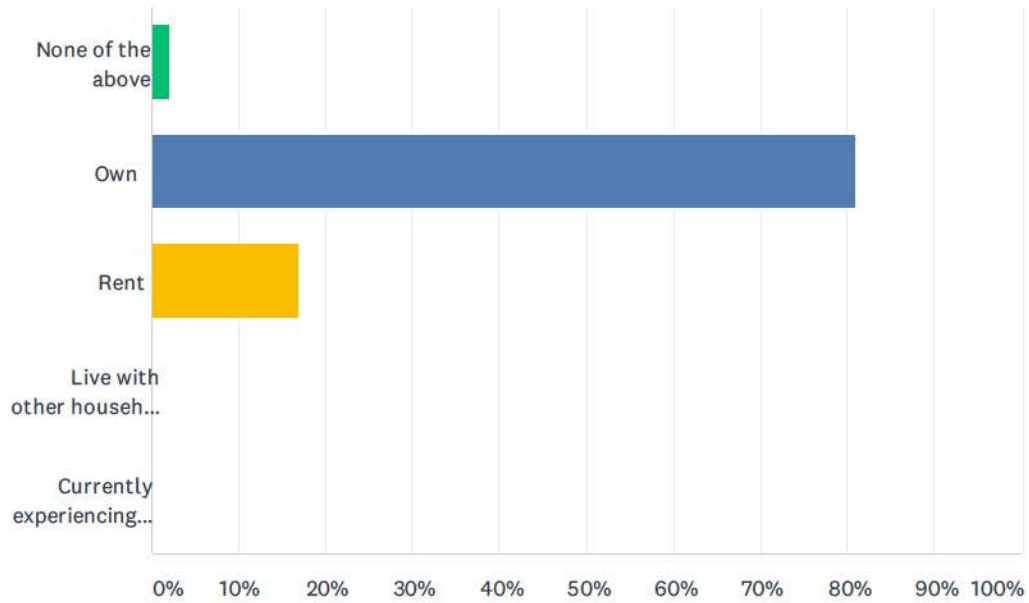
Answered: 95 Skipped: 0



ANSWER CHOICES	RESPONSES
Close to work	42.11% 40
Close to family and friends	52.63% 50
Quality of housing	25.26% 24
Local recreation amenities and scenery	18.95% 18
Affordability	56.84% 54
Quality of local schools	4.21% 4
Safety of the neighborhoods	47.37% 45
City services and programs	17.89% 17
Other (please specify)	21.05% 20
Total Respondents: 95	

Q5 Do you own or rent your home?

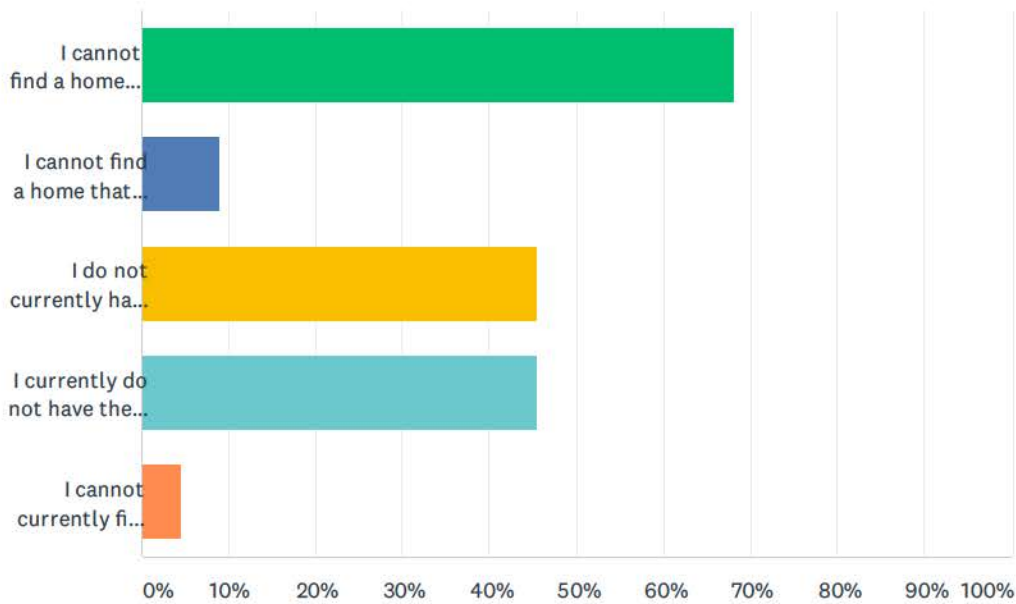
Answered: 95 Skipped: 0



ANSWER CHOICES	RESPONSES	
None of the above	2.11%	2
Own	81.05%	77
Rent	16.84%	16
Live with other household (neither own or rent)	0.00%	0
Currently experiencing homelessness	0.00%	0
TOTAL		95

Q6 If you wish to own a home in Lomita, but do not, what issues are preventing you at this time? Select all that apply.

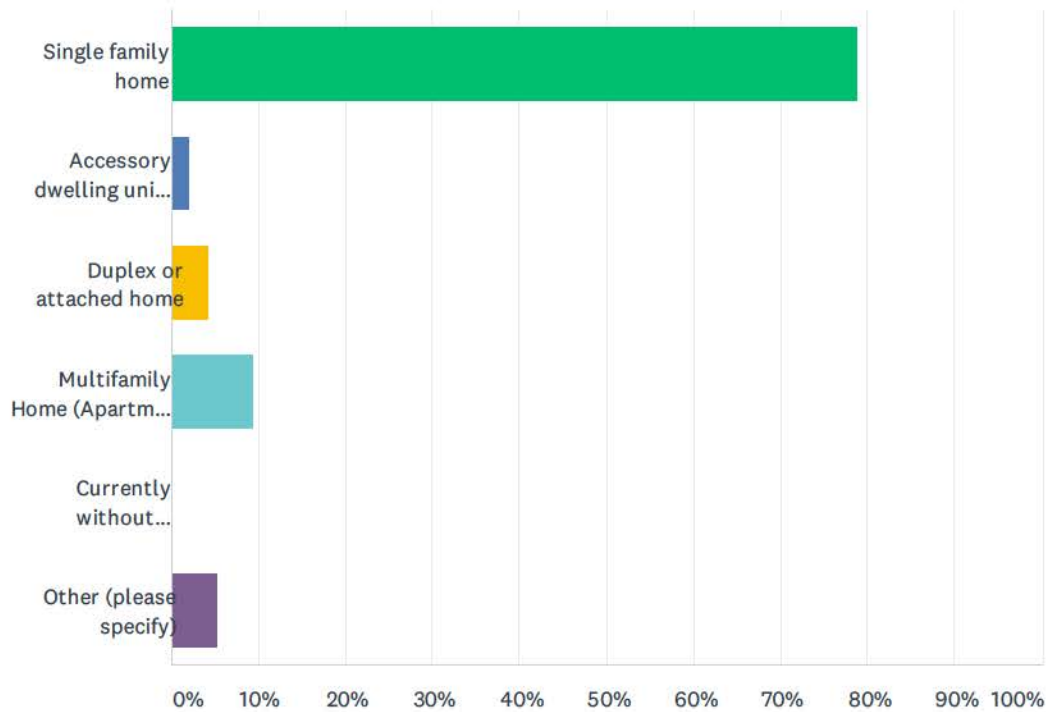
Answered: 22 Skipped: 73



ANSWER CHOICES	RESPONSES	
I cannot find a home within my target price range	68.18%	15
I cannot find a home that suits my needs (e.g. size, disability accommodations, etc.)	9.09%	2
I do not currently have the financial resources for an appropriate down payment	45.45%	10
I currently do not have the financial resources for an adequate monthly mortgage payment	45.45%	10
I cannot currently find a home that suits my quality standards	4.55%	1
Total Respondents: 22		

Q7 Select the type of housing that best describes your current home.

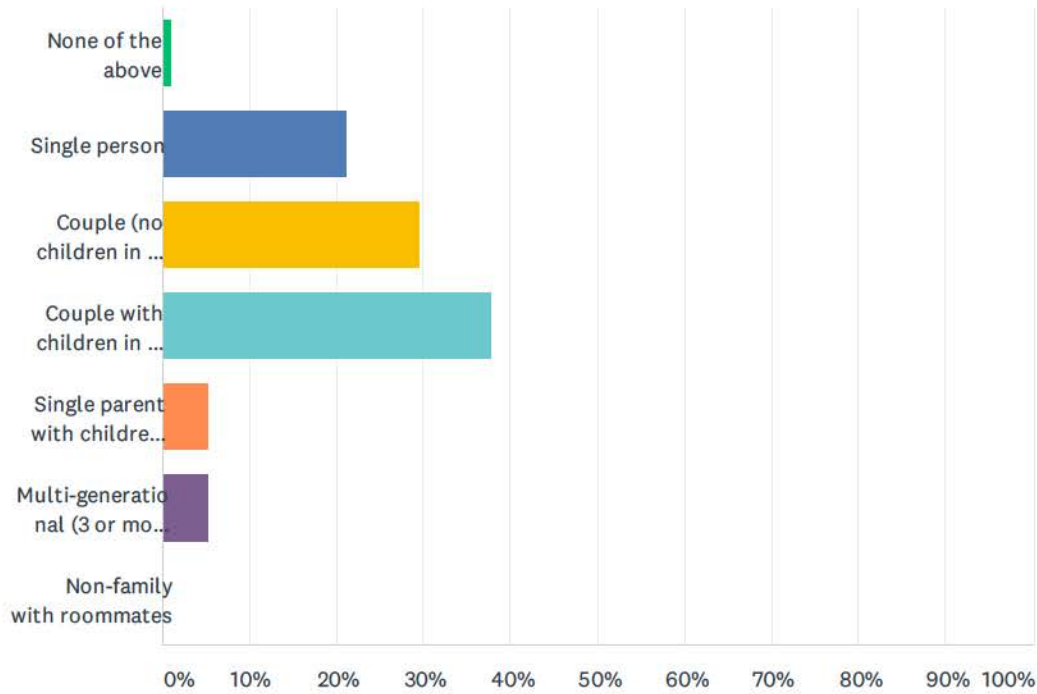
Answered: 95 Skipped: 0



ANSWER CHOICES	RESPONSES	
Single family home	78.95%	75
Accessory dwelling unit (granny flat or guest house)	2.11%	2
Duplex or attached home	4.21%	4
Multifamily Home (Apartment or Condo)	9.47%	9
Currently without permanent shelter	0.00%	0
Other (please specify)	5.26%	5
TOTAL		95

Q8 Which best describes your household type?

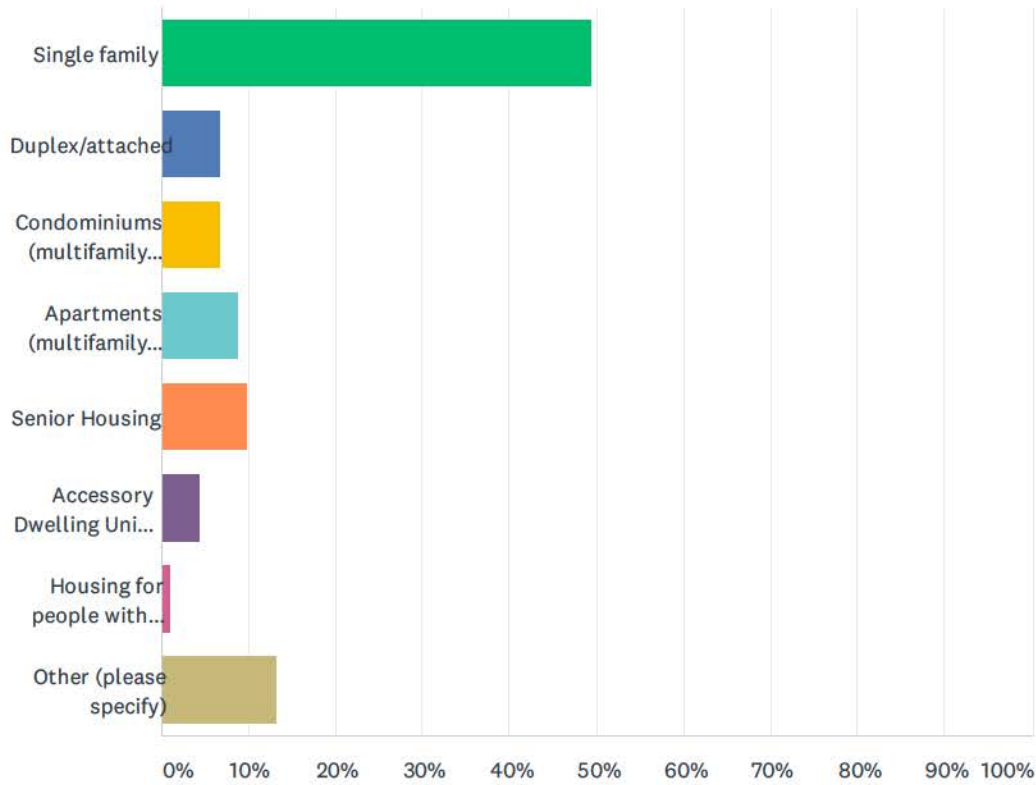
Answered: 95 Skipped: 0



ANSWER CHOICES	RESPONSES	
None of the above	1.05%	1
Single person	21.05%	20
Couple (no children in the home)	29.47%	28
Couple with children in the home	37.89%	36
Single parent with children in home	5.26%	5
Multi-generational (3 or more generations in the same home)	5.26%	5
Non-family with roommates	0.00%	0
TOTAL		95

Q9 What type of housing is most needed in Lomita?

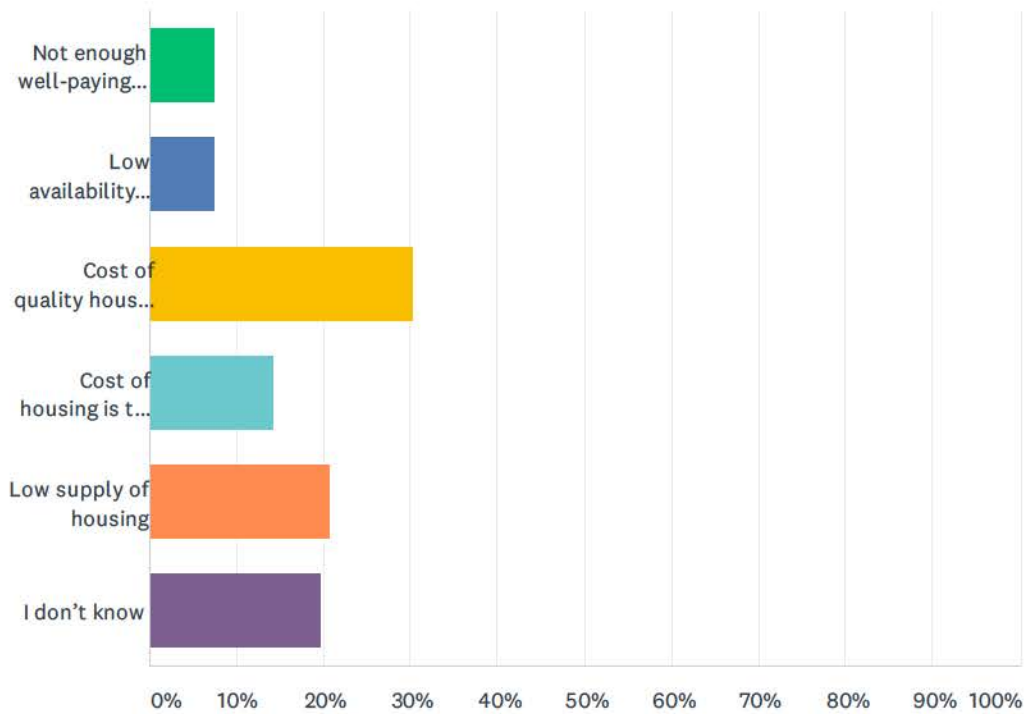
Answered: 91 Skipped: 4



ANSWER CHOICES	RESPONSES	
Single family	49.45%	45
Duplex/attached	6.59%	6
Condominiums (multifamily ownership)	6.59%	6
Apartments (multifamily rentals)	8.79%	8
Senior Housing	9.89%	9
Accessory Dwelling Units (granny flat or guest house)	4.40%	4
Housing for people with disabilities	1.10%	1
Other (please specify)	13.19%	12
TOTAL		91

Q10 What do you believe is the biggest barrier to housing stability in Lomita?

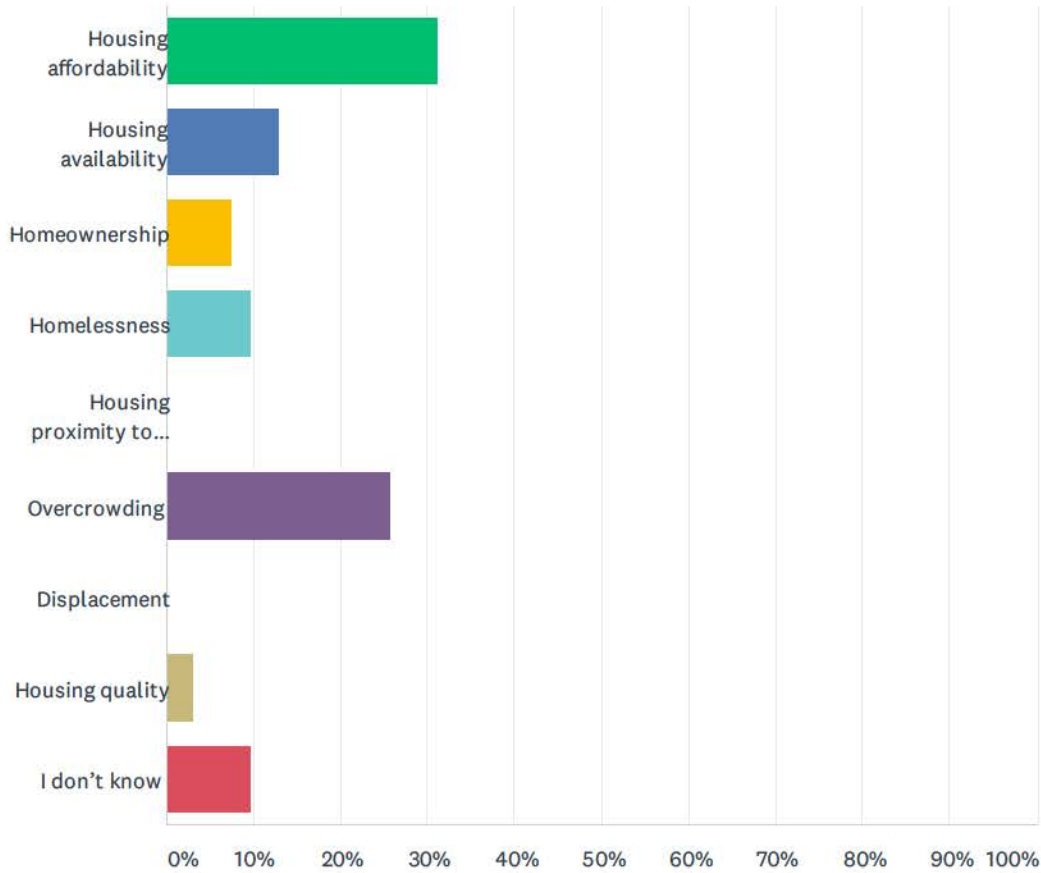
Answered: 92 Skipped: 3



ANSWER CHOICES	RESPONSES	
Not enough well-paying jobs	7.61%	7
Low availability of rent-restricted affordable homes	7.61%	7
Cost of quality housing is too high	30.43%	28
Cost of housing is too high in areas with good jobs, schools, and other services	14.13%	13
Low supply of housing	20.65%	19
I don't know	19.57%	18
TOTAL		92

Q11 What do you believe is the most urgent housing concern in Lomita?

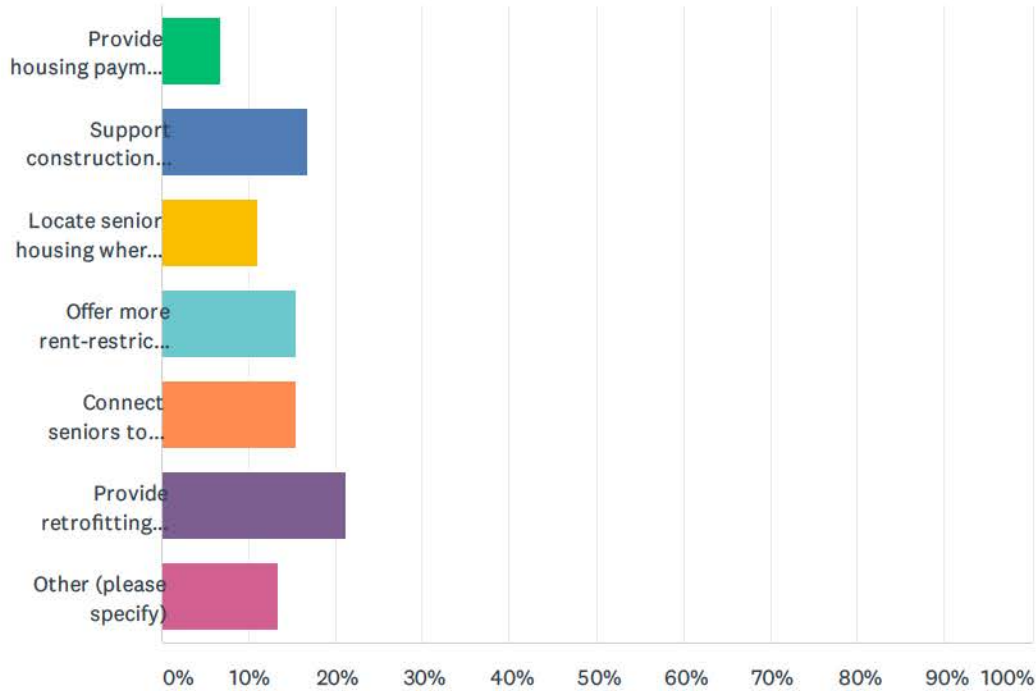
Answered: 93 Skipped: 2



ANSWER CHOICES	RESPONSES	
Housing affordability	31.18%	29
Housing availability	12.90%	12
Homeownership	7.53%	7
Homelessness	9.68%	9
Housing proximity to services and resources	0.00%	0
Overcrowding	25.81%	24
Displacement	0.00%	0
Housing quality	3.23%	3
I don't know	9.68%	9
TOTAL		93

Q12 What do you believe is the best way to address the living and housing needs of older adults or seniors?

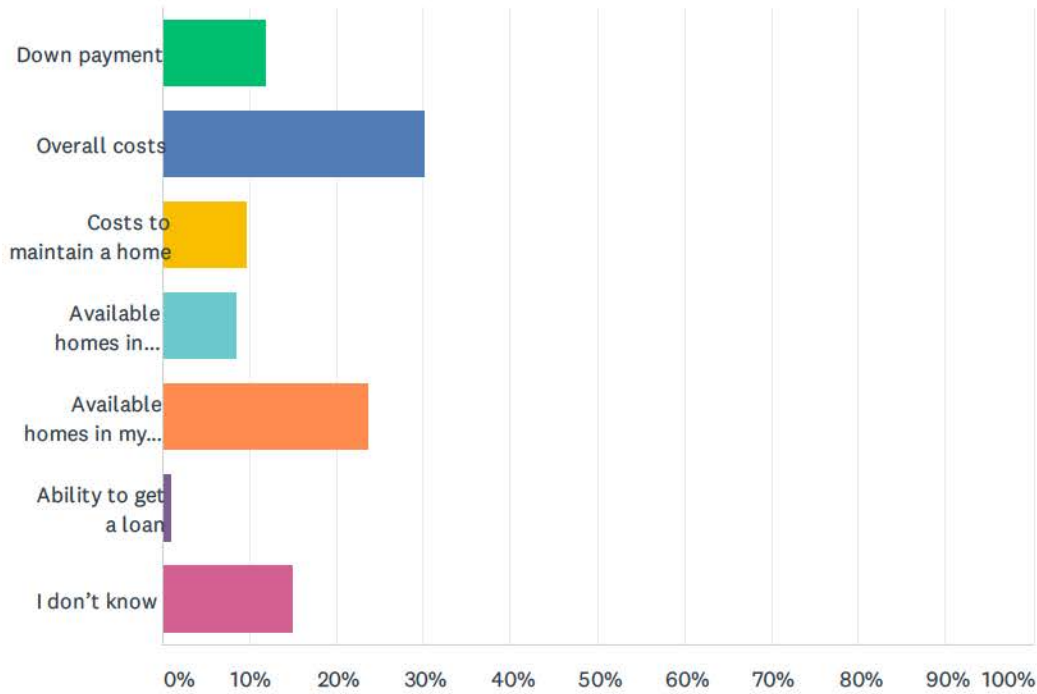
Answered: 90 Skipped: 5



ANSWER CHOICES	RESPONSES
Provide housing payment assistance	6.67% 6
Support construction of more retirement communities	16.67% 15
Locate senior housing where services are within walking distance	11.11% 10
Offer more rent-restricted, affordable senior housing	15.56% 14
Connect seniors to creative living scenarios (e.g., shared living spaces)	15.56% 14
Provide retrofitting assistance to make homes more age-friendly	21.11% 19
Other (please specify)	13.33% 12
TOTAL	90

Q13 What do you believe is the most urgent home ownership issue?

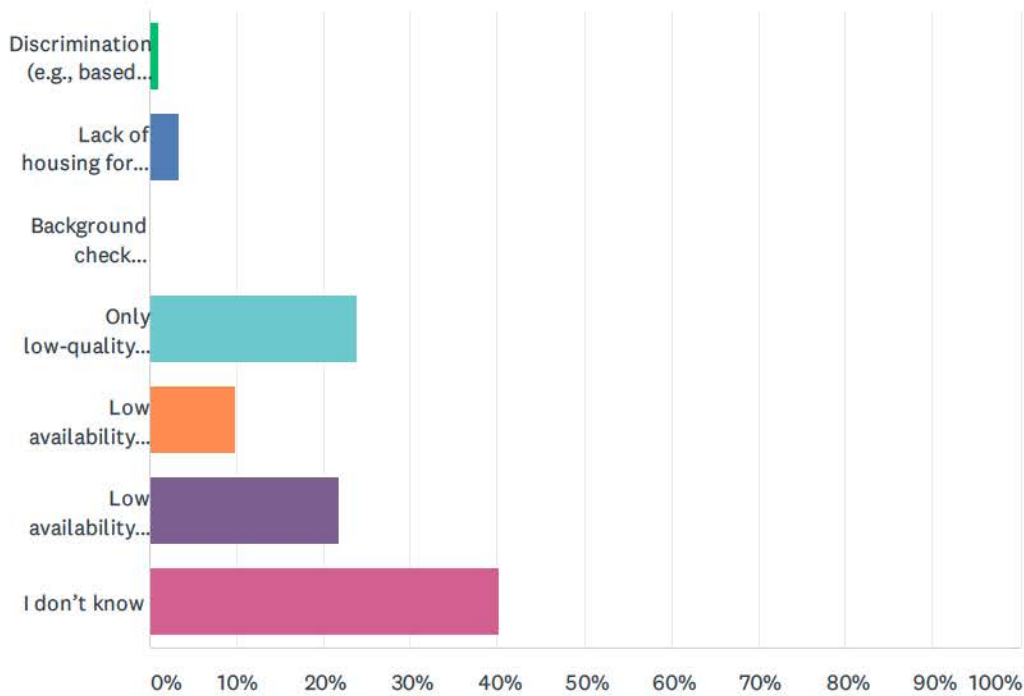
Answered: 93 Skipped: 2



ANSWER CHOICES	RESPONSES	
Down payment	11.83%	11
Overall costs	30.11%	28
Costs to maintain a home	9.68%	9
Available homes in desirable areas	8.60%	8
Available homes in my price range	23.66%	22
Ability to get a loan	1.08%	1
I don't know	15.05%	14
TOTAL		93

Q14 What do you believe is the most pressing issue to finding quality housing?

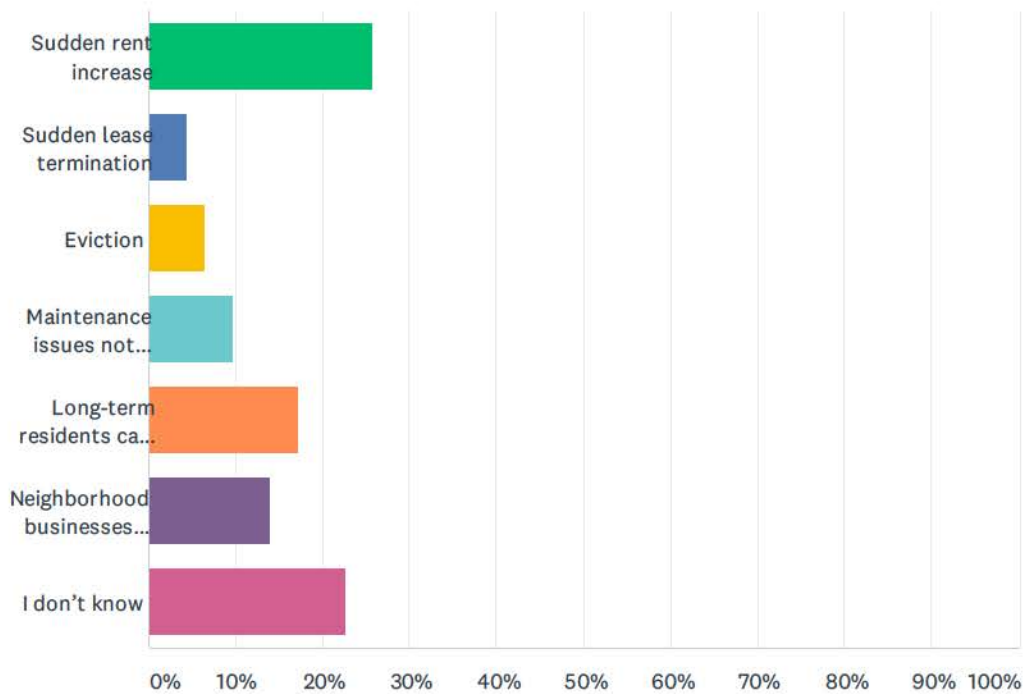
Answered: 92 Skipped: 3



ANSWER CHOICES	RESPONSES	
Discrimination (e.g., based on race, family status, or disability)	1.09%	1
Lack of housing for people with disabilities	3.26%	3
Background check requirements	0.00%	0
Only low-quality housing available in my price range	23.91%	22
Low availability of housing to fit my household size	9.78%	9
Low availability of housing where I want to live	21.74%	20
I don't know	40.22%	37
TOTAL		92

Q15 Sometimes changes in living conditions or a neighborhood may threaten to displace people from their home. Which is the most pressing displacement concern?

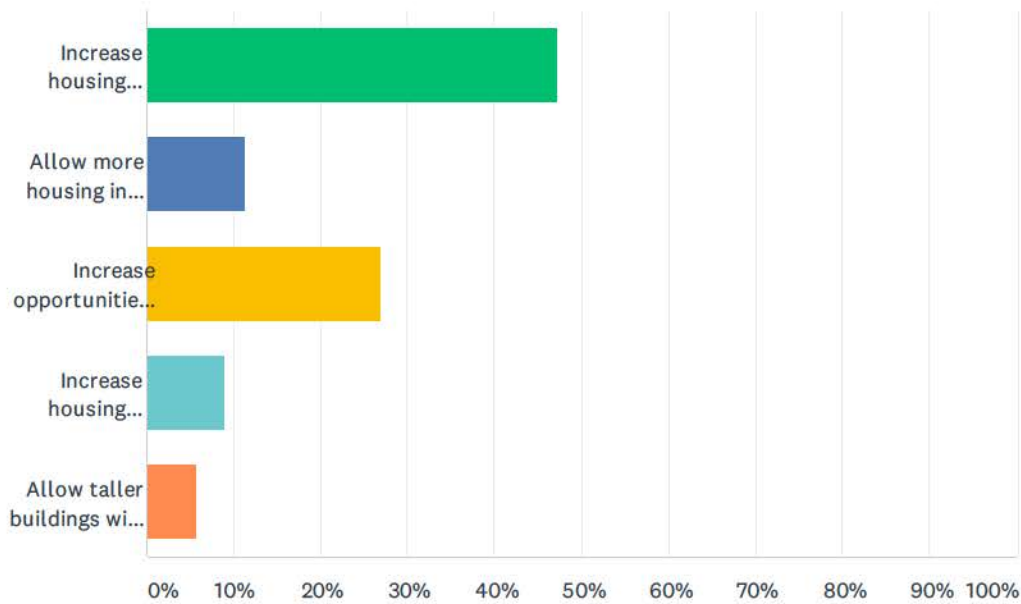
Answered: 93 Skipped: 2



ANSWER CHOICES	RESPONSES	
Sudden rent increase	25.81%	24
Sudden lease termination	4.30%	4
Eviction	6.45%	6
Maintenance issues not fixed	9.68%	9
Long-term residents can't stay in community	17.20%	16
Neighborhood businesses closing	13.98%	13
I don't know	22.58%	21
TOTAL		93

Q16 The City of Lomita is required to plan for 827 additional housing units. What do you think is the best strategy for accommodating these homes?

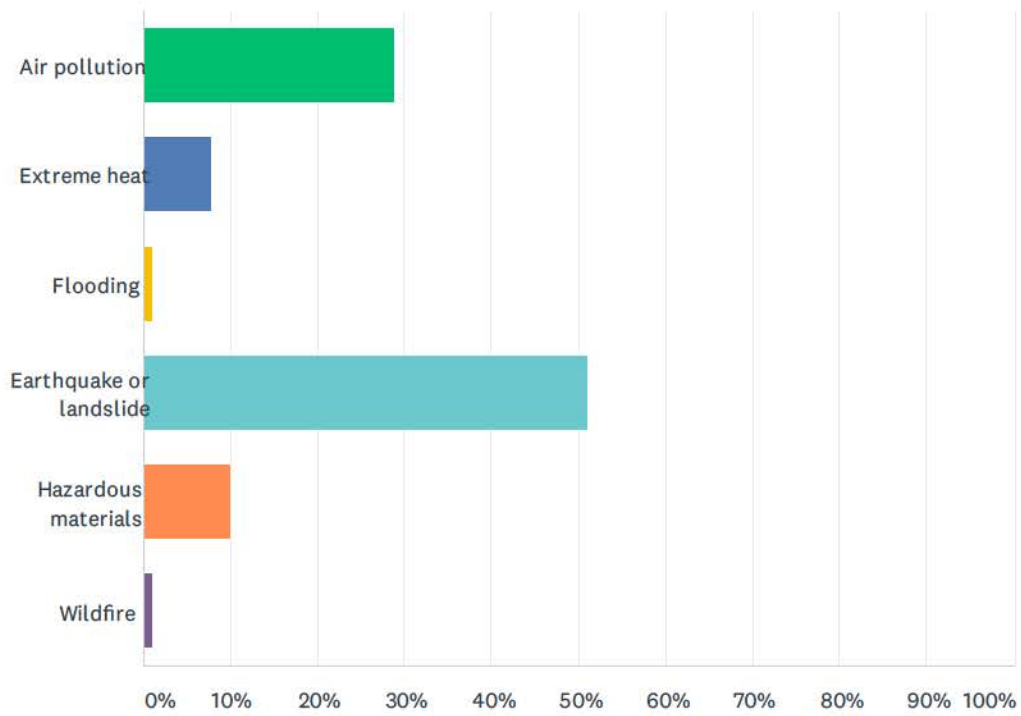
Answered: 89 Skipped: 6



ANSWER CHOICES	RESPONSES	
Increase housing opportunities along commercial corridors	47.19%	42
Allow more housing in single-family neighborhoods	11.24%	10
Increase opportunities for backyard units (i.e. Granny flats or Accessory Dwelling Units)	26.97%	24
Increase housing opportunities near schools and parks	8.99%	8
Allow taller buildings with more housing units	5.62%	5
TOTAL		89

Q17 Which hazard do you think has the MOST potential to affect your household?

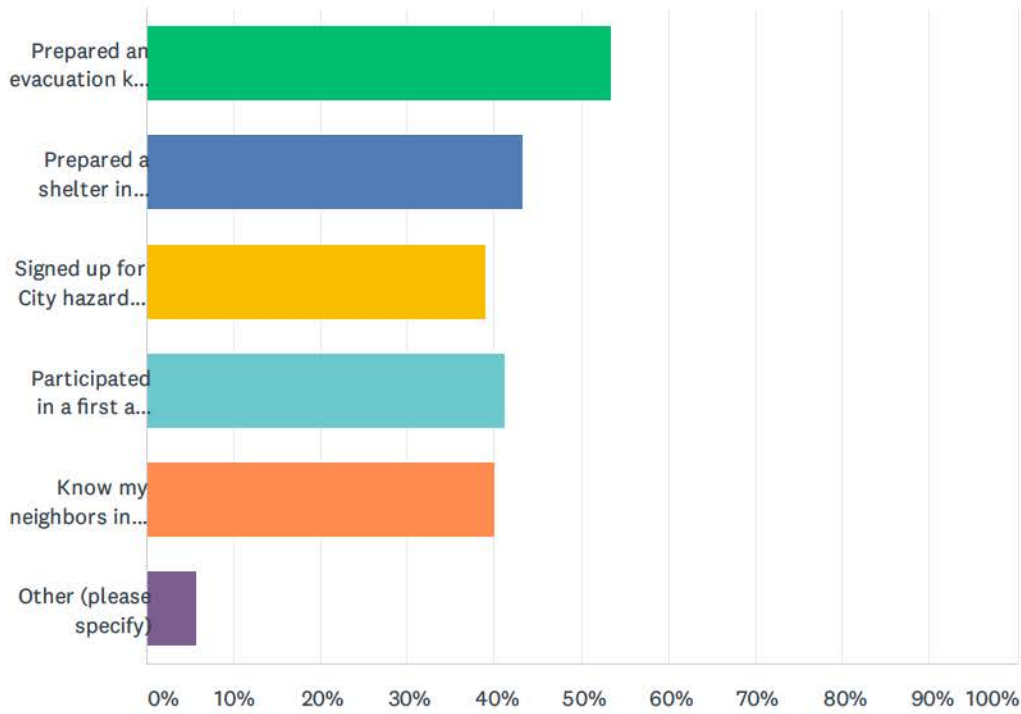
Answered: 90 Skipped: 5



ANSWER CHOICES	RESPONSES	
Air pollution	28.89%	26
Extreme heat	7.78%	7
Flooding	1.11%	1
Earthquake or landslide	51.11%	46
Hazardous materials	10.00%	9
Wildfire	1.11%	1
TOTAL		90

Q18 Has your household prepared for a hazard in the following ways? (mark all that apply)

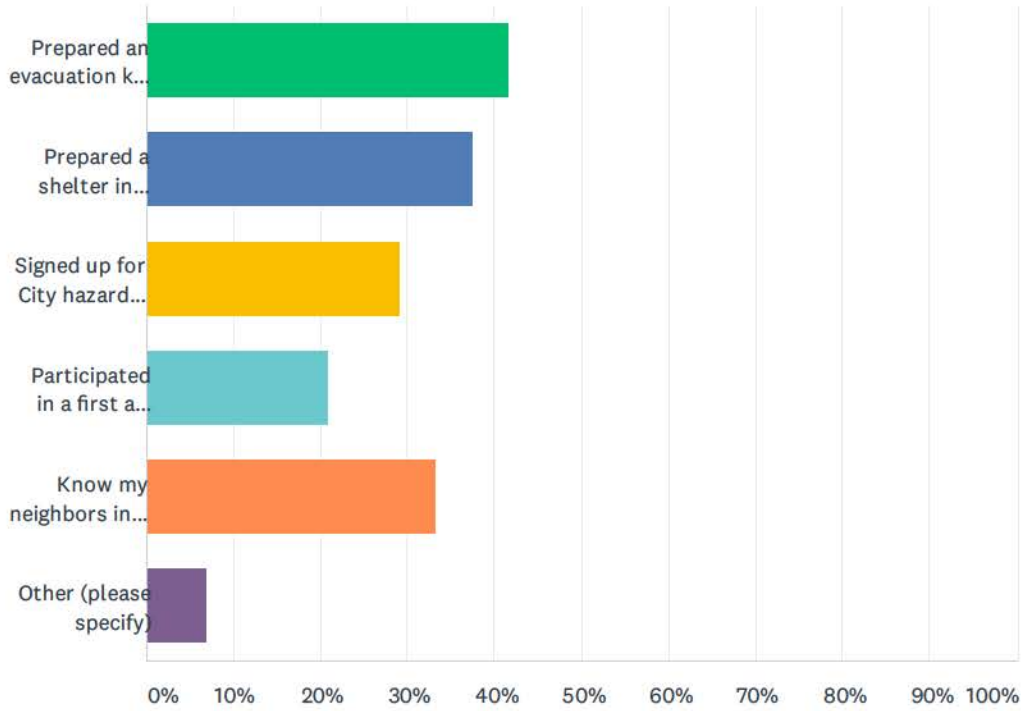
Answered: 90 Skipped: 5



ANSWER CHOICES	RESPONSES	
Prepared an evacuation kit and plan	53.33%	48
Prepared a shelter in place kit and plan	43.33%	39
Signed up for City hazard alerts	38.89%	35
Participated in a first aid, CPR, or CERT class	41.11%	37
Know my neighbors in need and agreed to assist them in a hazard	40.00%	36
Other (please specify)	5.56%	5
Total Respondents: 90		

Q19 Of the hazard preparation strategies listed above, is there anything your household wants to do in the future? (mark all that apply)

Answered: 72 Skipped: 23



ANSWER CHOICES	RESPONSES	
Prepared an evacuation kit and plan	41.67%	30
Prepared a shelter in place kit and plan	37.50%	27
Signed up for City hazard alerts	29.17%	21
Participated in a first aid, CPR, or CERT class	20.83%	15
Know my neighbors in need and agreed to assist them in a hazard	33.33%	24
Other (please specify)	6.94%	5
Total Respondents: 72		

Exhibit B: Staff Reports to the Planning Commission

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EXHIBIT B



CITY OF LOMITA PLANNING COMMISSION REPORT

TO: Planning Commission March 8, 2021

FROM: Sheri Repp Loadsman, Interim Community & Economic Development Director

SUBJECT: Housing Related Issues

RECOMMENDATION

Staff recommends that the Planning Commission receive an update on new state housing mandates in preparation of the 6th Cycle Housing Element Update.

BACKGROUND

The Housing Element is one of seven required Elements of the General Plan. General plans serve as the local government's "blueprint" for how the city will grow and develop. The purpose of the Housing Element is to adequately plan to meet the housing needs of everyone in the community. Housing Elements must be updated every eight years.

Housing Element law, which was enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The California Department of Housing and Community Development (HCD) reviews every local government's housing element to determine whether it complies with state law and then submits written findings back to each local government. HCD's approval is required before a local government can adopt its housing element as part of its overall General Plan.

The Regional Housing Needs Assessment (RHNA), which is required by state law, is a method of allocating housing units to jurisdictions throughout the State. Using State population data, HCD mandates that a certain amount of housing units be constructed within all regional planning areas throughout the State. The Metropolitan Planning Organization (MPO) under which Lomita is subject to is Southern California Association of Governments (SCAG). SCAG, in collaboration with HCD, calculated the number of existing and projected housing units that must be constructed within the six counties and 191 cities in Southern California. During the fifth housing cycle, SCAG was responsible for allocating 412,000 units throughout the region. Lomita was assigned to construct 47 housing units. During the sixth housing cycle, HCD has mandated SCAG to allocate 1,344,740 units throughout the region. Under the SCAG 6th Cycle Proposed Final RHNA

Allocation Plan ([Exhibit 1](#)), the City is required to provide 829 housing units (increased from the draft allocation of 827 housing units).

Final RHNA Allocations

Income Level		4th Cycle RHNA Allocation by Income Level	5th Cycle RHNA Allocation by Income Level	6th Cycle RHNA Allocation by Income Level
Very Low	Deed Restricted	87	12	239
	Non-Deed Restricted			
Low	Deed Restricted	54	7	124
	Non-Deed Restricted			
Moderate	Deed Restricted	58	8	128
	Non-Deed Restricted			
Above Moderate		147	20	338
Total RHNA		346	47	829

New Legislation:

In 2017-2019, the California Legislature substantially amended housing and planning laws. Many of these bills limit local discretion and impose tough mandates on the City. In the 6th Cycle Housing Element Update, cities face challenges in complying with Housing Element Law. The following is a summary of new legislation that must be addressed in the 6th Cycle Housing Element Update.

Suitable sites: As part of preparation of the Housing Element update, jurisdictions are required to identify an inventory of suitable sites that can accommodate the allocation. The 2018 legislative session brought new restrictions to the criteria applied to suitable sites. Staff is beginning to analyze the possible impacts of the new suitable sites criteria in the context of the RHNA process to understand potential implications for Lomita. The Department of Housing and Community Development prepared the Housing Element Site Inventory Guidebook to provide detailed information on development of the site inventory analysis for the 6th Cycle Housing Element Update ([Exhibit 2](#)).

Affirmatively Furthering Fair Housing (AFFH): AB 686 adds an AFFH analysis to the Housing Element for plans that are due beginning in 2021. “Affirmatively furthering fair housing” means taking meaningful actions that overcome patterns of segregation and foster inclusive communities from barriers that restrict access to opportunities. The Housing Element’s AFFH analysis must include a required examination of issues such as segregation and resident displacement, as well as the required identification of fair housing goals. The Department of Housing and Community Development prepared a memorandum dated April 23, 2020 summarizing AB686 Requirements ([Exhibit 3](#)).

Accessory Dwelling Units: AB 671 requires cities to include a plan that incentivizes and promotes the creation of Accessory Dwelling Units (ADUs), formerly known as Second Dwelling Units, that can be offered at affordable rent for very low, low-, or moderate-income households in its housing element. HCD is also to develop a list of existing state grants and financial incentives for operating, administrative, and other expenses in connection with the planning, construction, and operation of ADUs with affordable rent. Other state bills that were adopted in the 2019 legislative session were intended to make it easier to construct ADUs. An Ordinance addressing state law with respect to ADUs will be presented to the Commission later this year. The Department of Housing and Community Development prepared a memorandum dated January 10, 2020 summarizing Accessory Dwelling Unit requirements ([Exhibit 4](#)). An [Accessory Dwelling Handbook](#) (September 2020) provides a comprehensive guide for building ADU's ([Exhibit 5](#)).

Enforcement and Penalties: The State adopted legislation that penalizes cities for not having a compliant Housing Element or adopting policies that bring the Housing Element out of compliance. The State has expanded its enforcement role. Cities with compliant housing elements get preference in applying for housing and infrastructure programs. Cities that do not comply are ineligible for certain programs. The Attorney General, through court order or judgement, can direct cities to bring their Housing Elements into compliance. Courts can impose fines, and failure to pay fines, can result in State Controller intercepting any available state and local funds. If cities do not meet their RHNA, certain affordable housing developments must be streamlined and are subject to a ministerial approval process.

Lomita 5th Cycle Housing Element Accomplishments

The Housing Element of the Lomita General Plan provides for an implementation plan of programs and action the City will pursue to meet the community's needs for housing for the 5th cycle RHNA (2013-2021). The following chart provides a summary of the residential units achieved completed from 2013 through 2019.

ANNUAL HOUSING ELEMENT PROGRESS REPORT
Reporting Year 2019

Income Level		RHNA Allocation by Income Level	Total Units from 2013-2019	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	12		12
	Non-Deed Restricted			
Low	Deed Restricted	7		
	Non-Deed Restricted		9	
Moderate	Deed Restricted	8		
	Non-Deed Restricted		35	
Above Moderate		20	61	
Total RHNA		47		
Total Units			105	12

The City has generally been successful in meeting past RHNA allocations except in the very low-income category. The challenge with the 6th Cycle Housing Element Update will be planning for

a minimum of 829 housing units and establishing programs for achieving the targeted affordability levels. During the process of identifying suitable sites, there will be an attempt to identify additional sites to allow for a greater likelihood of achieving compliance and obtaining approval from HCD. The City will be engaging the community to help determine areas that can be zoned for residential densities needed to achieve the RHNA allocation. As Lomita is substantially a built-out community, opportunities may include larger residential properties, underperforming commercial areas and incentives to promote development in districts already identified for mixed-use and higher density residential. Working collaboratively with the community and elected and appointed officials, the Housing Element update process will seek to identify incentives and programs to attract quality development for all segments of the community. There are many public interest groups that are adding to the discussion. Several representative articles are included as exhibits to assist the Planning Commission in understanding the broad range of stakeholder opinions.

The City has retained Dudek as our consultant to prepare the 6th Cycle Housing Element Update. In the upcoming months, there will be workshops, and public hearings to strategically address the development of the 6th Cycle Housing Element Update. The initial public outreach involves a community survey that is available on the City website (Lomita.com). The Planning Commission and community are invited to complete the survey to assist in identifying goals to meet the collective vision for Lomita. A public workshop will be scheduled in April 2021 with public hearings to follow in the upcoming months. The schedule seeks to complete the public hearing process with the Planning Commission and City Council by the October 2021 deadline to allow submittal of the 6th Cycle Housing Element Update to HCD for final approval.

The purpose of this report is to inform the Planning Commission and community on the 6th Cycle Housing Element Update process. It is evident that state mandates are getting tough with respect to getting cities to increase housing production within their jurisdictions. The various exhibits provide an opportunity to gain more understanding of the laws and framework in which Lomita will proceed with the 6th cycle Housing Element Update and long-range planning that will shape the future of the community.

Exhibits (Provided by hyperlink to websites)

1. [SCAG 6th Cycle Proposed Final RHNA Allocation Plan](#)
2. [Housing Element Site Inventory Guidebook: Government Code Section 65583.2](#)
3. [AB 686 Summary of Requirements in Housing Element Law Government Code Section 8899.50, 65583\(c\)\(5\), 65583\(c\)\(10\), 65583.2\(a\)](#)
4. [Local Agency Accessory Dwelling Units Chapter 653, Statutes of 2019 \(Senate Bill 13\) Chapter 655, Statutes of 2019 \(Assembly Bill 68\) Chapter 657, Statutes of 2019 \(Assembly Bill 587\) Chapter 178, Statutes of 2019 \(Assembly Bill 670\) Chapter 658, Statutes of 2019 \(Assembly Bill 671\) Chapter 659, Statutes of 2019 \(Assembly Bill 881\)](#)
5. HCD [Accessory Dwelling Handbook](#) (September 2020)
6. UCLA School of Public Affairs: [“I Would, If Only I Could” How Cities Can Use California’s Housing Element to Overcome Neighborhood Resistance to New Housing](#)
7. [Abundant Housing LA letter to Mayor Gazeley dated November 30, 2020.](#)
8. [Abundant Housing LA - Requirements and Best Practices for Housing Element Updates: The Site Inventory \(August 18, 2020\)](#)

Exhibit C: Workshop Presentation Materials

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EXHIBIT C

While we are waiting to start...



Let's get familiar with Zoom



Raise your hand if you need to be unmuted

Use the Q&A to ask questions



Lomita Safety & Housing Elements

Public Meeting 1

PRESENTED BY THE CITY OF LOMITA

APRIL 29, 2021



A message from the Lomita Chamber of Commerce...



**Helping Lomita thrive
and businesses prosper**



¿Necesita traducción al español?

Si necesita traducción al español, por favor
comuníquese con Lina Hernandez

lina.hernandez@lomitacity.com

Project Team

City Staff

Greg Kapovich, Community & Economic
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Lina Hernandez, Management Analyst

lina.hernandez@lomitacity.com

Consulting Team

Dudek

Elizabeth Dickson, Planner
Eric Williams, IT Systems Administrator

Veronica Tam Associates

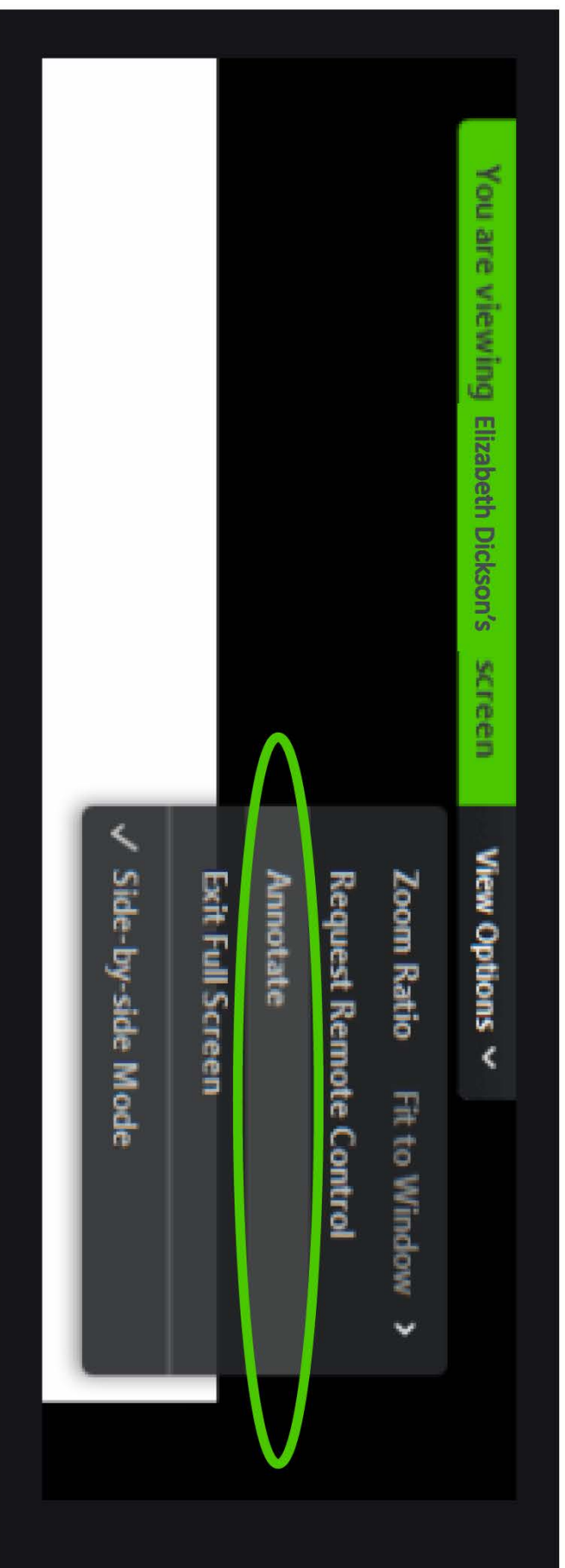
Other Participants

Lomita Chamber of Commerce

Heidi Butzine

You

Before we get started



Before we get started

The screenshot shows a whiteboard interface with a toolbar at the top. The toolbar contains the following items from left to right: a selection tool (crosshair icon), a text tool (blue 'T' icon), a draw tool (wavy line icon), a stamp tool (checkmark icon), a spotlight tool (brush icon), an eraser tool (eraser icon), a format tool (purple square icon), an undo tool (curved arrow icon), a redo tool (curved arrow icon), a clear tool (trash can icon), and a save tool (download icon). A green arrow points to the text tool. Below the toolbar, a text input field contains the text "Enter text" in purple, with a cursor at the end. The text is enclosed in a dashed rectangular box. The interface also shows a top navigation bar with the following items: "John Audio", "Start Video", "Manage Participants", "New Share", "Pause Share", "Whiteboard", and "More". A green bar is visible below the "Manage Participants" button, and a red "Stop Share" button is visible below the "New Share" button.



Before we get started

What is your favorite thing to do in Lomita?

Overview

01 Safety Overview

02 Housing Overview

03 Discussion

04 Next Steps



The General Plan

- The General Plan is the long-term blueprint for the future and is the foundation for making decisions on the physical development of the community.
- Last comprehensive update to Lomita's General Plan was in 1998
- The Lomita General Plan includes the following Elements:
 - Land Use
 - Resource Management (Open Space and Conservation)
 - Housing
 - Circulation
 - Noise
 - Safety
 - Economic Development

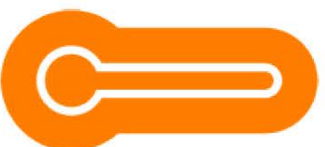
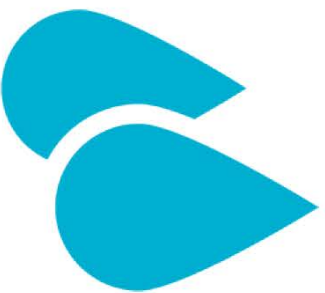
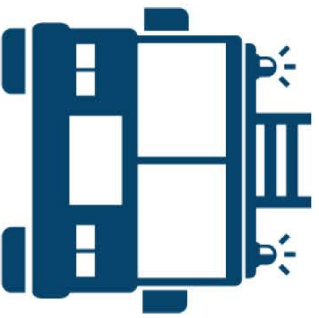
An aerial photograph of a residential neighborhood, showing houses with red roofs and green trees. A semi-transparent blue rectangular box is overlaid on the top left portion of the image.

01

Safety Overview

What is a Safety Element?

A set of goals, policies, and actions that address both natural and human caused hazards related to air pollution, extreme heat, flooding, earthquakes, hazardous materials, wildfires, and the potential role of climate change.



What are Lomita's Risks?

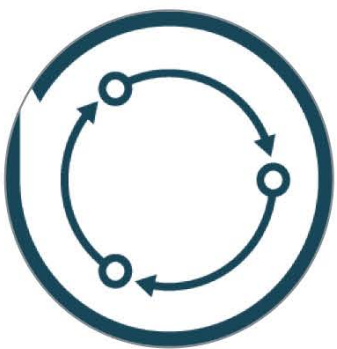
		Adaptive Capacity		
		High	Medium	Low
Potential Impact	High		Air Pollution	
	Medium		Seismic Hazards	
	Low	Flooding	Hazardous Materials Wildfire	Extreme Heat

What is the purpose of the Safety Element?



Mitigation

- Reducing or stabilizing the hazard



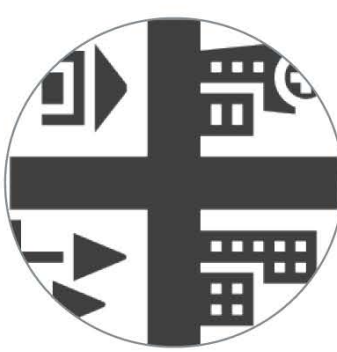
Preparedness

- Readiness in the event of an emergency



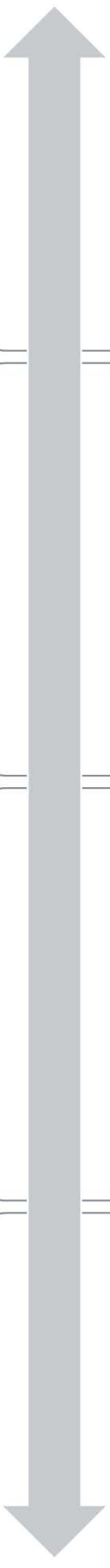
Response

- Stabilizing an emergency event



Recovery

- Steps to build back better after an event





Safety Questions (Live Polling):

- Does your household have air filters?
- Do you have a cool place to go during an extreme heat event?
- Does your household have a plan for an emergency event?
- Are you aware of the evacuation routes in your area?
- Do you feel the City of Lomita is prepared in the event of an emergency?

An aerial photograph of a residential neighborhood, showing a dense arrangement of houses with red-tiled roofs and green trees. A semi-transparent blue rectangular box is overlaid on the top left portion of the image.

02

Housing Overview

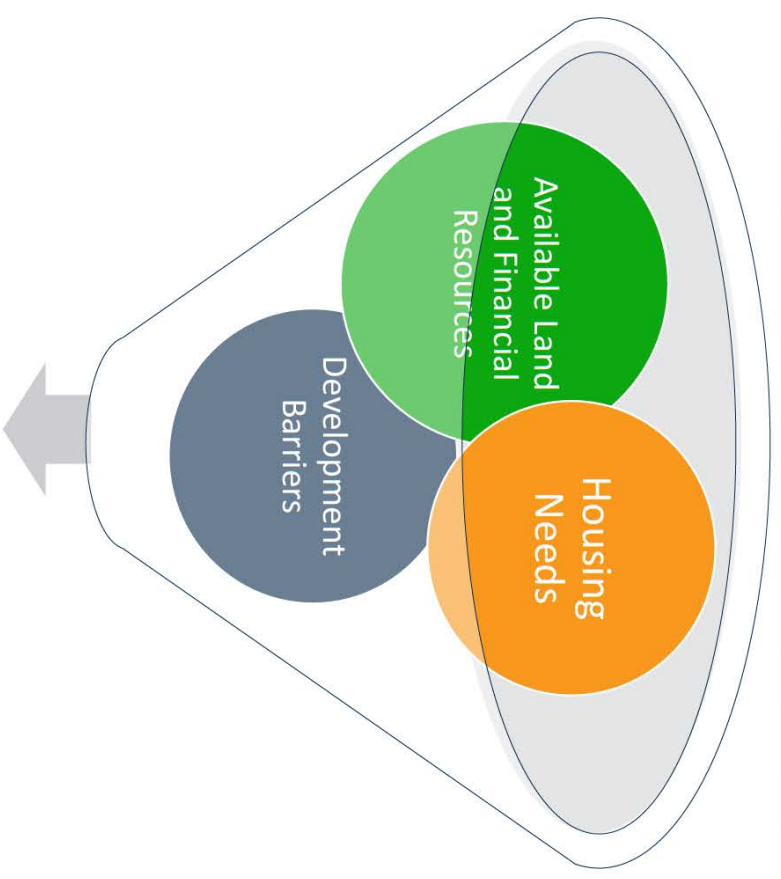
What is a Housing Element?

A set of goals, policies, and actions that address the housing needs of all current and anticipated residents at all income levels over eight-years (2021-2029)



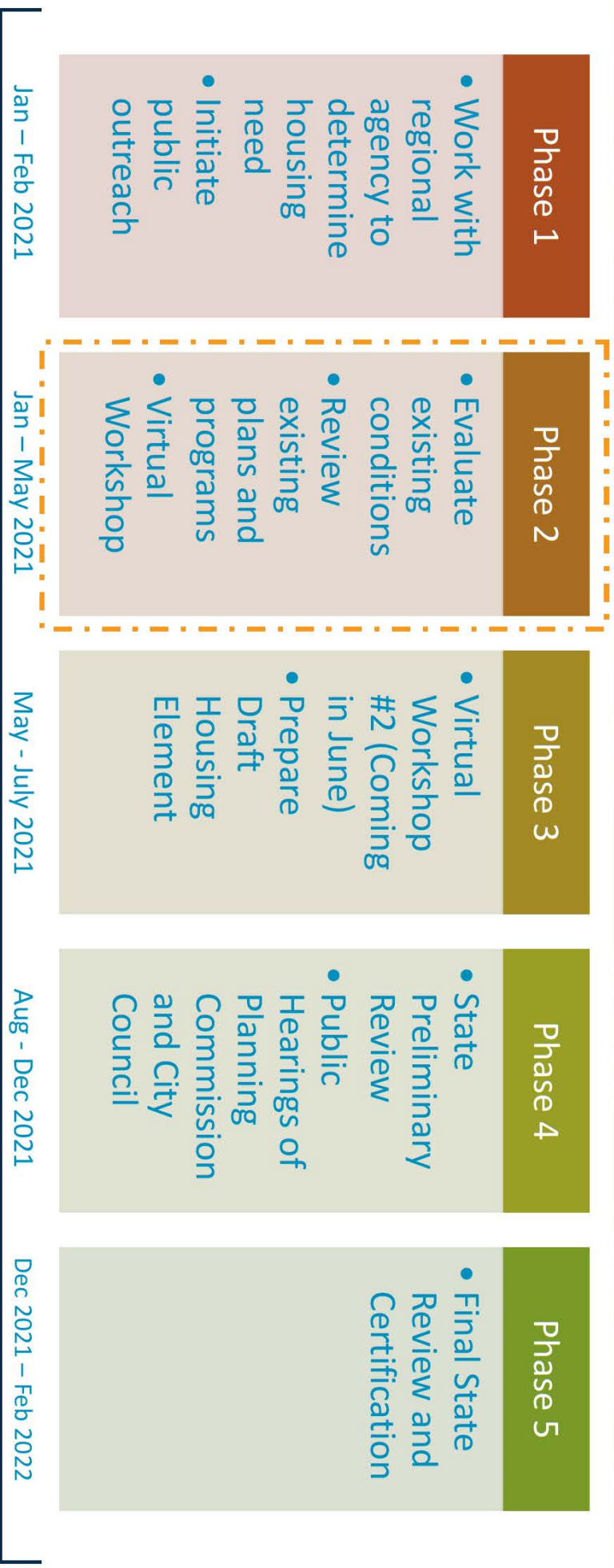
What is the purpose of the Housing Element?

- Identify barriers to housing production
- Identify housing needs
- Identify programs and actions to meet the needs
- Identify sites available for housing
- Facilitate housing production on sites identified



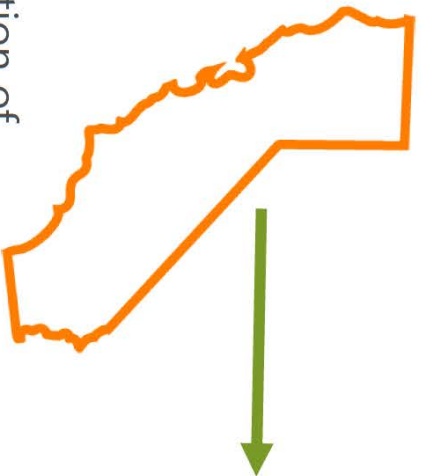
Housing Element

Housing Element Timeline



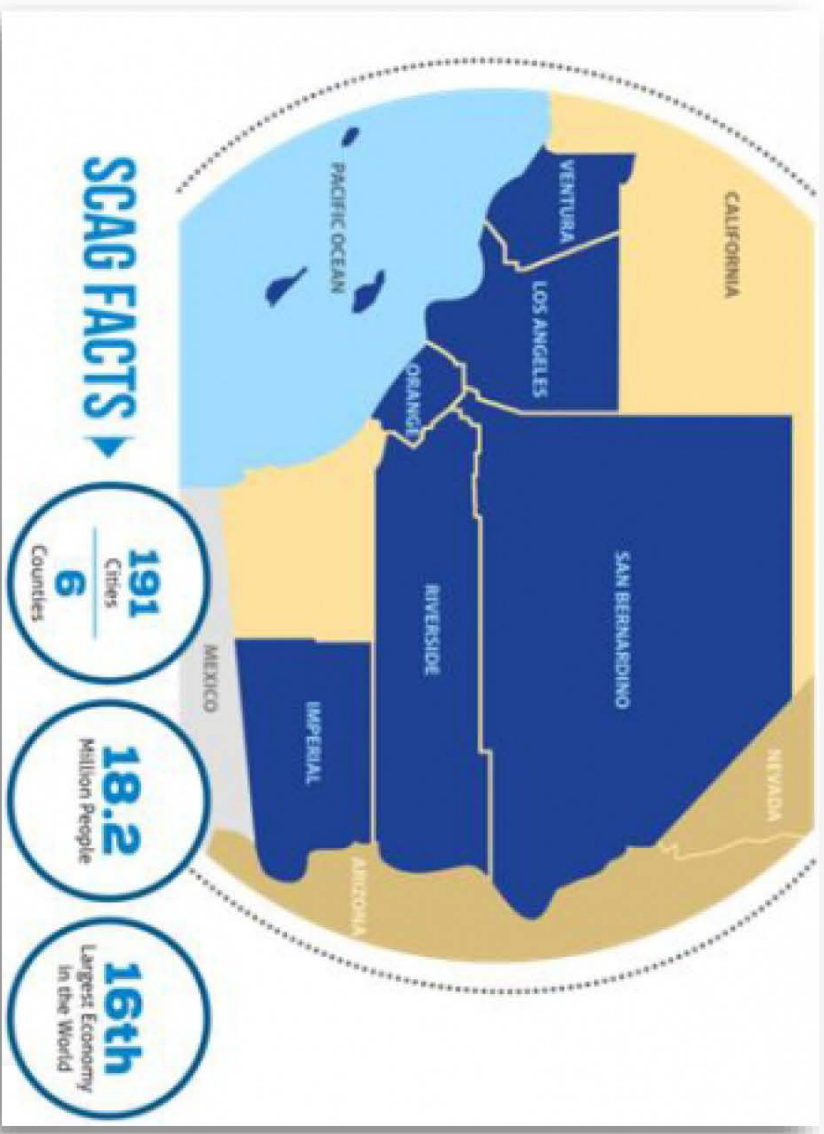
Ongoing Public Engagement

How is the housing need determined?

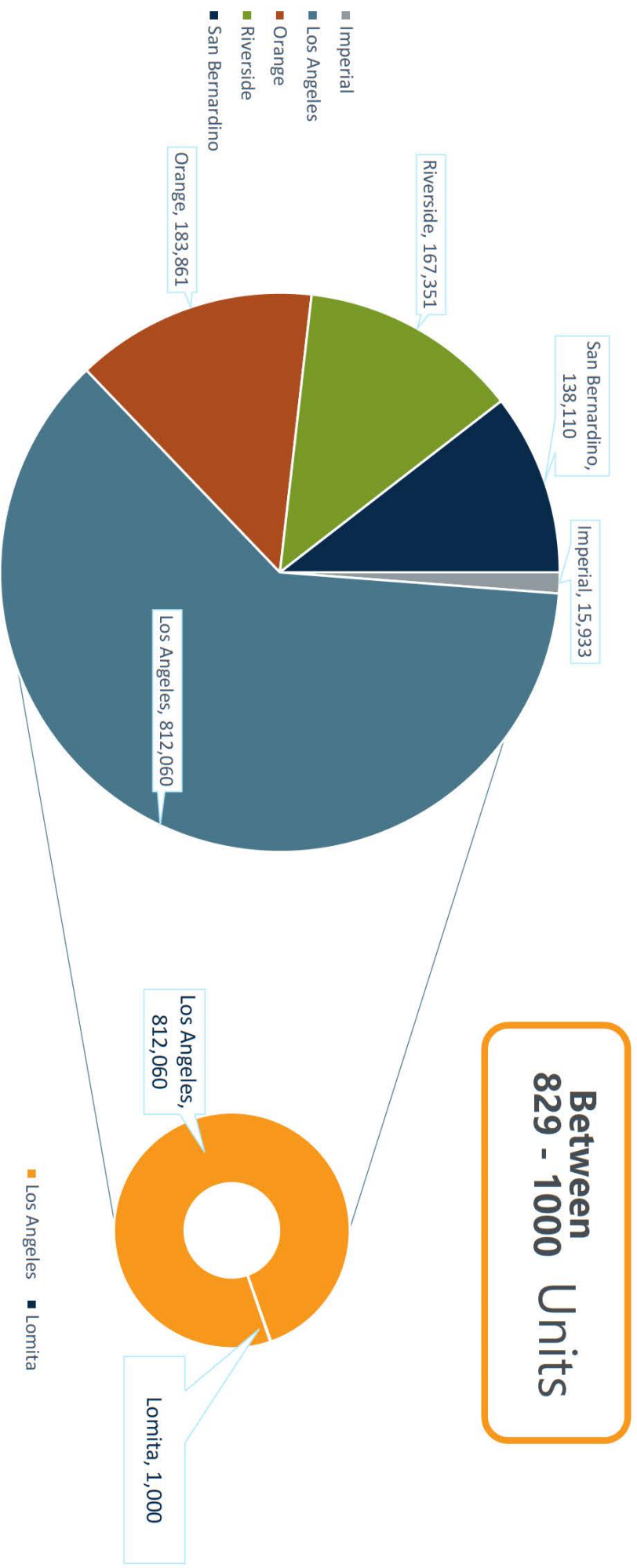


Determination of "fair share" for each region starts with the State

The Southern California Association of Governments (SCAG) determines the allocation within their 6 counties



How many housing units does Lomita have to plan for?



Our “Fair Share” of Regional Housing

- Lomita’s RHNA for the 2021 -2029 Planning Period is 829 units
- The RHNA is divided into annual income affordability levels and the City must plan for housing units within each income level
- 44% of the City’s RHNA is dedicated to Very Low or Low-Income Households

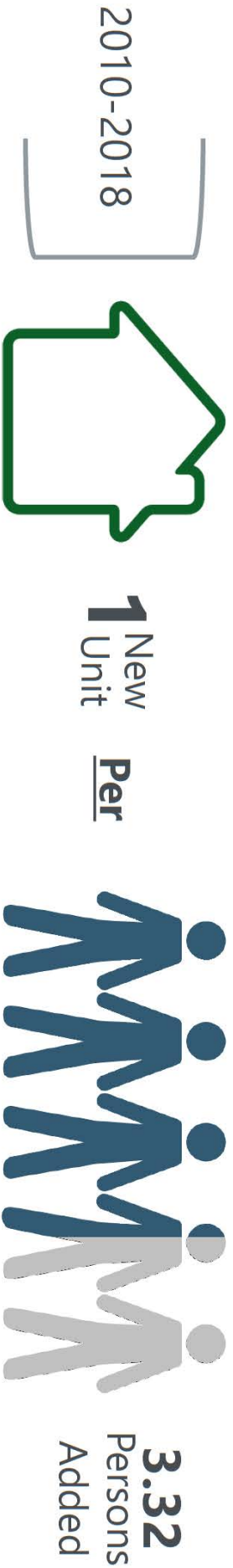
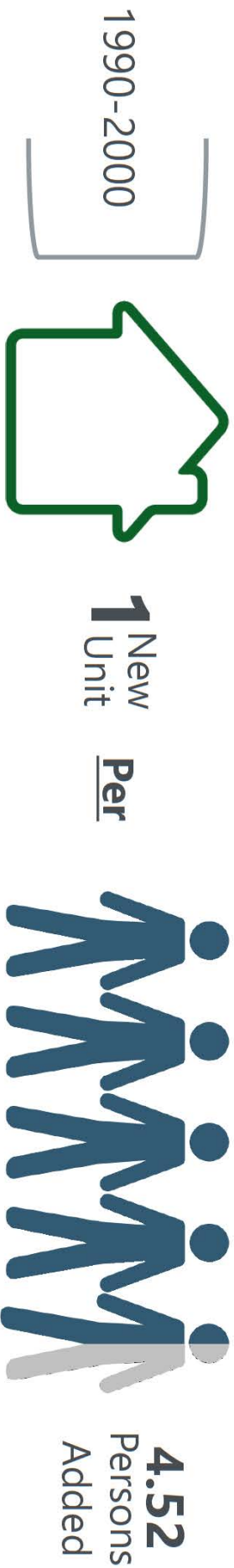
Income Level	Percentage of Area Median Income	Regional Allocation by Income Level
Very Low	0-50%	239
Low	51-80%	124
Moderate	81-120%	128
Above Moderate	Above 120%	338
TOTAL		829

2020 Income Limits

- State income limits are used to determine eligibility for housing programs
- Housing cost burden is most commonly measured as the percentage of gross income spent on housing, with 30% a usual threshold for “cost burden” and 50% the threshold for “sever cost burden”

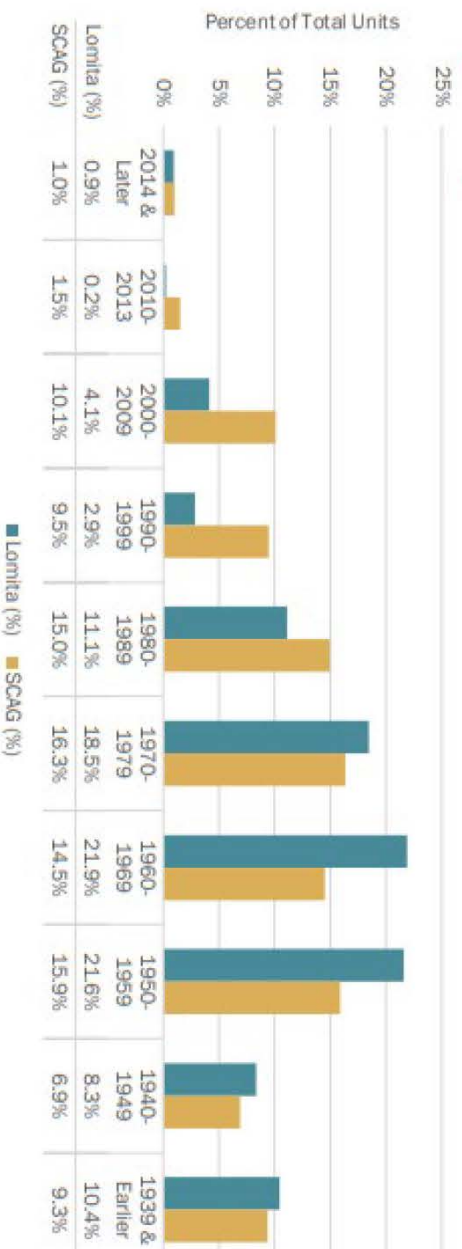
Los Angeles County Area	Income Level	1 Person Household	2 Person Household	3 Person Household	4 Person Household
Median Income: \$77,300	Extremely Low	23700	27050	30450	33800
	Very Low	39450	45050	50700	56300
	Low	63100	75100	81100	90100
	Median	54100	61850	69550	77300
	Moderate	64900	74200	83500	92750

What does the data show?



When was Lomita's Housing Built?

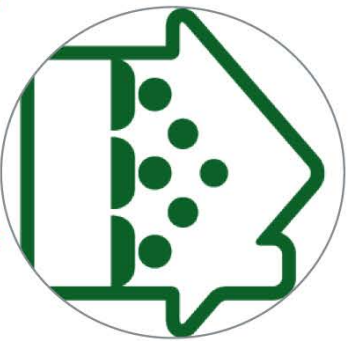
Housing Units by Year Structure Built



American Community Survey 2014-2018 5-year estimates.

- The highest share of Lomita's housing units were built between 1950-1969

What does the data show?



Overcrowding

- Within Households



Changing Population

- Changing Needs
- Older adults



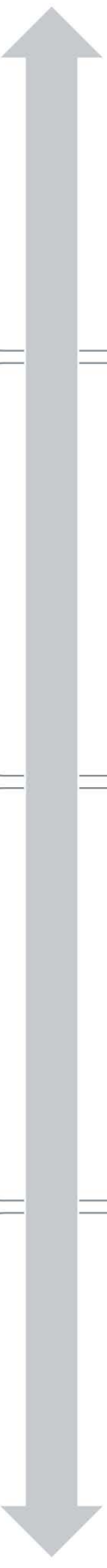
Affordability

- Housing Overpayment

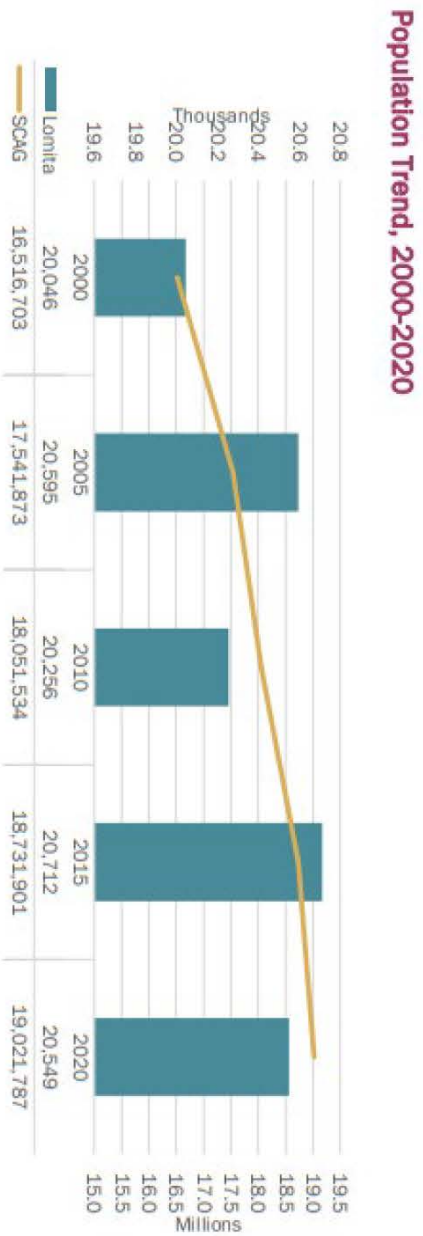


Housing Options

- Housing Supply
- Low Vacancy



Local Housing Facts: Population Growth Trends

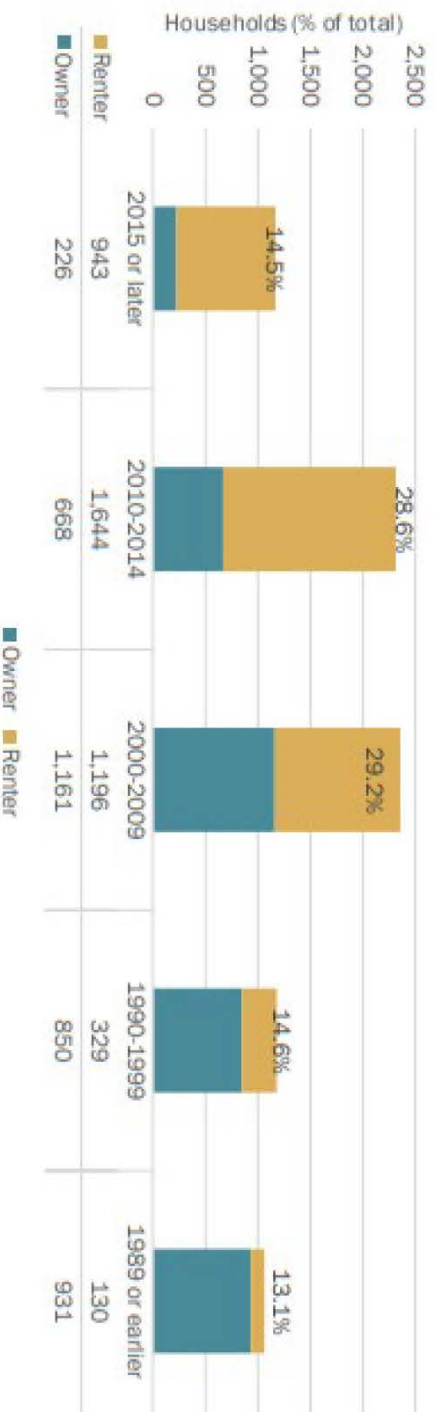


CA DOF E-5 Population and Housing Unit Estimates

- From 2000 through 2018, Lomita grew at an annual average growth rate of 0.1% compared to 0.7% for the region.
- Growth trend was low due to minimal housing production

Local Housing Facts: Renters Vs. Owners

Housing Tenure by Year Moved to Current Residence

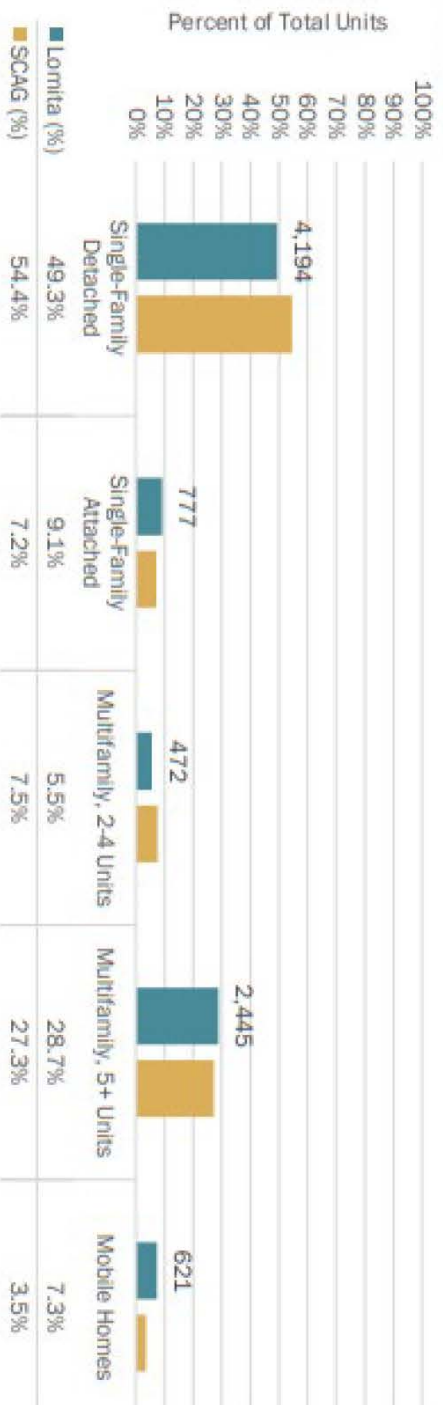


American Community Survey 2014-2018 5-year estimates.

- Lomita’s housing stock consists of 8,078 units with 47.5% owner-occupied
- Lomita has a higher percentage of renter when compared to the SCAG region
- Starting in 2000, the majority of new residents in Lomita are renters

Local Housing Fact: Housing Stock Composition

Housing Type

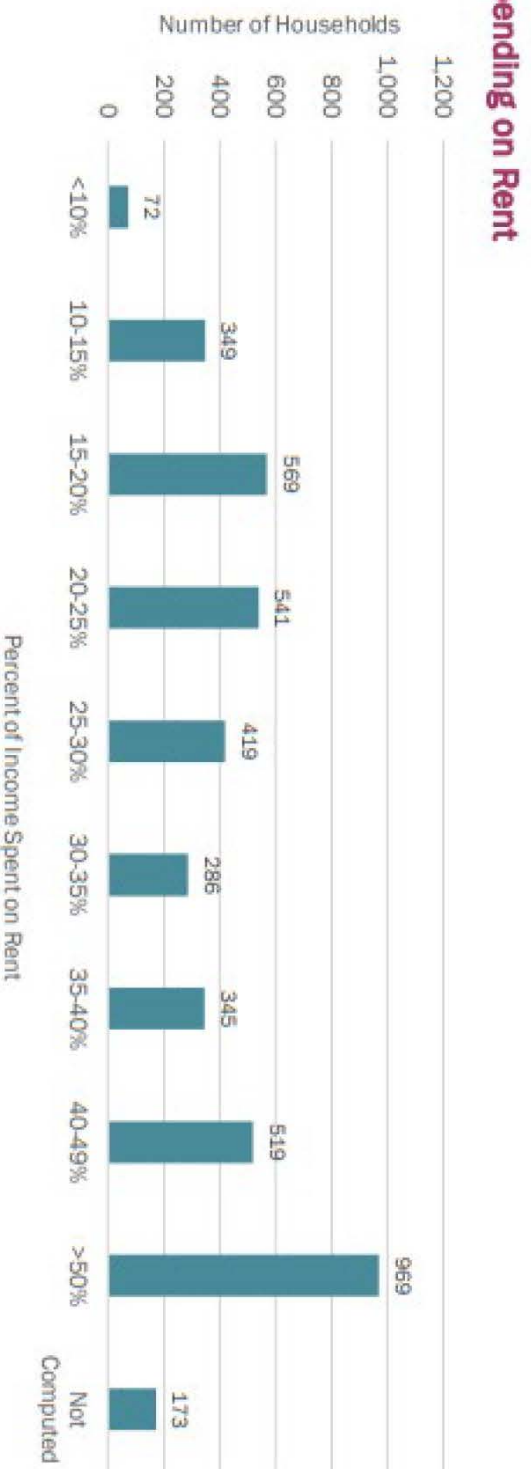


CA DDF E-5 Population and Housing Unit Estimates

- The most prevalent housing type in Lomita is single-family detached with 4,194 units.
- The share of all single-family units in Lomita is 58.4%, which is lower than the 67.1% share in the SCAG region

Affordability – Rental Rates

- Across Lomita's 4,242 renter households, 50% spend thirty percent or more of gross income on housing costs (22.8% spend over 50% of gross income on housing costs)
- In April 2020, the average cost of available 1-bedroom rentals was \$1700 per month and \$2,371 per month for 2-bedroom rentals





How does housing get built?

The City of Lomita does not build housing

The private market builds housing

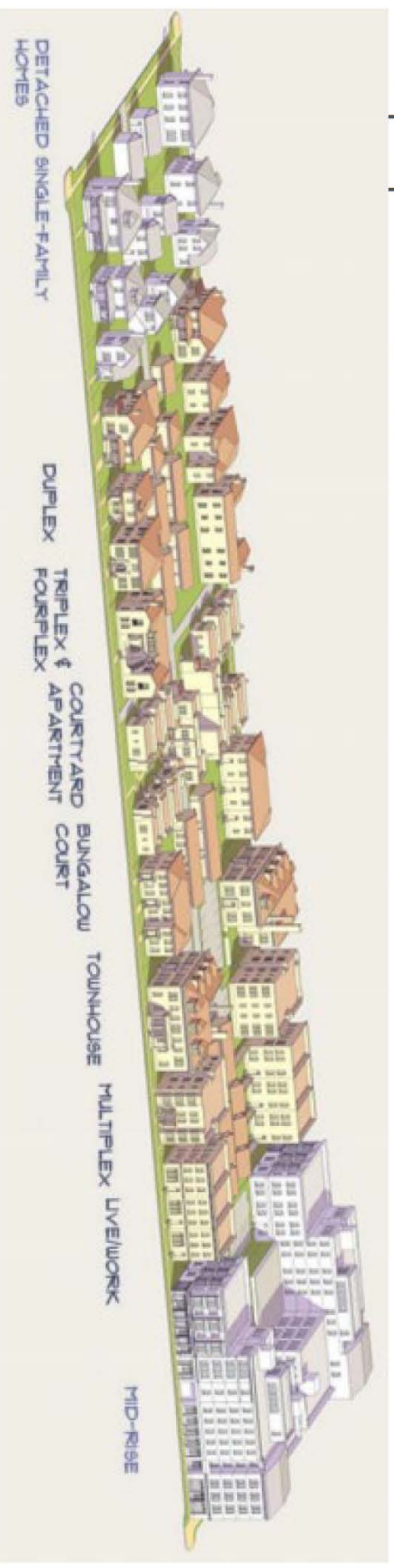
Public funds may be used as an incentive to provide affordable housing “restrictions” on private development (for a period of 30-55 years)

Lomita “sets the stage” for housing developers to build projects in line with the City’s General Plan (including its Housing Element), zoning ordinance and other planning documents like Specific Plans

Lomita may be able to promote better development and more affordable housing by using zoning tools that incentivize quality housing at appropriate densities

Housing Types – Scale and Density

- Homes come in a variety of different scales and density
- Different people and lifestyles are attracted to different housing choices
- Communities can offer a variety of housing to meet the various needs
- Providing a range of housing options helps local employers attract a variety of people and income levels



Housing Types



- Accessory Dwelling Unit



Single Family



Multi-Family

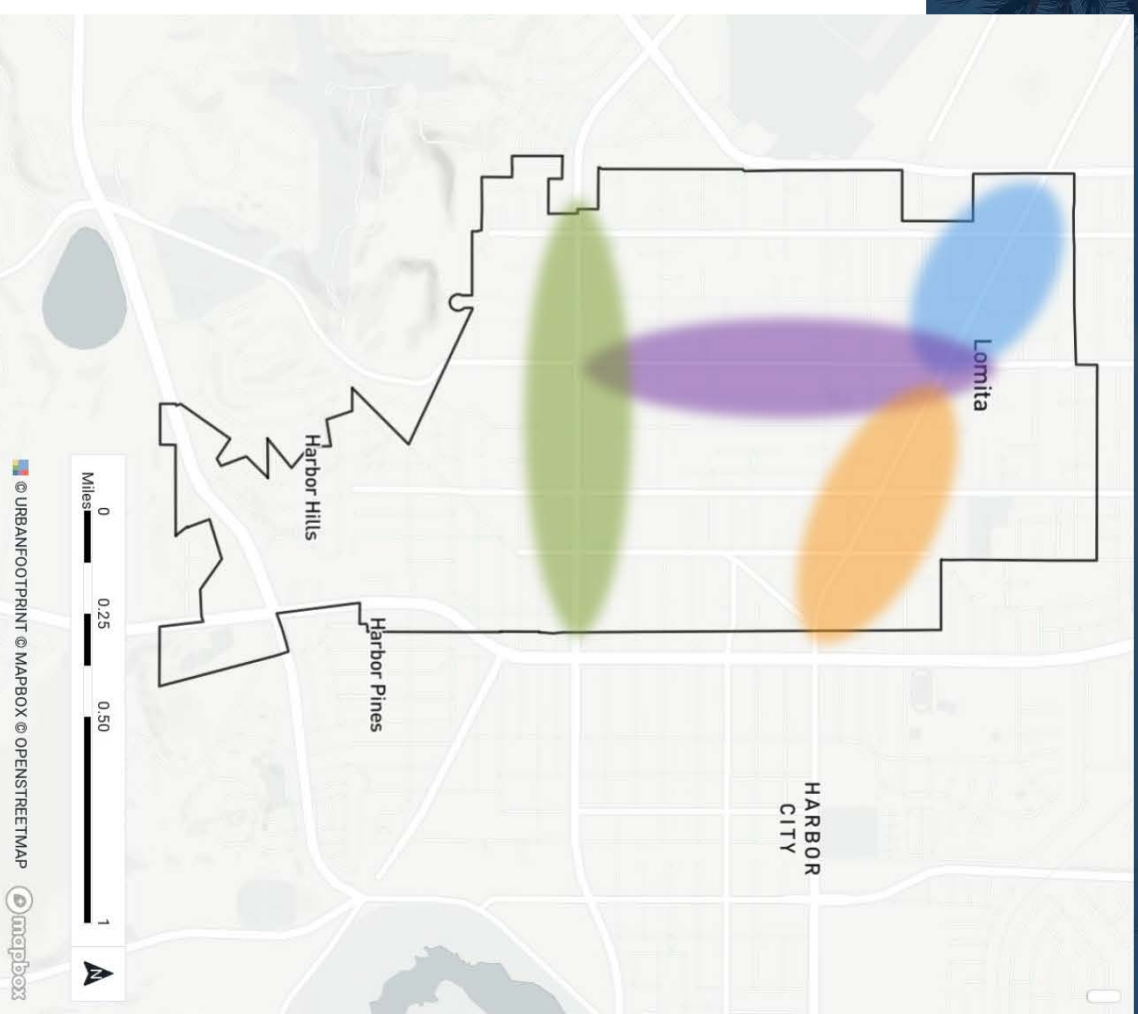


Mixed Use

High Density Multi-Family

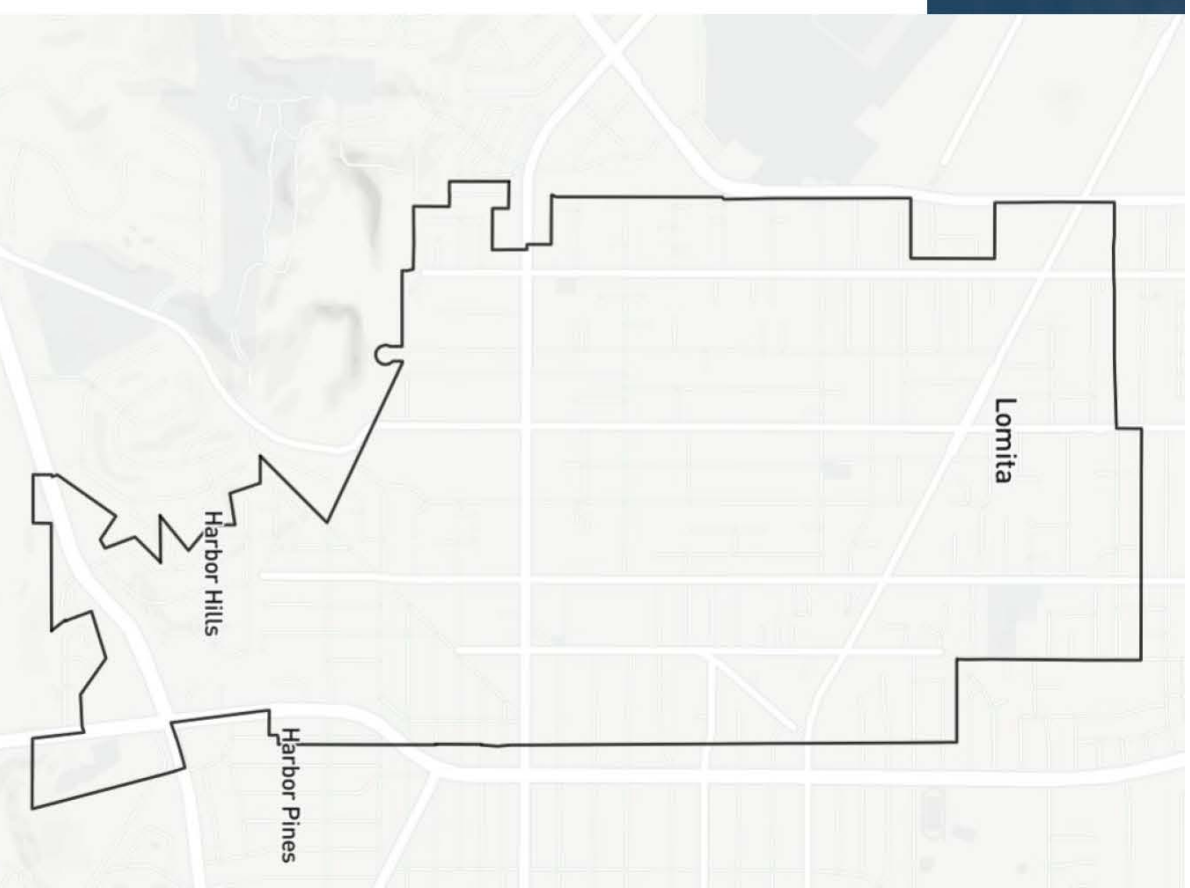
Where are the opportunities?

- Accessory and Second Dwelling Units
- Projects Currently Under Construction
- New Development Opportunity Areas
 - **Lomita Blvd. West**
 - **Lomita Blvd. East**
 - **Narbonne Ave**
 - **PCH/Hwy 1**
 - **Other Ideas**



Housing Questions (Live Polling)

- Where would you like to see new housing in Lomita? (select all that apply)
- **Lomita Blvd. West**
- **Lomita Blvd. East**
- **Narbonne Ave**
- **PCH/Hwy 1**



An aerial photograph of a densely populated urban area, showing a grid of buildings and streets. A semi-transparent blue rectangular box is overlaid on the top portion of the image, containing the number '03'.

03

Discussion

Further Questions?

Contact:

Sheri Repp Loadsmann, Planner

s.repp@lomitacity.com

Lina Hernandez, Management

Analyst

lina.hernandez@lomitacity.com

Thank You

Exhibit D: Planning
Commission and City
Council Public Meeting
Presentation Materials

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The background image shows a building with a sign that reads "LOMITA ELEVATION 120". To the right, there is a "COMMISSARY CART" sign. The building has a tiled roof and a yellow awning. The sky is blue with some clouds.

EXHIBIT D

Lomita Safety & Housing Elements

Joint Session

PRESENTED BY THE CITY OF LOMITA

JUNE 30, 2021

Overview

01 Safety Element

02 Housing Element

03 Sites Analysis and
Inventory

04 Programs

05 Next Steps

06 Discussion



Overview of Lomita's Safety and Housing Elements Update

- City began the update process in Fall 2020
- Community Workshop #1 (April 2021)
Joint Housing and Safety Elements Workshop Video available at <http://www.lomita.com/cityhall/housing-element/resources.cfm>
- Community Survey (Spring 2021)
- Project website at
<http://www.lomita.com/cityhall/housing-element/>
<http://www.lomita.com/cityhall/safety-element/>

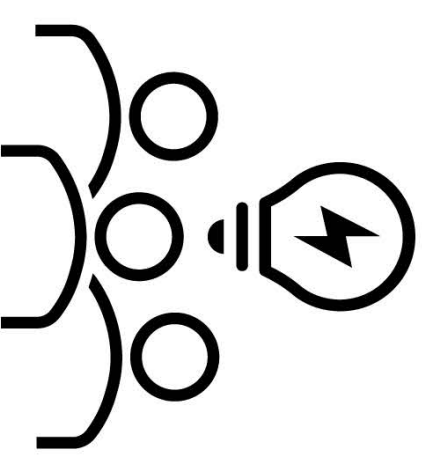
An aerial photograph of a residential neighborhood, showing a dense arrangement of houses with various roof colors (red, grey, brown) and green trees. A semi-transparent blue rectangular box is overlaid on the top left portion of the image.

01

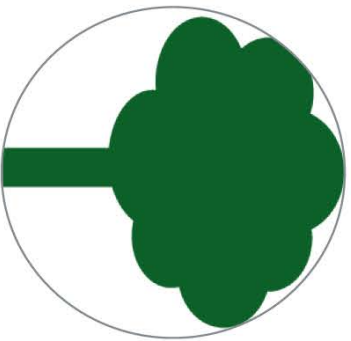
Safety Element

Public Engagement

- Safety Element Committee
 - 5 Working Meetings – Last one scheduled for August
 - Community Workshop #1 (April 2021)
 - Community Survey (Spring 2021)
 - City Newsletters
- Farmers Market

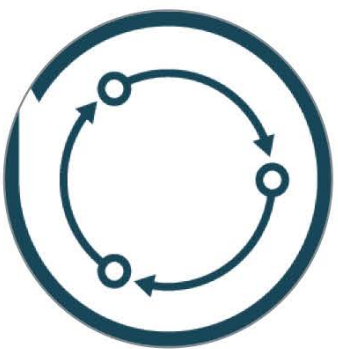


What does the Safety Element Address?



Mitigation

- Reducing or stabilizing the hazard



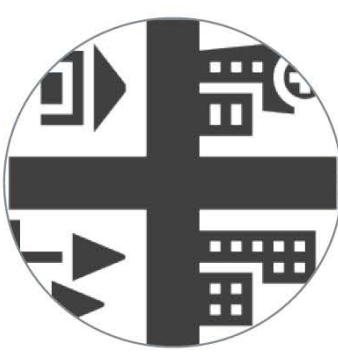
Preparedness

- Readiness in the event of an emergency



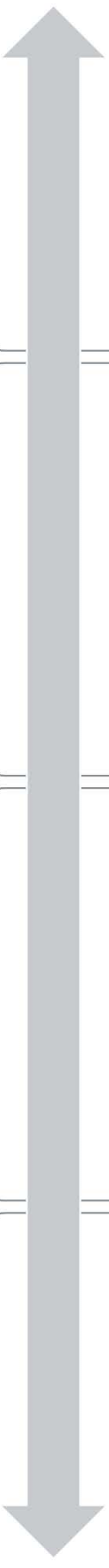
Response

- Stabilizing an emergency event



Recovery

- Steps to build back better after an event



What are Lomita's Risks?

		Adaptive Capacity		
		High	Medium	Low
Potential Impact	High		Air Pollution	
	Medium		Seismic Hazards	
	Low	Flooding	Hazardous Materials Wildfire	Extreme Heat

Safety Element Timeline



An aerial photograph of a residential neighborhood, showing a dense arrangement of houses with various roof colors (red, grey, brown) and green trees. A semi-transparent blue rectangular box is overlaid on the top left portion of the image.

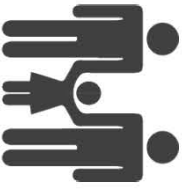
02

Housing Element

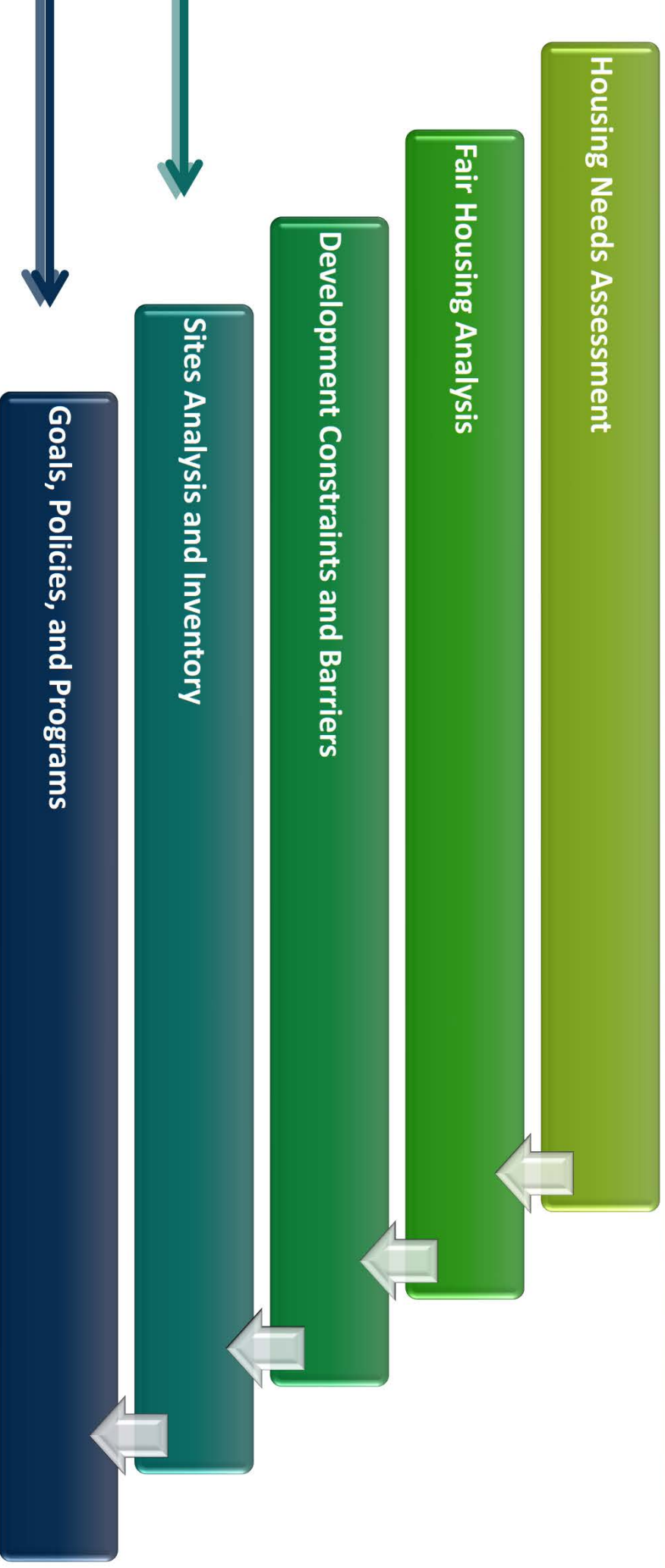
Housing Element Overview

The Housing Element is a set of goals, policies, and actions that address the housing needs of all current and anticipated residents at all income levels over eight-years (2021-2029)

Requires certification by the State Department of Housing and Community Development for compliance with State housing laws



Housing Element Components



An aerial photograph of a city, showing a dense grid of buildings and streets. A semi-transparent blue rectangular box is overlaid on the top left portion of the image. The number '03' is written in white inside this box. The text 'Local Context' is written in white, vertically oriented, below the box.

03

Local Context

2020 Income Limits

- State income limits are used to determine eligibility for housing programs

Los Angeles County Area	Income Level	1 Person Household	2 Person Household	3 Person Household	4 Person Household
		Extremely Low	23,700	27,050	30,450
Median Income: \$77,300	Very Low	39,450	45,050	50,700	56,300
	Low	63,100	75,100	81,100	90,100
	Moderate	64,900	74,200	83,500	92,750

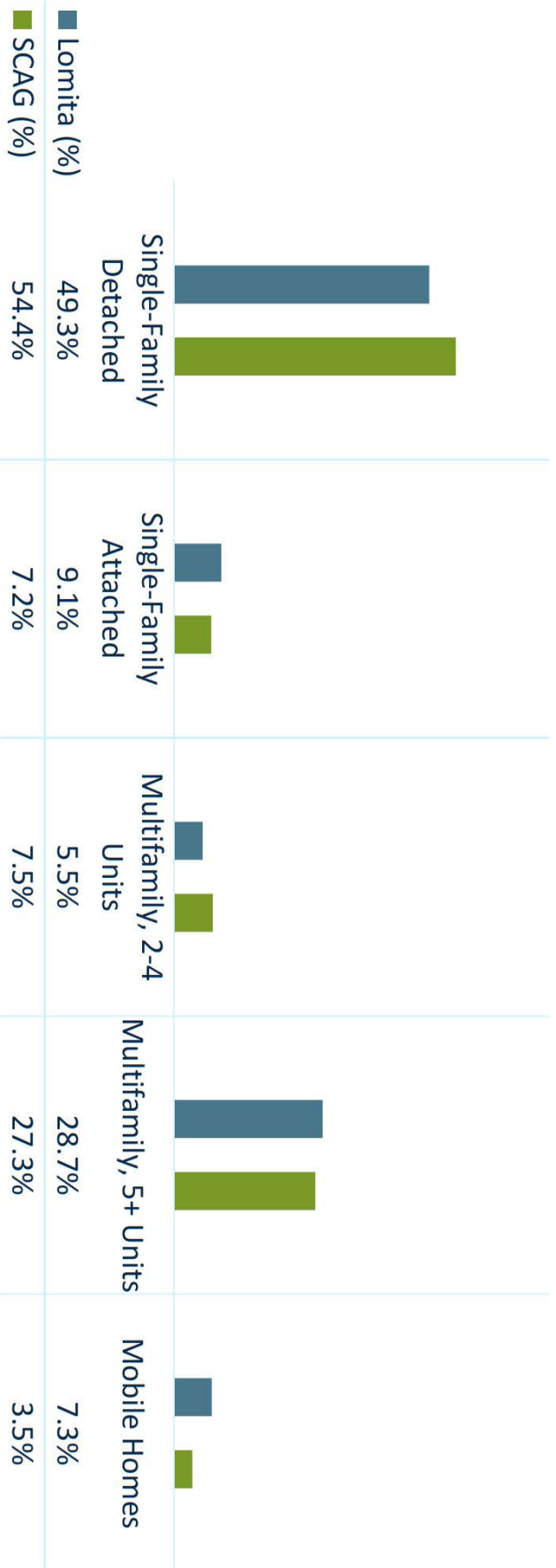
Cost Burdened Households in Lomita

Housing cost burden is most commonly measured as the percentage of gross income spent on housing, with 30% a usual threshold for “cost burden” and 50% the threshold for “severe cost burden”

Income Level	Lomita Households by Share of Income Spent on Housing Cost:		
	< 30%	30-50%	> 50%
< 30% HAMFI	2%	2%	10%
30-50% HAMFI	2%	5%	7%
50-80% HAMFI	9%	8%	2%
80-100% HAMFI	7%	3%	0%
> 100% HAMFI	38%	5%	0%
Total Households	58%	24%	18%

Current Housing Stock

- The most prevalent housing type in Lomita is single-family detached with 4,194 units.
- The share of all single-family units in Lomita is 58.4%, and 34.2% consists of multifamily units
- Lomita's housing stock consists of 8,078 units with 47.5% owner-occupied



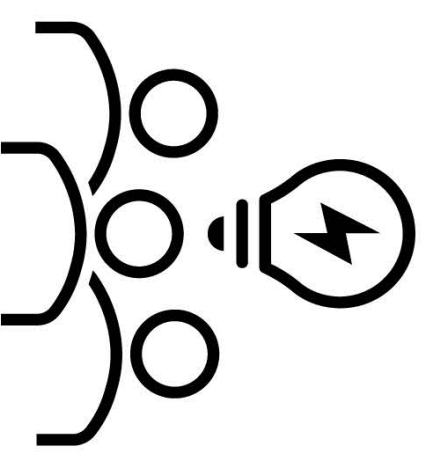
An aerial photograph of a residential neighborhood, showing houses with red roofs and green trees. A semi-transparent blue rectangular box is positioned at the top of the image, containing the number '04'.

04

Public Engagement

Public Engagement

- Community Workshop #1 (April 2021)
- Community Survey (Spring 2021)
- City Newsletters
- Farmer's Market



An aerial photograph of a residential neighborhood, showing houses with red roofs and green trees. A semi-transparent blue rectangle is overlaid on the top left corner of the image.

05

Sites Analysis and Inventory

Regional Housing Needs Allocation

5 th Cycle (2013-2021)		6 th Cycle (2021-2029)	
Lower Income	Moderate/Above Moderate Income	Lower Income	Moderate/Above Moderate Income
19	28	363	466

829 Total RHNA
Units

NOTE: HCD requires a 15-30% buffer to ensure the City's 2021-2029 RHNA need can be achieved



Sites Analysis and Inventory

- The Sites Analysis and Inventory identifies candidate sites under existing zoning that can accommodate the City's 2021-2029 RHNA need
- Capacity Identified on Vacant and Underutilized Sites
- Lower income sites must meet additional State criteria
 - Site size between 0.5 and 10 acres
 - Default density of 20 dwelling units per acre



Sites Analysis and Inventory

- Underutilized Sites must meet State criteria
 - Viability of existing use: high vacancy/turnover rates, declining/marginal operations, outdated business model
 - Age and condition of structure
 - Intensity of existing land use (under-built): units on site or Floor Area Ratio
 - Property owners/developers interest in redevelopment
 - Active development activity

Programmatic Requirements

- Sites Previously Identified in prior Housing Element (reidentified)
 - By-right approval where 20% of units are affordable
- Shortfall Sites (rezone to meet lower-income need)
 - By-right approval where 20% of units are affordable
 - Must permit at least 16 units per site
 - Minimum density must be set at 20 du/ac
 - 100% residential permitted and 50% mandated for Mixed Use

Capacity and Credit Identified

Type	Lower Income Units	Mod/Above Moderate Units
RHNA Units	363	466
Development Credit		220
ADU Projections	24	16
Vacant Capacity		26
Underutilized Capacity	235	28
Remaining RHNA	104	176



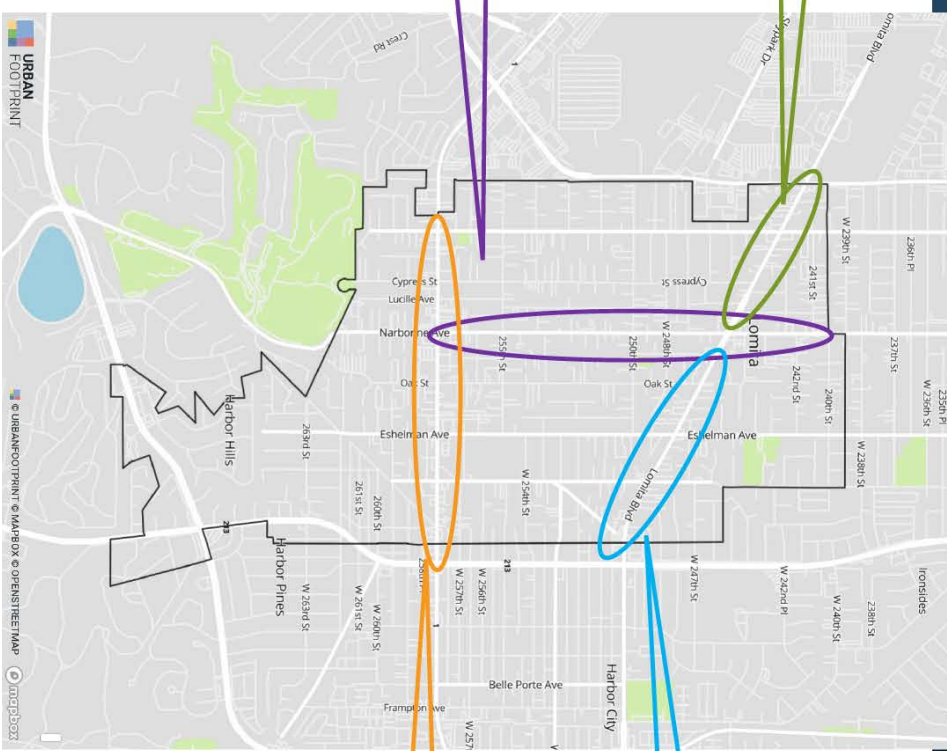
Sites Strategy

- The proposed candidate sites are focused in areas of the City with existing resources and transportation
- Much of the City's lower income need is planned to be accommodated in the existing Mixed Use Overlay (MUO) zone located on Narbonne Avenue and Lomita Boulevard
- A program to rezone sites is needed in order to provide for the remaining RHNA
- The MUO is proposed to be expanded to incorporate additional properties on Narbonne Avenue and Lomita Boulevard
- An alternative scenario could provide the MUO overlay zone to Pacific Coast Highway

Zoning Opportunities and Capacity

Opportunity Area
Lomita West

Opportunity Area
Narbonne



Opportunity Area
Lomita East

Opportunity Area
PCH

A Look at Multi-Family Building Types



Row home



Motorcourt



Stacked Flats

A Look at Multi-Family Building Types



Wrap



Podium

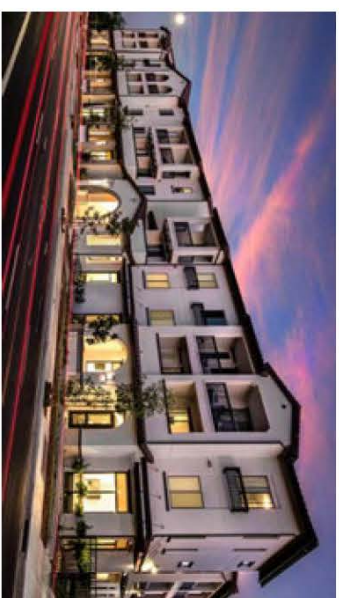


High Rise

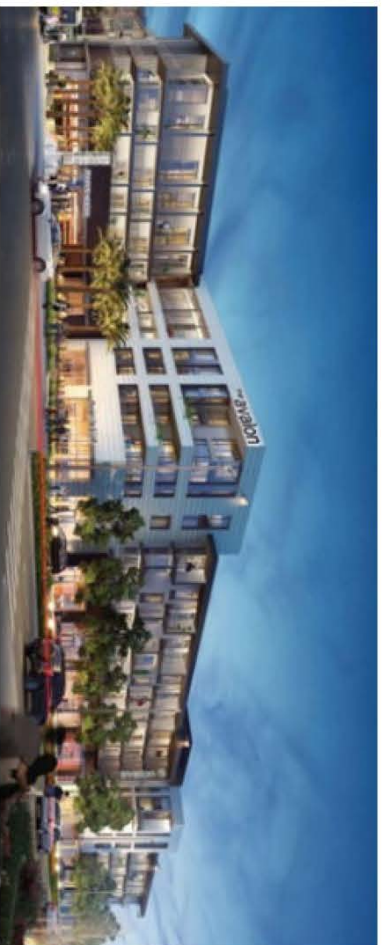
Sample Developments



Veterans Village (51 units) **40 du/ac**



Heros Landing (76 units) **49 du/ac**



Union Bay (357 units) **65 du/ac**



Picerne Apartments (220 units) **88 du/ac**

Sample Developments

Mixed Use/Residential 30 du/acre

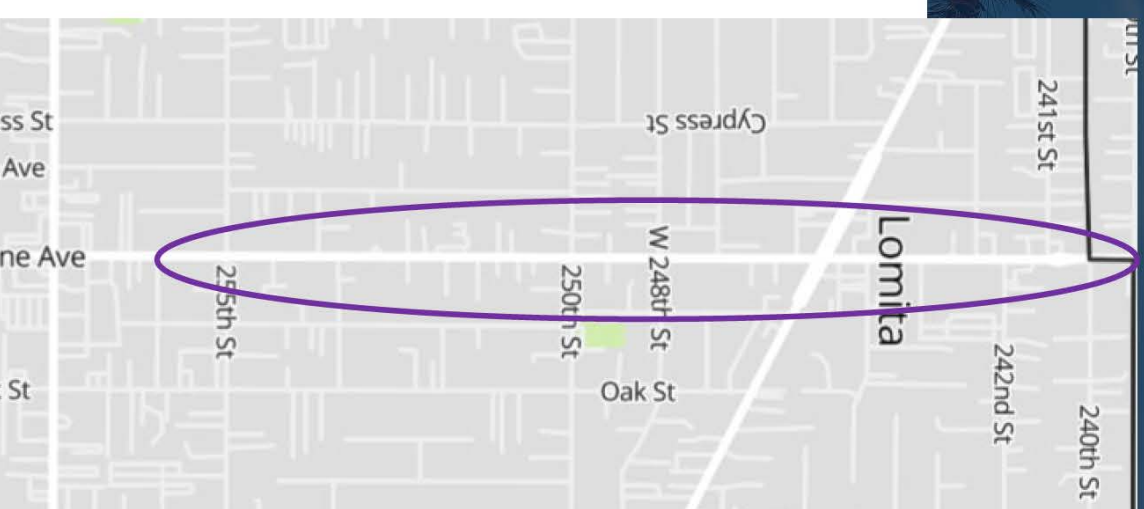


Policy Considerations

- Smart and Sustainable Commercial Corridors
 - Channel future housing and employment into City's commercial corridors while maintaining integrity of adjacent residential neighborhoods

Narbonne Avenue MUO Corridor:

- Existing MUO zone allows for 22 du/ac
- Increase MUO to 30 du/ac
- Set minimum density at 20 du/ac
- Consider addition of property (Site #11 – Former Southwest Tile location)



Policy Considerations

Lomita West MUO Corridor:

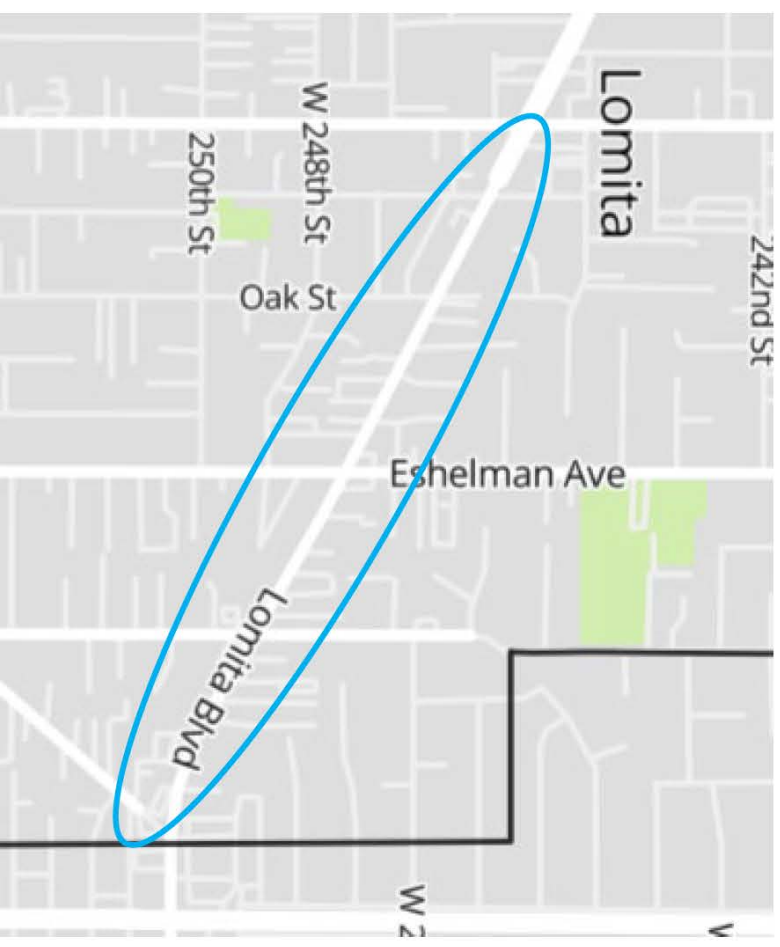
- Existing MUO zone allows for 22 du/ac
- Increase MUO to 30 du/ac
- Set minimum density at 20 du/ac
- Consider addition of property located along Crenshaw Blvd. (Site #1 – commercial center at SE corner of Lomita and Crenshaw)
- Option: Consider addition of program to establish an inclusionary housing ordinance
 - Density bonus will increase to 45 du/ac for projects with:
 - 15% very low-income units
 - 24% lower income units, or
 - 44% moderate income units
- Option: Incentive zone of 46-88 du/ac with Specific Plan including lot consolidation, affordable housing, community benefits and enhanced design



Policy Considerations

Lomita East MUO Corridor:

- Existing Commercial and Industrial/Manufacturing land use designation
- Establish MUO at 30 du/ac
- This area provides for the buffer to ensure no net loss of adequate sites and maintains capacity during the Housing Element cycle
- City of Los Angeles is proposing the area between Western Ave. and Frampton Ave. to be located in the Neighborhood Center and Medium Density land use designations allowing for pedestrian scale commercial and residential
 - FAR 1.5
 - Height Limit Base: 45' / 3 stories





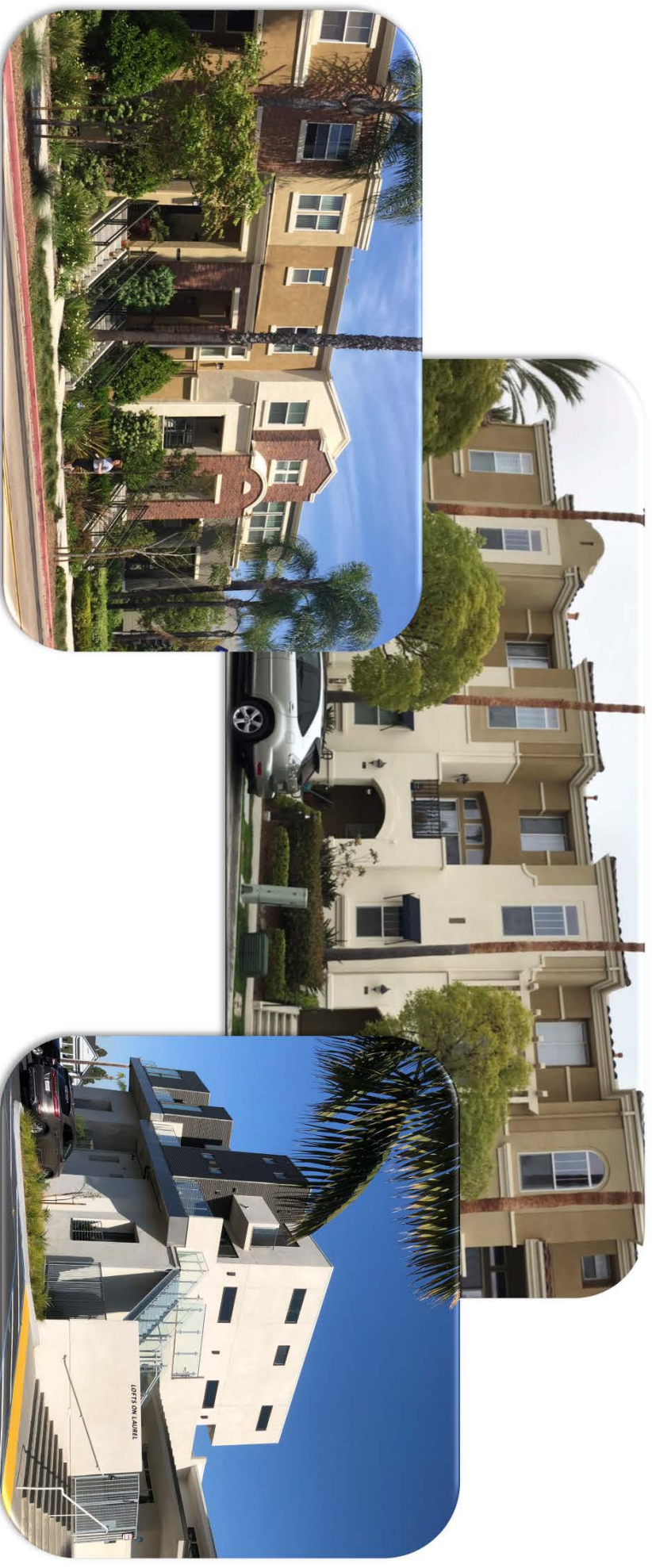
Policy Considerations

Pacific Coast Highway Corridor:

- Existing Commercial Retail zone
- Option: Consider addition of program to establish MUO zone in conjunction with a planned update to the General Plan (approximately 2-4 years)
- City of Los Angeles is proposing the area of Pacific Coast Highway between Western and Normandie to be located in the Community Center land use designation allowing for commercial, residential and institutional facilities
 - FAR 1.5
 - Height Limit Base: 45' / 3 stories
 - Height Limit Bonus: 5-7 stories

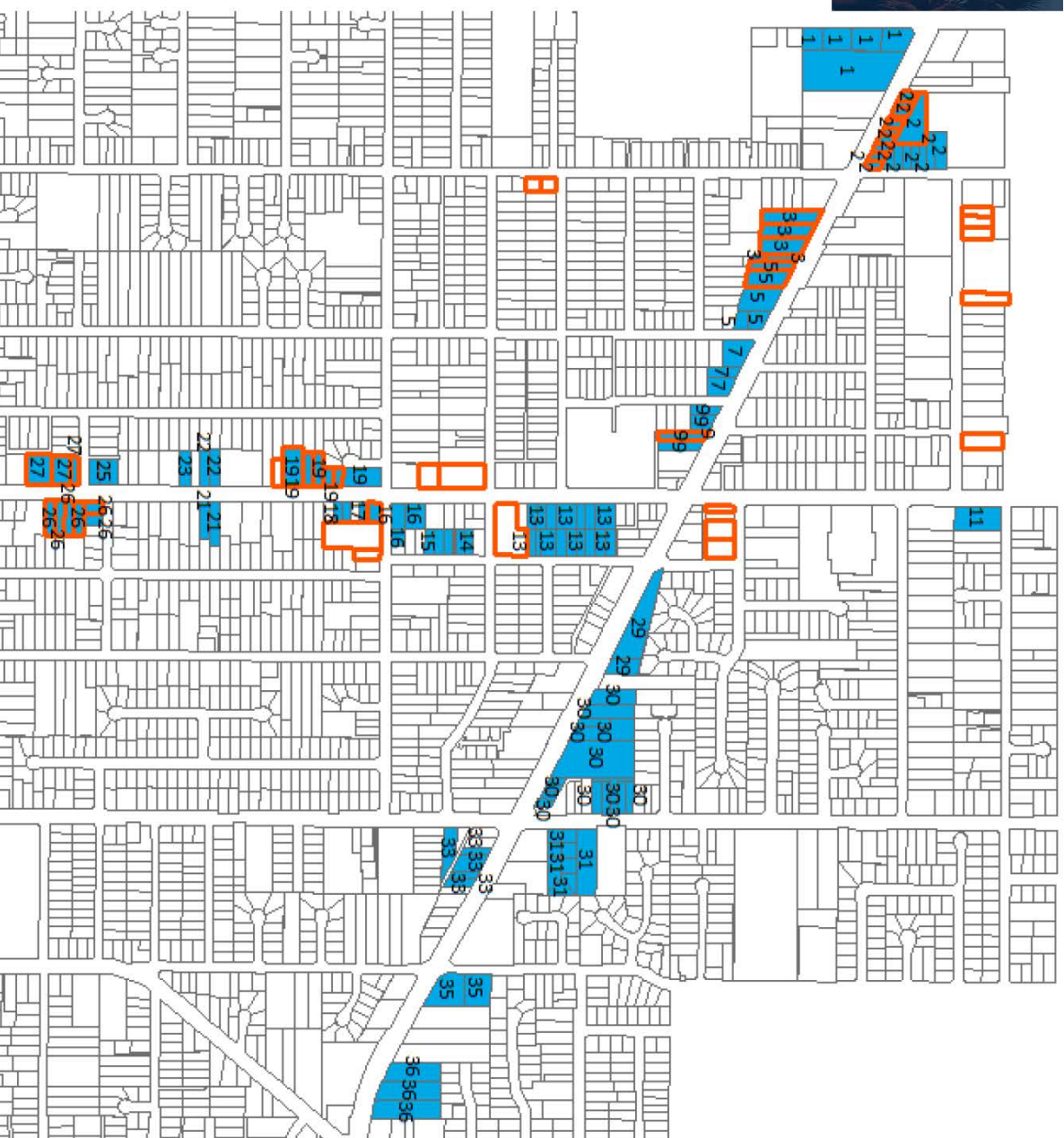
Sample Projects

Sample housing developments at 30 dwelling units per acre



Site Identification

- Sites are grouped by adjacency and numbered from 1-36
- Sites outlined in orange were previously identified
- Includes an upzone to the existing MUO and extension of MUO to Lomita Blvd. East



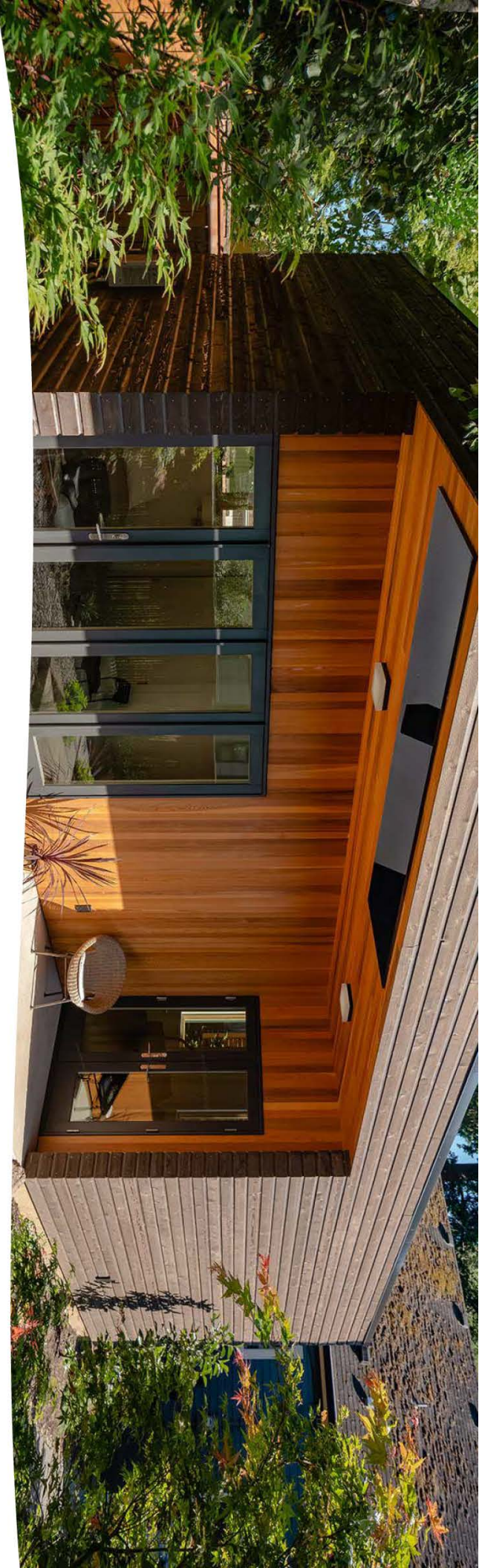
Upzone and Rezone Capacity Identified

Area	Lower Income Units	Mod/Above Moderate Units
Narbonne Ave. (Upzone to 30 du/ac and extend north)	44	25
Lomita Blvd. West (Upzone to 30 du/ac and extend west)	90	9
Lomita Blvd. East (Rezone to expand MUO to set minimum density at 30 du/ac)		228
Total Buffer		116

An aerial photograph of a residential neighborhood, showing a dense arrangement of houses with various roof colors (red, grey, brown) and green trees. A semi-transparent blue rectangular box is overlaid on the top right portion of the image.

06

Programs



Programs to
Address New State
Requirements for
Accessory Dwelling
Units)

- **ADU Incentive Program**
- **ADU Application Approval Timelines**
- **ADU and JADU per lot**
- **ADUs permitted with Multifamily**
- **More flexibility for ADUs (e.g. tiny homes)**

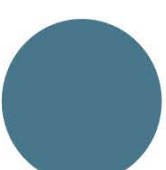
Programs to Address New State Requirements for Mixed Income and Affordable Developments

- **SB 35 Streamlining**
- **Limited number of hearings**
- **Increased Density Bonuses**
 - **Bonus for 100% affordable of 80%**
- **Supportive Housing**
- **Low Barrier Navigation Centers**



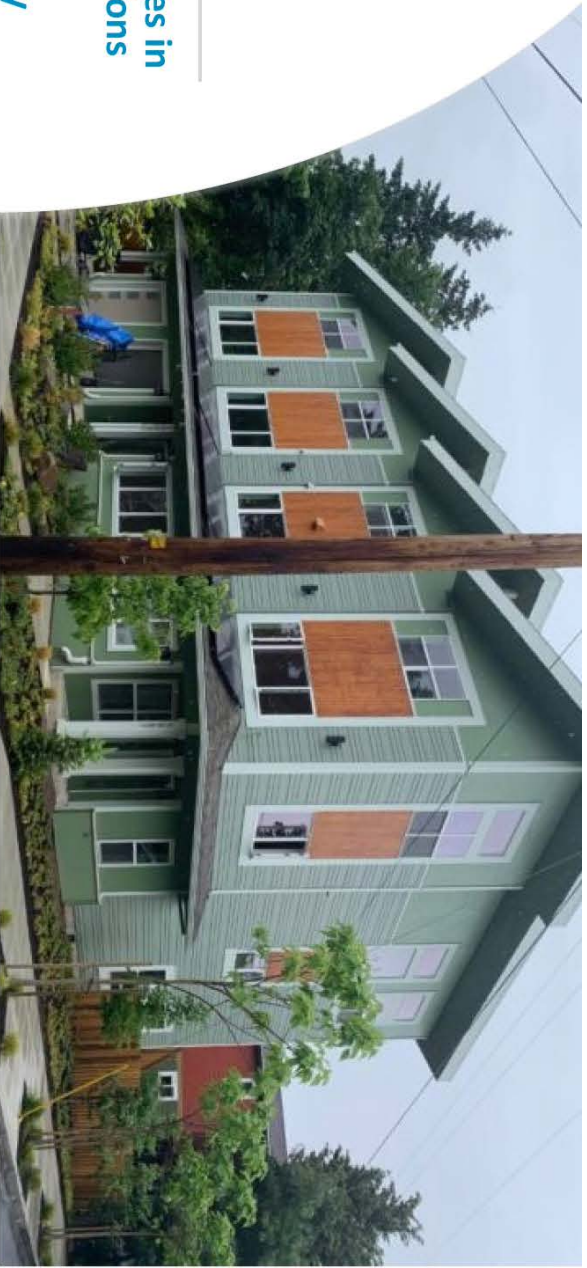
Other Key Programs Required by State Law

- No Net Loss
- Replacement Requirements
- Lot Consolidation
- Affirmatively Furthering Fair Housing
- Remove Constraints to Development
- Objective Design Standards
- Parking Reductions for Housing on Religious Sites



City Programs for Consideration

- Increased Ownership Housing Opportunities in Low Density Residential land use designations
 - Allow flag lots
 - Rezone to Residential Variable Density (RVD) to allow detached condominiums on oversized properties
- Missing Middle Housing
 - New ordinance to allow attached units in A1 and R1
 - Use of RVD zone to allow for duplexes and triplexes
- Inclusionary Housing Ordinance
- Authorize use of Specific Plans for greater density in Mixed Use land use designations

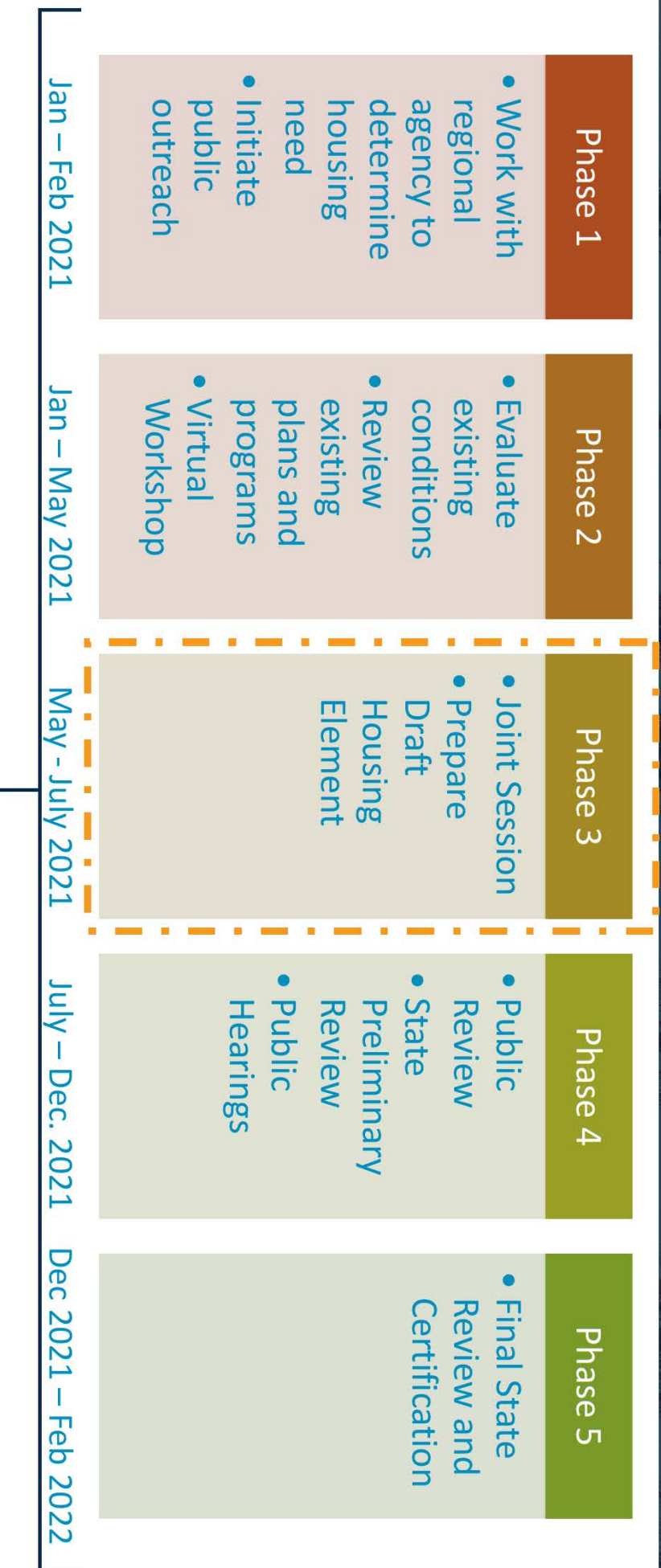


An aerial photograph of a residential neighborhood, showing numerous houses with red and grey roofs, interspersed with green trees. A semi-transparent blue rectangular box is overlaid on the top portion of the image.

07

Next Steps

Housing Element Timeline



Ongoing Public Engagement

Steps to Final Certification



An aerial photograph of a densely populated urban area, showing a mix of residential buildings, streets, and greenery. The image is overlaid with a semi-transparent blue rectangle in the upper right corner. The number '08' is displayed in white, bold, sans-serif font within this blue rectangle.

08

Discussion

Considerations for Discussion

- What are your thoughts on the areas identified for a recommended upzone or rezone?
 - Narbonne
 - Lomita West
 - Lomita East
 - PCH
- Should the City adopt an inclusionary housing ordinance in order to require affordable housing or payment of in-lieu fees?
 - Lomita Blvd West
 - Citywide
- Should the City consider amendments to permit flag lots or RVD zones to promote homeownership in low density neighborhoods?
- Should the City utilize the specific plan process to encourage lot consolidation and increased density paired with community benefits?
 - Lomita West
 - Other locations such as PCH
- Other Ideas???

Thank You

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Exhibit E: Housing
Element Update
Comment Letters

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DEPARTMENT OF TRANSPORTATION
DISTRICT 7- OFFICE OF REGIONAL PLANNING
100 S. MAIN STREET, SUITE 100
LOS ANGELES, CA 90012
PHONE (213) 897-3574
FAX (213) 897-1337
TTY 711
www.dot.ca.gov



*Making Conservation
a California Way of Life.*

August 31, 2021

Sheri Repp Loadman
City of Lomita
24300 Narbonne Avenue,
Lomita CA 90717

RE: City of Lomita Housing Element and Safety
Element Updates – Negative Declaration
(ND)
SCH# 2021080206
GTS# 07-LA-2021-03682
Vic. LA Multiple

Dear Sheri Repp Loadman,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The project proposes an amendment to the City of Lomita General Plan to update the Housing and Safety Elements. As required under State Law every eight years, the City of Lomita is preparing an update to the City's Housing Element. The City's existing Housing Element was adopted in 2013 and is set to expire in October 2021. The State Department of Housing and Community Development has provided a Regional Housing Needs Allocation (RHNA) to the Southern California Association of Governments (SCAG) and the City has been assigned a RHNA of 829 units by SCAG for the upcoming 2021-2029 housing cycle across various income levels. The updated Housing Element will provide the capacity to accommodate the RHNA for the planning period with the necessary goals and policies to ensure adequate development of housing for the City during the housing cycle. The updates to the Safety Element address information and policies intended to minimize the risk to people or property from hazards within the community such as air pollution, extreme heat, flooding, geologic hazards, hazardous materials, wildfires and climate change. These elements are policy documents, and the adoption of these elements would not result in any direct or indirect physical impacts because no development or construction is authorized by this action.

After reviewing the ND, Caltrans does not expect project approval to result in a direct adverse impact to the existing State transportation facilities. However, to accommodate the additional housing units and not induce demand for excessive Vehicle Miles Travelled (VMT), Caltrans recommends significantly reducing or eliminating car parking requirements. Program 27 of the proposed Housing Element update discusses this topic for specific Land Uses. This same critical analysis should be considered for all Land Use types, as research looking at the relationship between land-use, parking, and transportation indicates that car parking prioritizes driving above all other travel modes and undermines a community's ability to choose public transit and active modes of transportation. For any community or city to better support all modes of transportation

and reduce vehicle miles traveled, we recommend the implementation of a TDM ordinance, as an alternative to requiring car parking.

If you have any questions, please contact project coordinator Anthony Higgins, at anthony.higgins@dot.ca.gov and refer to GTS# 07-LA-2021-03682.

Sincerely,



Miya Edmonson
IGR/CEQA Branch Chief

cc: State Clearinghouse



November 30, 2020

Mayor James Gazeley
City of Lomita
24300 Narbonne Avenue
Lomita, CA 90717

Dear Mayor Gazeley,

We are writing on behalf of **Abundant Housing LA** regarding Lomita's upcoming 6th Cycle housing element update. Abundant Housing LA is a pro-housing education and advocacy organization working to help solve Southern California's housing crisis. We support efforts to reform zoning codes and expand housing production, which are needed to reduce rents, improve access to jobs and transit, strengthen the local economy and job market, and combat segregation. We have a large and growing membership base throughout Los Angeles County.

California has a statewide housing shortage of nearly 3.5 million homes, and [has the highest poverty rate in the nation](#) after accounting for housing costs. Households at all levels of income face a historically high rent burden. Exclusionary zoning and longstanding constraints on denser housing have led to an undersupply of medium and high density housing near jobs and transit. This contributes to high rents and displacement of households.

Over the past few years, new state laws (e.g. AB 686 (2018), SB 166 (2017), AB 1397 (2017), SB 828 (2018), SB 35 (2017), etc.) have strengthened the Regional Housing Needs Assessment (RHNA), which sets a housing growth target for individual jurisdictions and requires jurisdictions to update their housing elements in order to achieve these targets.

These changes to state law have led to historically high jurisdiction-level housing growth targets in the upcoming 6th Cycle Housing Element Planning Cycle, and have empowered the state Department of Housing and Community Development (HCD) to enforce appropriately high standards for housing element updates. We are encouraged that Lomita was given a target of **827 new homes, of which 361 must be affordable to lower-income households.**

As jurisdictions start the housing element update process, AHLA seeks to provide guidance on how jurisdictions should fulfill both the letter and the spirit of housing element law. Unfortunately, some jurisdictions are already seeking to skirt their obligation to sufficiently plan to meet their housing needs. AHLA will scrutinize jurisdictions' housing elements, submit comments to HCD as needed, and collaborate closely with nonprofits that bring legal action against jurisdictions that fail to comply with state housing laws.

Of course, AHLA recognizes that the COVID-19 pandemic and resulting economic devastation have made it more difficult for jurisdictions to meet ambitious RHNA targets. But the pandemic has made it even more critical than ever for jurisdictions to solve the region's housing crisis and



encourage economic recovery. We seek to collaborate with you and your team on policy efforts to achieve the RHNA goals.

To that end, we have published a memo, [Requirements and Best Practices for Housing Element Updates: The Site Inventory](#), explaining the key legal requirements, as well as HCD and AHFA's recommended best practices, for housing element updates. Additionally, [this checklist provides a summary of our core policy recommendations](#). We respectfully encourage you to incorporate the concepts detailed in these documents into Lomita's housing element update.

As your team begins to develop Lomita's housing element update, we would like to draw particular attention to four critical components of the site inventory analysis:

1. Incorporating an estimate of the **likelihood of development** and the **net new units if developed** of inventory sites
2. Using an HCD-recommended "safe harbor" methodology for **forecasting future ADU production**
3. Prioritizing high-opportunity census tracts and well-resourced areas (e.g. near transit, jobs, schools, parks, etc.) when selecting sites for lower-income housing opportunities, in order to **affirmatively further fair housing**
4. Including the HCD-recommended buffer of at least 15-30% extra capacity in the site inventory, in order to **avoid violating the No Net Loss requirement**

Component #1: Housing elements should estimate and report both the **likelihood of development** and the **net new units if developed** of inventory sites.

Just because jurisdictions zone for more housing doesn't mean that the housing will actually be built. The economic cycle, uncertainty of market conditions, the current usage of nonvacant sites, and land use regulations all influence the extent to which rezoned parcels are built to their maximum theoretical capacity.

A parcel's maximum theoretical capacity is not the same as its realistic capacity. To draw a parallel to college admissions, when UCLA wants 2,000 students in its incoming class, they admit 4,000 students. Similarly, to achieve housing production targets, jurisdictions must increase zoned capacity well above the target number of new homes.

An accurate assessment of site capacity is necessary in order for the housing element to achieve sufficient housing production. The site capacity estimate should account for the following **two factors**:

- What is the likelihood that the site will be developed during the planning period?
- If the site were to be developed during the planning period, how many net new units of housing are likely to be built on it?

These are the **likelihood of development**¹ and **net new units if developed**² factors, as required by HCD guidelines. The portion of the jurisdiction’s RHNA target that a site will realistically accommodate during the planning period is:

(likelihood of development) x (net new units if developed) = realistic capacity.

In past planning cycles, the likelihood of development factor was not expressly considered; housing elements frequently assumed that most or all site inventory locations would be redeveloped to their maximum theoretical capacity. Since this generally did not happen, jurisdictions consistently fell short of their RHNA targets as a result. While Lomita achieved its 5th cycle RHNA targets for very low, low, and moderate income housing, this is because the 5th cycle RHNA goal was extremely low -- just 27 homes!

5th Cycle RHNA Targets vs. Actual Housing Production (2014-19)

Income Bucket	RHNA Target	Homes Permitted
VLI	12	0
LI	7	9
MI	8	35
AMI	20	61
Total	47	105

According to Lomita’s 5th cycle housing element, the city had theoretical capacity for roughly 290 more housing units.³ Through 2019, Lomita permitted 105 housing units⁴, which equates to 140 housing units permitted by the end of the 5th cycle (assuming that the same annual permitting pace continues in 2020 and 2021). This implies that in Lomita, excess zoned capacity has a **48% likelihood of being developed** (140 actual units divided by 290 theoretical units).

Lomita’s 6th cycle housing element should incorporate this likelihood of development estimate into its site inventory analysis. This would be consistent with HCD guidelines,⁵ while also ensuring that enough zoned capacity is available to encourage 827 housing units to be built by the end of the 6th cycle. Assuming that zoned capacity has a 48% likelihood of being developed in the next 8 years, **the housing element must allow for 1,723 units of zoned capacity in order to achieve 827 actual housing units.** If Planning believes that a higher likelihood of

¹ [HCD Site Inventory Guidebook, pg. 20](#)
² [HCD Site Inventory Guidebook, pg. 21](#)
³ [Lomita 5th Cycle Housing Element](#)
⁴ [HCD Annual Progress Report dataset, 2020](#)
⁵ [HCD Site Inventory Guidebook, pg. 20](#)

development (and thus a smaller zoned capacity increase) is justified for certain parcels in the site inventory, persuasive data to support this assumption must be provided.⁶

Component #2: Housing element updates should use an HCD-recommended “safe harbor” methodology for forecasting future ADU production.

Local jurisdictions frequently use overly optimistic estimates of future ADU production to avoid necessary housing reform and rezoning. ADU development estimates must reflect actual on-the-ground conditions to ensure that they are realistic. Overly aggressive ADU production estimates set jurisdictions up for failure in providing the required housing for residents.

To that end, HCD has established two safe harbors for forecasting ADU production during the 6th Cycle⁷. One option (“Option #1”) is to project forward the local trend in ADU construction since January 2018. The other, for use when no other data is available (“Option #2”), assumes ADU production at five times the local rate of production prior to 2018. Jurisdictions are also permitted to include programs that aggressively promote and incentivize ADU construction.

Where no other data is available, jurisdictions may assume an average increase of five times the previous planning period construction trends prior to 2018. Jurisdictions may also use regional ADU production trends, and include programs that aggressively promote and incentivize ADU construction. Jurisdictions should clearly and explicitly state their methodology and data sources for future ADU development forecasts.

According to HCD, Lomita issued permits for 2 ADUs in 2017, 3 ADUs in 2018, and 7 ADUs in 2019. Under HCD’s “Option #1”, Lomita could take the average of the 2018 and 2019 ADU production trends, and forecast that 5 ADUs will be permitted per year during the 6th cycle. This would allow for a **total 6th cycle forecast of 40 ADUs**.

Under HCD’s “Option #2”, Lomita could multiply the 2017 ADU production trend by five, and forecast that 10 ADUs will be permitted per year during the 6th cycle. This would allow for a **total 6th cycle forecast of 80 ADUs**.

Another, more aggressive, option would take the average of the 2018 and 2019 ADU production trends, and multiply that average by five. This methodology would forecast that 25 ADUs will be permitted per year during the 6th cycle. This would allow for a **total 6th cycle forecast of 200 ADUs**. Abundant Housing LA does not recommend this methodology, since it is not an HCD-defined safe harbor forecasting option.

Lomita should use HCD’s Option 1 or 2 safe harbor when projecting annual ADU production. If it believes that higher ADU production forecasts are warranted, it must provide

⁶ [HCD Site Inventory Guidebook, pg. 20-21](#)

⁷ [HCD Site Inventory Guidebook, pg. 31](#)



well-grounded estimates, based on the pace of ADU production in neighboring jurisdictions, and must explain programs or policy efforts that could lead to higher ADU production.

Finally, per HCD, the housing element “should also include a monitoring program that a) tracks ADU and JADU creation and affordability levels, and b) commits to a review at the planning cycle midpoint to evaluate if production estimates are being achieved.”⁸ Lomita’s housing element should commit to mid-cycle rezoning if ADU production is lower than forecasted, and its midpoint review should be linked with immediate and automatic programs to increase housing production in the second half of the RHNA cycle. AHLA’s recommended approach is to incorporate by-right density bonuses on inventory sites, which would automatically take effect mid-cycle if the ADU target is not met. The density bonus should be large enough, and apply to enough parcels, to fully make up for any ADU production shortfall.

Component #3: Housing elements must prioritize high-opportunity census tracts and well-resourced areas (e.g. near transit, jobs, schools, parks, etc.) when selecting sites for lower-income housing opportunities, in order to affirmatively further fair housing.

AB 686 (2018) requires housing element updates to “affirmatively further fair housing”, which is defined as “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

In our region, housing policy and land use regulations were once used to exclude members of minority groups. [Redlining and restrictive covenants, which restricted where Black Americans could live, were once commonplace in Lomita and throughout Los Angeles County](#). Thankfully, Lomita is much more welcoming today; in fact, 31% of the city’s population is Latino and 17% is Asian-American.⁹ However, exclusion continues on the basis of income: the median home sale price in Lomita was \$617,000 in 2018¹⁰, and 50% of the city’s renters are “rent-burdened” (i.e. they spend more than 30% of their income on rent)¹¹. High housing costs place a disproportionate burden on lower-income communities of color, and have the effect of excluding them from the city altogether.

Jurisdictions must address this issue by accommodating the lower-income RHNA targets in a way that conforms with AFFH requirements. HCD’s Site Inventory Guidebook offers recommendations for **how** jurisdictions should accomplish this. HCD is **likely to require jurisdictions to distribute lower-income housing opportunities throughout the jurisdiction**, and recommends that jurisdictions first identify development potential for lower-income housing in high-opportunity neighborhoods¹².

⁸ [HCD Site Inventory Guidebook, pg. 31](#)

⁹ American Community Survey, 2014-18

¹⁰ [SCAG Pre-Certified Local Housing Data, Lomita](#)

¹¹ American Community Survey, 2014-18

¹² [HCD Site Inventory Guidebook, pg. 3](#)

Given that single-family, exclusionary zoning predominates in Lomita’s high-opportunity census tracts ([as defined in the TCAC/HCD Opportunity Map](#)), rezoning is required in order to accommodate the RHNA targets for lower-income households. Additionally, focusing rezoning in single-family zoned areas will expand housing opportunities while minimizing the impact on existing renters in multifamily-zoned areas.

In order to fairly distribute housing opportunities citywide, Lomita should develop a quantitative methodology for scoring neighborhoods, based on factors like housing costs, median income, access to transit, access to jobs, access to schools, and environmental quality. Neighborhoods that score higher on these dimensions should be allocated higher housing growth targets, and rezoning should be based on these neighborhood-level housing growth targets.

Finally, Lomita should identify funding sources, public resources, and density bonus programs to maximize the likelihood that housing projects with below market-rate units are actually built. Local measures like a [real estate transfer tax](#) and [congestion pricing](#) could help generate new funding to support affordable housing production and preservation.

Component #4: Housing elements should include the HCD-recommended buffer of at least 15-30% extra capacity in the site inventory, in order to avoid violating the No Net Loss requirement.

SB 166 (2017) requires adequate sites to be maintained **at all times** throughout the planning period to accommodate the remaining RHNA target by each income category.¹³ This means that if a jurisdiction approves a development on a parcel listed in the site inventory that will have fewer units (either in total or at a given income level) than the number of units (either in total or at a given income level) anticipated in the site inventory, then the jurisdiction must identify and make available enough sites to accommodate the remaining unmet RHNA target for each income category.¹⁴

If additional sites with adequate zoned capacity don’t exist, then the jurisdiction must rezone enough sites to accommodate the remaining unmet RHNA target within 180 days. If the jurisdiction fails to accomplish this rezoning in the required period, then the consequences will include decertification of the housing element and potential state legal action.

To ensure that adequate housing capacity at all income levels exists in the housing element through the 6th Cycle, HCD recommends that “the jurisdiction create a buffer in the housing element inventory of at least 15-30% more capacity than required, especially for capacity to accommodate the lower income RHNA.”¹⁵ **Lomita should “overshoot” on total site capacity**

¹³ HCD [No Net Loss Law Memo](#), pg. 1

¹⁴ [HCD Site Inventory Guidebook, pg. 22](#)

¹⁵ [HCD Site Inventory Guidebook, pg. 22](#)



for each income level, in order to ensure that the City’s RHNA target is achieved at all income levels.

The City of Lomita has an obligation to sufficiently plan to meet current and future residents’ housing needs. The housing element update affords Lomita, and the broader Southern California region, the chance to take bold action on lowering housing costs, reducing car dependency, strengthening the local economy, and guaranteeing access to opportunity for Californians of all racial and ethnic backgrounds. We urge you and your colleagues to fully embrace this opportunity to transform Lomita for the better.

Finally, it is worth noting that state law imposes penalties on jurisdictions that fail to adopt a compliant 6th cycle housing element update by October 15, 2021. On that date, noncompliant jurisdictions will forfeit the right to deny residential projects on the basis of local zoning, so long as projects include at least a 20% set-aside for below market-rate units¹⁶. Jurisdictions that want to maintain local control over new development should therefore plan to adopt a compliant housing element update on time.

We would be glad to engage with your office and with the Planning Department throughout the housing element update process. We look forward to a productive and collaborative working relationship with the City of Lomita on this critical effort. Thank you for your consideration.

Sincerely,

Leonora Camner
Executive Director
Abundant Housing LA

Anthony Dedousis
Director of Policy and Research
Abundant Housing LA

¹⁶ [California Government Code 65589.5\(d\)\(5\)](#)

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**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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Attachment 3



September 14, 2021

Greg Kapovich, Community and Economic Development Director
Planning Division
City of Lomita
24300 Narbonne Ave.
Lomita, CA U.S.A. 90717

Dear Greg Kapovich:

RE: Review of the City of Lomita's 6th Cycle (2021-2029) Draft Housing Element

Thank you for submitting the City of Lomita's (City) draft housing element received for review on July 16, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on September 10, 2021 with you, Planner Sheri Repp, and the City's consultant Elizabeth Dickson.

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). In particular, the element must include a complete sites inventory and analysis, as well as a complete analysis and programs to affirmatively further fair housing (AFFH). The enclosed Appendix describes these, and other revisions needed to comply with State Housing Element Law.

To remain on an eight-year planning cycle, the City must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2021 for Southern California Association of Governments (SCAG) localities. If adopted after this date, Government Code section 65588, subdivision (e)(4), requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit HCD's website at: http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at:

http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and
http://opr.ca.gov/docs/Final_6.26.15.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml> for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance. Upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

HCD appreciates the patience during this time and is sorry for not having met with the City; however, we are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Edgar Camero, of our staff, at edgar.camero@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink that reads "Shannan West". The signature is written in a cursive, flowing style.

Shannan West
Land Use & Planning Unit Chief

Enclosure

APPENDIX CITY OF LOMITA

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks)*, available at <http://www.hcd.ca.gov/community-development/building-blocks/index.shtml> and includes the Government Code addressing State Housing Element Law and other resources.

A. Review and Revision

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)

As part of the evaluation of programs in the past cycle, the element must provide an explanation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers and persons experiencing homelessness).

B. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A))*

The element does include some analysis on the various components of the City's ability to affirmatively furthering fair housing (AFFH), however the element should include relationships between data points and visualizations. The element should analyze these relationships and/or correlations to create a more holistic analysis for the AFFH section. In addition, where data is available the element should include data from multiple American Community Survey (ACS) datasets and analyze any trends and patterns.

The element includes an Analysis of Impediments that was prepared in 2018; however, additional information is necessary to address the requisite AFFH analysis requirement, including local contributing factors to the fair housing issues and develop strong programs and strategies to address the identified fair housing issues as follows:

Fair Housing Enforcement and Outreach: The element includes a summary of fair housing issues and assessment on enforcement; however, the element is missing

some key components in its analysis on outreach capacity. Outreach capacity could consist of actions such as the City's ability to investigate complaints, obtain remedies, or the City's ability to engage in fair housing testing. In addition, outreach capacity should also include the various methods ways in which the City plans to deliver outreach. This should specify the different forms of media it intends to use and should elaborate on how the information will be culturally relevant and inclusive (p. 88).

Racially/Ethnically Concentrated Areas of Poverty (R/ECAP): The element includes information relative to R/ECAP, but the analysis must be complemented by describing the evidence at the regional level (pp. 98-99). In addition, the City should also analyze the racial concentrations as they relate to areas of affluence if the City does not have areas of concentrated poverty. The combination in the R/ECAP and areas of affluence analyses will help guide goals and actions to address fair housing issues. The analysis should evaluate the patterns and changes over time and consider other relevant factors, such as public participation, past policies, practices, and investments and demographic trends.

Access to Opportunity: The element provides qualitative and quantitative information (pp. 99-104) on the access to opportunity but must include quantitative evidence to support such statements. A complete analysis should consider the relationship between the access to opportunities and the varying access points for the different individuals described in the other sections, such as the relationships between the disparities in access related to, integration and segregation, displacement factors, and where affordable housing is located relative to the areas of opportunities. For more guidance, please refer to page 35 of the AFFH Guidebook, available here: <https://www.hcd.ca.gov/community-development/affh/index.shtml#guidance>.

Integration and Segregation: The element includes some data on integration and segregation (pp. 89-97) and disaggregates this by various special needs populations; however, what the element should also do is consider data from previous years to identify if there are any trends or patterns. The analysis should also describe any correlations and relationships that arise between data points such as relationships between income level or poverty status and who populates these areas. Things that the element could consider and unpack are the relationships between population by census tract and relationship to income/poverty status.

Contributing Factors: Upon a complete AFFH analysis, the element must list and prioritize contributing factors to fair housing issues. Contributing factors create, contribute to, perpetuate, or increase the severity of fair housing issues and are fundamental to adequate goals and actions. Examples include community opposition to affordable housing, housing discrimination, land use and zoning laws, lack of regional cooperation, location and type or lack of affordable housing and lack of public or private investment in areas of opportunity or affordable housing choices. The analysis shall result in strategic approaches to inform and connect goals and actions to mitigate contributing factors to affordable housing.

Goals, Priorities, Metrics, and Milestones: Goals and actions must significantly seek to overcome contributing factors to fair housing issues. Currently, the element identifies programs to encourage and promote affordable housing; however, most of these programs do not appear to facilitate any meaningful change nor address affirmatively furthering fair housing requirements. Furthermore, the element must include metrics and milestones for evaluating progress on programs, actions, and fair housing results.

Given that most of the City is considered a high- and highest-resource community, the element could focus on programs that enhance housing mobility and encourage development of more housing choices and affordable housing. Programs also need to be based on identified contributing factors, be significant and meaningful. The element must add, and revise programs based on a complete analysis and listing and prioritization of contributing factors to fair housing issues. Furthermore, the element must include metrics and milestones for evaluating progress on programs, actions, and fair housing results. For more information, please see HCD's guidance at <https://www.hcd.ca.gov/community-development/affh/index.shtm>.

2. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)*

The element quantifies the number of extremely low-income households, projected extremely low-income households, and special needs households; however, the analysis must go beyond the quantities. The analysis must identify or discuss which resources are available to these populations. In addition, the analysis should include an assessment of need for each of these special-needs populations.

3. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

The City has a regional housing needs allocation (RHNA) of 829 housing units, of which 363 are for lower-income households. To address this need, the element relies on vacant sites, underutilized sites, accessory dwelling units (ADUs), rezoned sites, and projects that are underway and will have certificates of occupancy during the planning period (p. 115). To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses:

Sites Inventory: While the element uses multiple tables to lists the vacant, nonvacant, and underutilized sites it plans to use to accommodate the RHNA, the sites inventory must include complete information for each parcel in the inventory including general plan zoning designations, capacity estimates by affordability, parcel size, and a description of existing uses for any nonvacant sites. The sites inventory must identify if each site was included in the 4th or 5th cycle sites inventories. Finally, for existing uses,

the inventory must include sufficient detail to facilitate an analysis of the potential for additional development on nonvacant sites.

Realistic Capacity: The element estimates that vacant sites will be built out using an estimate of 85 percent (pp. 116-117). However, the methodology for calculating the realistic capacity for sites zoned for nonresidential uses (e.g., commercial, and mixed-use zones), the element must describe how the estimated number of residential units for each site was determined. To demonstrate the likelihood for residential development in nonresidential zones, the element could describe any performance standards mandating a specified portion of residential and any factors increasing the potential for residential development such as incentives for residential use, and residential development trends in the same nonresidential zoning districts.

Suitability of Nonvacant Sites: The element mentions that building age, land value ratio, underutilization of site, and opportunities areas were used to evaluate the adequacy of non-vacant sites (p. 121); however, the element should relate these factors to the sites in the inventory. For example, it could list the land value ratio for each site and describe why and how the factors demonstrate that these sites are suitable for development. The analysis must also consider factors including the extent to which existing uses may constitute an impediment to additional residential development, the City's past experience with converting existing uses to higher density residential development, the current market demand for the existing use, an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites.

In addition, the housing element relies upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households. For your information, the housing element must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period (Gov. Code, § 65583.2, subd. (g)(2).). Absent findings (e.g., resolution of adoption) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA. The City must strengthen this analysis by including concrete information on why anticipation for redevelopment is expected/assumed and could consider things such as leases that are expiring, past development trends consisting of nonvacant sites with residential units for lower-income RHNA.

Small Sites: The element currently lists the size of the parcels; however, these parcels are displayed by site, some of these sites may be less than half-acre in size, triggering a small sites analysis. Sites smaller than a half-acre in size are deemed inadequate to accommodate housing for lower-income housing unless it is demonstrated that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless the housing element describes other evidence to HCD that the site is adequate to accommodate lower-income housing. (Gov. Code, § 65583.2, subd. (c)(2)(A).) For

example, a site with a proposed and approved housing development that contains units affordable to lower-income households would be an appropriate site to accommodate housing for lower-income households. (Gov. Code, § 65583.2, subd. (c)(2)(C).) The element identifies several sites consisting of aggregated small parcels. The element must describe whether these aggregated parcels are expected to develop individually or consolidated with the other small parcels. For parcels anticipated to be consolidated, the element must demonstrate the potential for lot consolidation. For example, analysis describing the City role or track record in facilitating small-lot consolidation, policies or incentives offered or proposed to encourage and facilitate lot consolidation, conditions rendering parcels suitable and ready for redevelopment, recent trends of lot consolidation, and information on the owners of each aggregated site. Without this additional analysis, HCD cannot consider these sites toward accommodating any portion of the RHNA for lower-income households.

Suitability and Availability of Infrastructure: While the element states that all sites have access to infrastructure and water, the element must also discuss whether all sites have access to dry utilities. In addition, the element must clarify the availability of sewer capacity to demonstrate sufficient existing or planned capacity to accommodate the City's regional housing need for the planning period. (Gov. Code, § 65583.2, subd. (b).)

Sites with Zoning for a Variety of Housing Types:

- *Emergency Shelters:* The element does not clearly identify a zone in which emergency shelters are a permitted use by-right without a conditional use permit or other discretionary action. The description of emergency shelters (p. 66) states that new buildings, structures, or additions are subject to review and approval of the commission.
 - *Transitional and Supportive Housing:* Pursuant to SB 2 (Chapter 633, Statutes of 2007), transitional and supportive housing must be permitted as a residential use in all zones and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone. Transitional and supportive housing developments can qualify as a low-barrier navigation centers, therefore, the element must be revised to ensure that these housing types are permitted in zones allowing residential uses. The language for program 9, *Supportive Housing*, and program 13, *Zoning Revisions for Special Needs Housing*, must be revised to specify that transitional and supportive housing is a permitted in all zones allowing residential uses.
 - *Manufactured Housing:* The element describes manufactured housing as a permitted use (p. 64) but the element must specify if this form of housing with a permanent foundation is allowed in the same way as a single-family dwelling.
4. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities*

as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Government Code section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7). Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. (Gov. Code, § 65583, subd. (a)(5).)

Land-Use Controls: The element must analyze constraints to residential development in mixed-use zones, including housing for lower-income households, given that mixed-use areas are relied upon to accommodate the lower-income RHNA. This analysis should consider if there are limitations on locations for stand-alone multifamily developments or if nonresidential is a requirement for mixed-use developments. In addition, for these mixed-use overlay zones, the element must clarify what the maximum and minimum densities are considering the various places that the information is inconsistent; 22 units per acre (p. 70, Table 4), 18 units per acre (p. 63, Table 1), and a range of 14-22 units per acres (Program 14).

Parking Requirements: The element acknowledges that parking can be a costly component of development and minimum parking requirements allow little flexibility for development. Therefore, the element must analyze the parking requirements for housing types especially for multi-family housing and the enclosed parking requirement for senior citizen planned unit developments. Program 27 should be amended as appropriate given a complete analysis of minimum parking requirements. In addition, the element should describe the approval process for how parking reductions are granted senior citizen planned developments (p. 68). The element should elaborate on what constitutes a parking study a share examples if possible.

Fees and Exaction: The element includes required fees; however, the element must analyze their impact as potential constraints on housing supply and affordability. The analysis could identify the total amount of fees and their proportion to the development costs for both single family and multifamily housing. In addition, the element must describe the purpose of the development tax and assess it as a constraint towards affordable housing if the tax exemptions are for affordable housing for seniors and persons with disabilities.

Local Processing and Permit Procedures (Conditional Use Permit): While the element includes permit procedures for a variety of housing types and includes the timing associated with Conditional Use Permits (CUPs), the element must also provide an estimate of the timing for the various housing types in the various zones. For example, the element states that multifamily projects are allowed by-right in the RVD zone but require a CUP in the mixed-use overlay (p. 64, Table 2). The analysis must evaluate the processing and permit procedures' impacts as potential constraints on housing

supply and affordability. This is especially critical as the element heavily relies on sites in the mixed-use overlay to accommodate its lower-income RHNA. The analysis must evaluate the processing and permit procedures' impacts as potential constraints on housing supply and affordability. The analysis should also describe what the determining factor is to allow height extensions in the mixed-use overlay zone for development (p. 70, Table 4).

Design Review: The element must describe and analyze the design review guidelines and process, including approval procedures and decision-making criteria, for their impact as potential constraints on housing supply and affordability. This analysis should identify any findings from major/minor site plan reviews, specify the approval procedures, and explain the determining factors for reviews that require non-discretionary processes. For example, the analysis could describe required findings and discuss whether objective standards and guidelines improve development certainty and mitigate cost impacts. The element must demonstrate this process is not a constraint, or it must include a program to address this permitting requirement, as appropriate.

On-site and Off-site Improvements: The element states that a water and sewer study are needed for projects with five or more units. The element should describe typical costs associated with this study and whether results could impact the feasibility of development on any of the sites identified in the inventory.

Housing for Persons with Disabilities: The element currently details that residential care facilities serving six or fewer persons are permitted in all residential zones. However, residential care facilities serving seven to 15 persons are allowed upon approval of a CUP (p. 68). The element should analyze the process as a potential constraint on housing for persons with disabilities and add or modify programs as appropriate to ensure zoning permits group homes objectively with approval certainty. The CUP process must be objective and should analyze the 15-person limit for number of persons allowed in a large group home as a constraint.

The element has some information on its reasonable accommodation procedure but must complete its analysis by listing any findings and describe the approval processes for reasonable accommodation requests while also describing the differences between minor and major reasonable accommodation requests. The element should analyze for a constraint the "discretionary processes" that minor and major reasonable accommodation requests undergo. This includes analyzing the referral to the planning commission, what is considered a nondiscretionary condition of approval, and if the determining factors for request approvals are objective (p. 68). The element must demonstrate this process is not a constraint and include a program to address reasonable accommodation requests, as appropriate.

5. *An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by*

subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Government Code section 65584. The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing. (Gov. Code, § 65583, subd. (a)(6).)

Developed Densities and Permit Times: The element must be revised to include analysis of requests to develop housing at densities below those anticipated, and the length of time between receiving approval for a housing development and submittal of an application for building permits that potentially hinder the construction of a locality's share of the regional housing need. The element must also include an analysis regarding local efforts to address nongovernmental constraints.

- 6. Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*

While the element quantifies the City's special needs populations, it must also analyze their special housing needs. For a complete analysis of each population group, the element should discuss challenges faced by the population, the existing resources to meet those needs (e.g., availability of senior housing units, number of large units, number of deed restricted units, etc.), an assessment of any gaps in resources, and proposed policies, programs, and funding to help address those gaps.

- 7. Analyze existing assisted housing developments that are eligible to change to non-low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. (Gov. Code, § 65583, subd. (a)(9) through 65583(a)(9)(D).)*

The element states that the Kiwanis Gardens is at-risk as the affordability is expiring in 2027 but fails to analyze the development. Analysis should include an assessment of risk, the cost estimate to replace versus preserve, identify qualified entities to help preserve, and lastly identify potential funding to preserve the at-risk units.

C. Housing Programs

- 1. Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and*

state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)

Programs must demonstrate that they will have a beneficial impact within the planning period. Beneficial impact means specific commitment to deliverables, measurable metrics or objectives, definitive deadlines, dates, or benchmarks for implementation. Programs containing unclear language (e.g., “evaluate”, “consider”, “encourage”, etc.) should be amended to include more specific and measurable actions. Deliverables should occur early in the planning period to ensure actual housing outcomes.

To address the program requirements of Government Code section 65583, subdivision (c)(1-6), and to facilitate implementation, programs should include: (1) a description of the City’s specific role in implementation; (2) definitive implementation timelines (e.g., December 31, 2021 instead of short-term); (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials. Specifically, all the programs should be revised to provide specific timeframe beyond “short-term”, “middle-term”, and “long-term” for each action described in each program. In addition, the following programs require revision:

Program 2 (Code Enforcement): The element should be revised to include an outreach component. This could be through a targeted-approach and should specify how the City will track and monitor code enforcement cases. The timeframe should be revised to reflect the objective(s). For example, the timeframe for this program should be annually.

Program 3 (Mobile Home Park Regulations): The program addresses mobile home park tenant issues; however, it does not mention any collaboration with tenants. The program should be revised to include tenants as part of the mobile home park regulations development. In addition, the program should include ways that the City plans to disseminate information once the regulations are completed and specify a timeframe for completing the regulations.

Program 21 (Section 8 Housing Choice Voucher Program): The program states that the City will continue to connect with residents but should be revised to describe how it will connect. The program should add actionable steps such as increasing Section 8 housing vouchers or creating a threshold for a certain amount of Section 8 housing vouchers and should include inclusive and accessible outreach strategies.

Program 18 (Surplus Lands): The program must be revised to make the objective actionable. The City could consider what happens when the land is identified, to whom it be reported, and where it will be tracked.

- 2. Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city’s or county’s share of the regional housing need for each income level that could not be accommodated on sites identified in the*

inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)

As noted in Finding B2, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

Program 12 (Lot Consolidation): The program must be revised to specify when the zoning code will be amended. As the element is relying heavily on sites expected to be consolidated to accommodate the RHNA, zoning code amendments should happen early in the planning period to have a beneficial impact.

Program 13 (Zoning Revisions for Special Needs Housing): The program should be revised to identify where it will allow emergency shelter by-right and timeframe for adoption of zoning amendments. Please be aware, HCD cannot find the element in full compliance until the City amends zoning to permit year-round emergency shelters without discretionary action pursuant to Government Code section 65583, subdivision (a)(4)(A).

Program 14 (Rezone Program): The program references Table B; however, no Table B is found in the housing element. The objectives should be revised to include timeframes for rezones and include the expected acreage for rezoning and capacity shortfall.

- 3. The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

Program 7 (Incentives and Regulations): The program indicates the development of housing for lower and moderate-income households will be assisted primarily by applying state density bonus law (SDBL). However, in addition to complying with SDBL, the element must include a program(s) describing specific actions the City will take to assist in the development of housing affordable to lower- and moderate-income households, including extremely low-income households (ELI). For example, programs could prioritize some funding for the development of housing affordable to ELI households and offer financial incentives or regulatory concessions to encourage the development of a variety of housing types, such as multifamily, single-room occupancy (SRO) units, and supportive housing, to address the identified housing needs for ELI households.

4. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

As noted in Findings B3 and B4 the element requires a complete analysis of potential governmental and non-governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

Program 11 (Objective Design Standards): The program description states that the City will increase transparency and certainty in the development process. The program should be revised to include how the City will make it more transparent such as if the City will provide these standards online if it does not already do so. In addition, the program should include when the City will start making these changes. The program could state, zoning code amendments done after October 15, 2021 will require objective design standards.

Program 27 (Reduced Parking Requirements): The program should be revised to include a specific timeframe for when the zoning code will be updated. In addition, the second objective should also specify a timeline for the parking study and an additional step to make the parking study actionable. For example, the program could state that the Parking study will begin December 31, 2021 and that the City will make changes to the parking requirements based on the findings of the study.

5. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

Program 19 (Accessibility): The program should include inclusive and accessible outreach materials and strategies to residents, with an emphasis on residents who may need accessibility design features. The program should also specify how often this outreach will occur and have a concrete time for when outreach as well as the website will be complete.

Program 20 (Homebuyer Assistance Programs): The City should consider making this program more inclusive and accessible to all residents of Lomita. This could be creating flyers in multiple languages and disseminating where those residents are or even doing targeted outreach at City-led or community-led events.

Program 22 (Fair Housing): The program includes objectives; however, each of the objectives should include how often the newsletter, website, and coordination will occur.

Program 23 (Fair Housing Development Marketing): The program states that the City will promote marketing material but should consider how often marketing will occur and where promotion will take place. In addition, as for the second objective, the program should clarify how or what it means for standards to be easily available for development applicants.

6. *The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance. (Gov. Code, § 65583, subd. (c)(6).)*

The element includes Program 4 (Lower Income Housing Preservation) to work towards maintain the rent restriction of at-risk developments through monitoring. However, the element must include specific and proactive actions to preserve the at-risk units. For example, the program could support applications by nonprofits for funding to purchase at-risk units, strengthen relationships with the listed nonprofits and develop a plan or strategy for quickly moving forward in the case units are noticed to convert to market-rate uses in the planning period, and consider pursuing funding on at least an annual basis. The program could also commit to contacting non-profits immediately to develop a preservation strategy by a date certain and be ready to quickly act when notice of conversion is received and monitoring the units to ensure tenants receive proper notifications.

7. *Develop a plan that incentivizes and promotes the creation of ADUs that can be offered at affordable rent, as defined in Section 50053 of the Health and Safety Code, for very low, low-, or moderate-income households. For purposes of this paragraph, “accessory dwelling units” has the same meaning as “accessory dwelling unit” as defined in paragraph (4) of subdivision (i) of Section 65852.2. (Gov. Code, § 65583, subd. (c)(7).)*

Program 6 (Accessory Dwelling Units): The program should be revised to clarify when the City plans to amend the zoning code and when the City plans to begin development of the incentive program, as well as include the adoption date of the program. In addition, the program should specify the actions the City will take to incentivize or promote ADU development for very low-, low-, and moderate-income households. This can take the form of flexible zoning requirements, development standards, or processing and fee incentives that facilitate the creation of ADUs, such as reduced parking requirements, fee waivers and more. Other strategies could include developing information packets to market ADU construction, targeted advertising of ADU development opportunities or establishing an ADU specialist within the planning department.

D. Quantified Objectives

Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)

The element must include quantified objectives to establish an estimate of housing units by income category that can be constructed, rehabilitated, and conserved over the planning period. While the element includes these objectives by income group for very low-, low-, moderate- and above-moderate income, the element must also include objectives for extremely low-income households.

E. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(8).)

While the element includes a general summary of the public participation process (pp. 134-137), it must also demonstrate diligent efforts were made to involve all economic segments of the community in the development of the housing element. The element should be revised to discuss outreach to lower-income and special needs groups during the public participation efforts, solicitation efforts for survey responses, and participation in community workshops, and if translation services were provided. In addition, the element should also summarize the public comments and describe how they were considered and incorporated into the element. For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/getting-started/public-participation.shtml>.

FINAL INITIAL STUDY & NEGATIVE DECLARATION

CITY OF LOMITA GENERAL PLAN AMENDMENT: HOUSING ELEMENT AND SAFETY ELEMENT UPDATES

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OCTOBER 2021

Table of Contents

<u>SECTION</u>	<u>PAGE NO.</u>
ACRONYMS AND ABBREVIATIONS	ii
1 INTRODUCTION	1
1.1 Project Overview	1
1.2 California Environmental Quality Act Compliance	1
1.3 Initial Study Checklist	1
2 PROJECT DESCRIPTION	4
2.1 Housing Element Update	4
2.2 Safety Element Update	13
3 INITIAL STUDY CHECKLIST	15
3.1 Aesthetics	19
3.2 Agriculture and Forestry Resources	20
3.3 Air Quality	21
3.4 Biological Resources	24
3.5 Cultural Resources	26
3.6 Energy	27
3.7 Geology and Soils	28
3.8 Greenhouse Gas Emissions	30
3.9 Hazards and Hazardous Materials	31
3.10 Hydrology and Water Quality	34
3.11 Land Use and Planning	35
3.12 Mineral Resources	36
3.13 Noise	37
3.14 Population and Housing	38
3.15 Public Services	39
3.16 Recreation	40
3.17 Transportation	41
3.18 Tribal Cultural Resources	42
3.19 Utilities and Service Systems	43
3.20 Wildfire	45
3.21 Mandatory Findings of Significance	46
4 REFERENCES AND PREPARERS	48
4.1 References Cited	48

ATTACHMENTS

- 1 Caltrans Letter, August 31, 2021

Acronyms and Abbreviations

Acronym/Abbreviation	Definition
ADU	Accessory Dwelling Unit
AMI	Area Median Income
BMP	Best Management Practice
CBC	California Building Code
CDBG	Community Development Block Grant
CEQA	California Environmental Quality Act
City	City of Lomita
EIR	Environmental Impact Report
FAR	Floor Area Ratio
GHG	Greenhouse Gas
GPA	General Plan Amendment
HCD	Housing and Community Development
HFHSZ	High Fire Hazard Severity Zone
IS	Initial Study
M-U	Mixed-Use Overlay Zone
ND	Negative Declaration
NPDES	National Pollution Discharge Elimination System
RHNA	Regional Housing Needs Assessment
SCAG	Southern California Association of Governments
SB 1000	Senate Bill 1000
SCAB	South Coast Air Basin
SCAQMD	South Coast Air Quality Management District
SWPPP	Stormwater Pollution Prevention Plans
TDSP	Transit District Specific Plan

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1 Introduction

1.1 Project Overview

The purpose of the proposed project is to provide updates to the Housing Element and the Safety Element of the City of Lomita's (City's) General Plan. The City's General Plan, which was adopted in 1998, provides the policy framework for the long-range planning of physical development in the community. The City's General Plan consists of the following elements: 1) Land Use, 2) Circulation, 3) Housing, 4) Resource Management, 5) Safety, 6) Noise, 7) Economic Development, and 8) Implementation Element. This project involves an amendment to the General Plan in order to adopt, as required by State Law, an updated Housing Element as well as to update the Safety Element. The Housing Element of the General Plan is intended to address the comprehensive housing needs of the City. State law requires jurisdictions to update their Housing Elements every eight years to outline their existing and projected housing needs, to discuss barriers to providing that housing, and to propose actions to address housing needs and barriers. The Safety Element of the General Plan addresses natural and human-caused hazards in the City of Lomita and the potential short- and long-term risks to human life, property, and economic and social dislocation resulting from hazard events, including air pollution, extreme heat, flooding, geologic hazards, hazardous materials, and wildfires.

1.2 California Environmental Quality Act Compliance

The California Environmental Quality Act (CEQA), a statewide environmental law described in California Public Resources Code, Sections 21000–21177, applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. The overarching goal of CEQA is to protect the physical environment. To achieve that goal, CEQA requires that public agencies identify the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts when avoidance or reduction is feasible. It also gives other public agencies and the public an opportunity to comment on the information. If significant adverse impacts cannot be avoided, reduced, or mitigated to below a level of significance, the public agency is required to prepare an environmental impact report (EIR) and balance the project's environmental concerns with other goals and benefits in a statement of overriding considerations.

The City's Community Development Department directed and supervised the preparation of this Initial Study (IS)/Negative Declaration (ND). Although prepared with assistance from the consulting firm Dudek, the content contained within and the conclusions drawn by this IS/ND reflect the independent judgment of the City. The IS/ND was made available for public review between August 13, 2021 and September 14, 2021.

1.3 Initial Study Checklist

Dudek, under the City's guidance, prepared the project's Environmental Checklist (i.e., IS) per CEQA Guidelines Sections 15063–15065. The CEQA Guidelines include a suggested checklist to indicate whether a project would have an adverse impact on the environment. The checklist is found in Section 3 of this document. Following the Environmental Checklist, Sections 3.1 through 3.21 include an explanation and discussion of each significance determination made in the checklist for the project.

For this IS/ND, the following four possible responses to each individual environmental issue area are included in the checklist:

1. Potentially Significant Impact
2. Less-than-Significant Impact with Mitigation Incorporated
3. Less-than-Significant Impact
4. No Impact

The checklist and accompanying explanation of checklist responses provide the information and analysis necessary to assess relative environmental impacts of the project. In doing so, the City will determine the extent of additional environmental review, if any, for the project.

The IS/ND was made available for public review between August 13, 2021 and September 14, 2021. One comment letter, from Caltrans (included as Attachment 1 to this IS/ND), was received regarding consideration of parking reductions in order to reduce vehicle miles travelled (VMT). No revisions to the IS/ND are required in response to the comments from Caltrans.

2 Project Description

The project proposes an amendment to the City of Lomita's (City's) General Plan. The City's General Plan serves as the policy framework for the long-range planning of physical development in the community. The City's General Plan, which was adopted in 1998, consists of the following elements: 1) Land Use, 2) Circulation, 3) Housing, 4) Resource Management, 5) Safety, 6) Noise, 7) Economic Development, and 8) Implementation. Under the proposed project, the General Plan would be amended with updates to the Housing Element and the Safety Element, as detailed below.

2.1 Housing Element Update

Background

Since 1969, the State of California has required all local governments to adequately plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting housing plans as part of their "general plan." The law mandating that housing be included as an element of each jurisdiction's general plan is known as "housing-element law."

The proposed 2021-2029 Housing Element represents the City's effort in fulfilling the requirements under State Housing Element law. The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning and housing programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a housing element as part of the comprehensive General Plan.

Pursuant to State law, the Housing Element must be updated periodically according to statutory deadlines. The proposed Housing Element covers the planning period of October 15, 2021 to October 15, 2029.

State Law requires that the Housing Element include the following components:

- An evaluation of the efficacy of the previous Housing Element's progress in plan implementation and appropriateness of the goals, policies, and programs.
- An analysis of the City's population, household, and employment base, and the characteristics of the housing stock.
- A summary of the present and projected housing needs of the City's households.
- A review of potential constraints to meeting the City's identified housing needs.
- An evaluation of Fair Housing to identify disproportionate housing needs.
- A statement of the Housing Plan to address the identified housing needs, including housing goals, policies, objectives, and programs.

The Housing Element is being updated at this time in conformance with the 2021-2029 update cycle for jurisdictions in the Southern California Association of Governments (SCAG) region. The Housing Element builds upon the other General Plan elements and is consistent with the policies set forth by the General Plan, as amended. As portions of the General Plan are amended in the future, the Plan (including the Housing Element) will be reviewed to ensure that internal consistency is maintained.

The City also recognizes that recent changes to State laws require the updating of various elements of the General Plan, upon update of the Housing Element, to address the following issues related to flood hazards and flood management, fire hazards, sea level rises, and other climate change-related issues.

This 2021-2029 Housing Element update is coordinated with updates to these other elements of the General Plan to ensure consistency in policy frameworks, and efficient and comprehensive outreach efforts.

Regional Housing Needs Assessment (RHNA)

The California Department of Housing and Community Development (HCD) is required to prepare a Regional Housing Needs Assessment (RHNA) for each Council of Governments in the State that identifies projected housing units needed for all economic segments based on Department of Finance population estimates. The Southern California Association of Governments (SCAG) is the Council of Governments for the Los Angeles County (as well as Ventura, Riverside, Orange, San Bernardino, and Imperial Counties) and allocates to the six counties and 191 cities and the unincorporated county areas their fair share of the total RHNA housing needed for each income category. Each local government must demonstrate that it has planned to accommodate all of its regional housing need allocation in its Housing Element. The City has been assigned a RHNA of 829 units for the 2021–2029 Housing Element, broken down as follows: 239 very-low income units, 124 low income units, 128 moderate income units, and 338 above-moderate income units. To accommodate the 829 units, the City prepared an Adequate Sites Analysis and Inventory which identifies vacant sites that could be developed with dwelling units, underutilized sites that could be redeveloped to include more dwelling units, development that is currently underway, which counts towards the City’s housing need; details the expected number of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) that could be developed within the planning period. The Adequate Sites Analysis also breaks down the methodology by which realistic development capacity was determined and summarizes the approach utilized for the identification of sites selected for rezoning. Because the City does not have large swaths of land available for development, there are little to no opportunities to identify new housing capacity on undeveloped lands. With few vacant sites, much of the City’s housing capacity is identified in the form of underutilized sites that are most suitable for redevelopment. The underutilization of these sites paired with programs identified in the Housing Element and outlined below will ensure that the City can realistically meet the RHNA targets at all income levels during the Housing Element planning period.

RHNA Approach

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction’s share of the regional growth. The development of the sites inventory started with the vacant and non-vacant sites that were identified by the City based on staff knowledge of existing conditions and development interests expressed by property owners and developers. Then a series of GIS analyses were conducted to identify additional vacant and non-vacant sites in the City within the land use categories that can accommodate housing (i.e., Agriculture, Low Density Residential, Medium Density Residential, High Density Residential, and Mixed Use) using data from SCAG and County Assessor’s Office and criteria that demonstrate feasibility for redevelopment.

Vacant Sites

Lomita consists of approximately 980 total acres and is almost entirely built-out, leaving little to no flexibility for the development of housing on vacant sites. Assessor parcel data reveals that 54 total parcels in Lomita are vacant. However, upon ground-level inspection, the majority of these sites are not available for development. Many of the sites are irregularly shaped parcels wedged behind developed sites with no street access, some are designated

rights-of-way, and others are parking lots, which do not meet the definition of a vacant site. Of these sites, 9 were found to be vacant and developable. While these sites may be vacant and developable, they are not considered suitable for lower-income housing because they either do not meet the default density for lower-income units or they are too small to qualify for lower-income housing development. Further, two of the vacant developable sites are not zoned to permit residential uses and rezoning would require a comprehensive process that analyzes the surrounding nonresidential uses and their compatibility with and appropriateness for residential uses. Approximately 26 above-moderate income units could be accommodated on these sites, which would leave a remaining housing need of 239 very-low income units, 124 low income units, 128 moderate income units, and 112 above-moderate income units to be accommodated.

Underutilized Sites

The Adequate Sites Analysis then identified underutilized sites that could be redeveloped to include additional housing. Since Lomita is almost entirely built-out, determining which non-vacant sites are underutilized and have the strongest potential for redevelopment can help identify ideal areas for accommodating new housing through redevelopment. Opportunities for redevelopment to higher densities in Lomita exist primarily on sites within the City's Mixed Use Overlay (MUO) where the zoning is more permissive than what is built and the current use is likely to redevelop when paired with the programs of the Housing Element. While existing uses on nonvacant sites are an impediment to development, underutilized sites are identified through thorough and selective criteria to determine which existing uses are most likely to redevelop when paired with the right zoning designation, regulations, and policies. The methodology for identifying and prioritizing underutilized sites was based on the following factors:

- Building Age - Buildings more than 50 years old
- Under Valued - An assessed improvement to land value ratio less than 1
- Underbuilt - Commercially zoned sites where the current FAR compared to the maximum allowable FAR is less than 100%
- Resource Access - Within TCAC/HCD Opportunity Areas, defined by the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) as areas whose characteristics have been shown by research to support positive economic, educational, and health outcomes for lower-income households.

Further, in accordance with Housing Element law, the City's default density for accommodating capacity for lower-income units requires zoning that permits a minimum of 20 dwelling units per acre. Also, it is detailed under State guidance that many assisted housing developments using State or Federal resources result in developments between 50 and 150 total dwelling units, and parcels that are too small or too large may not facilitate developments of this size. In addition to permitting 20 dwelling units per acre or greater, for a site to qualify as having capacity for lower-income housing, it must be between 0.5 and 10 acres. Those underutilized sites with a net gain of dwelling units between a site's current state and realistic building capacity combined with a lot size of at least 0.5 acres places it in the priority category for redevelopment to meet the lower income RHNA target.

Because of the recent higher-density multifamily development occurring within Lomita's MUO zone, the ability of sites to yield a positive unit count when calculating net new units under the realistic density, as well as the abundance of underutilized sites that are zoned above the City's default density, all underutilized capacity has been identified within the City's MUO. The sites identified consist of multiple contiguous parcels, all of which are along the Lomita Boulevard and Narbonne Avenue mixed use corridors. Based on the results of the underutilized sites analysis, approximately 6 above moderate-income, 26 moderate-income, and 240 lower-income housing units could be accommodated.

Current Development

In 2017, the City adopted the 24000 Crenshaw Boulevard Specific Plan (CBSP). This plan applies to a 2.516-acre site and permits multifamily development with residential amenities at a density up to 88 dwelling units per acre. In December of 2020, the City issued permits for the implementation of the CBSP, permitting the development of 220 market-rate units on what was formerly an equipment rental yard known as A-1 Coast Rentals. The development is currently under construction and is expected to be completed by July 2022. The grading and foundation of the site as well as the underground parking garage has already been completed and the construction of the structure is currently underway. Once completed, this five-story podium development will provide an amenity-rich community to the growing population, with studios, and one and two-bedroom apartments. The City worked closely with the developers to help them understand the needs of Lomita’s residents. While this development will not provide any of the City’s needed housing for lower-income households, this puts the City on track to meet the above moderate-income RHNA category through the provision of approximately 220 above moderate-income units.

Based on the inventory of available sites, Table 1 presents the total RHNA compared to credits and capacity identified through the preparation of the Housing Element Update.

Table 1. Total RHNA Compared to Credits and Capacity Identified

Category	Total Units	Lower Income Units	Moderate and Above Moderate-Income Units
RHNA	829	363	466
Development to be Completed During RHNA	220	0	220
Potential ADUs and JADUs	40	24	16
Vacant Site Capacity	26	0	26
Underutilized Capacity	272	240	32
Remaining RHNA	271	99	173

Source: City of Lomita 2021-2029 Housing Element

Because the numbers shown in Table 1 demonstrate a shortfall in available housing units needed to meet the RHNA goals, a rezoning program would be required to identify appropriate areas within the City where additional housing could eventually be constructed to meet RHNA goals.

Rezoning

In accordance with State guidance, where the Adequate Sites Analysis does not identify adequate capacity to accommodate the RHNA targets at all income levels, a program to rezone vacant properties to accommodate this need must be included in the Housing Element. Whereas State law provides guidance on the rezone of vacant properties to meet the lower-income RHNA, the statute is silent on the criteria for rezones to accommodate the moderate and above moderate RHNA. Additionally, because Lomita does not have adequate vacant sites to rezone, capacity must be identified through a rezone of underutilized sites. Further, the Adequate Sites Inventory must identify potential sites for a rezoning program. Sites identified to be rezoned are based on the net-new realistic capacity of underutilized sites at the proposed zone’s density that can accommodate the RHNA at all income levels. Those sites identified to be rezoned to meet the lower income RHNA shortfall must meet the following requirements:

- Permit a minimum of 16 dwelling units per site.
- Have a minimum zone density of 20 dwelling units per acre.

- Must permit owner-occupied and rental multifamily residential uses by-right for developments in which at least 20% of the units are affordable to lower-income households.
- Where more than 50% of lower-income capacity is identified on sites that permit nonresidential uses or mixed uses, the lower-income capacity shall be accommodated on sites that allow 100% residential uses and require that residential uses occupy a minimum of 50% of the total floor area of a mixed-use project.

Through a rezoning program, the City could accommodate the following, as detailed in Table 2. As shown in Table 2, through the rezoning program a total of 447 additional housing units could eventually be constructed.

Table 2: Rezoned Site Capacity

Total Units	Lower-Income Units	Moderate and Above-Moderate Income Units	Buffer Units
442	99	173	170

Source: City of Lomita 2021-2029 Housing Element

Housing Plan

As required by State Housing Element law, the Housing Element Update includes a Housing Plan to facilitate and encourage the provision of housing consistent with the RHNA allocation. The goals, objectives, policies, and implementing programs of the Housing Plan emphasize: methods of encouraging and assisting in the development of new housing for all income levels; providing and maintaining adequate capacity to meet the housing need; removing government constraints to development, where feasible and legally possible; conserving and improving existing housing; providing increased opportunities for home ownership; reducing impediments to fair housing choice; and monitoring and preserving units at risk of converting from affordable to market rate. The Housing Plan also includes numerous policies to better guide decisions and achieve desired outcomes related to the development, improvement, preservation, and maintenance of housing.

The following is a summary of the key programs that would be included in the City’s proposed Housing Element Update. Many of these are a continuation of programs from the previous 2013–2021 Housing Element.

Program 1: Housing Rehabilitation Grant Program

The City’s Housing Rehabilitation Grant Program is restricted to lower income homeowners (including extremely low-income homeowners) who meet the current HUD income guidelines. The units proposed for rehabilitation must be owner-occupied. The funds are primarily used for the correction of building safety and health code violations and correction of hazardous structural conditions.

Program 2: Code Enforcement

The City implements a code enforcement program that assists property owners in addressing both building and zoning code violations. This program is implemented by responding to complaints and through field observations and assists property owners with bringing their property into compliance. The most common residential violations addressed include overgrown vegetation, illegal dumping or improper waste container storage, and work without permits.

Program 3: Mobile Home Park Regulations

The City will adopt an ordinance detailing regulations and procedures for any proposed conversion of an existing mobile home park to minimize any adverse impact on the housing supply, lower-income households, and on displaced persons. These procedures will require the park owner to develop a replacement and relocation plan in coordination with park residents to adequately mitigate the impact of the closure upon the displaced residents; will provide certain rights and benefits to tenants; will require relocation assistance whenever an existing mobile home park or portion thereof is converted to another use; and will require replacement of any lost units, consistent with the requirements of the Housing Crisis Act of 2019. Further, the City will provide guidance on the analysis of any recreational vehicles lost through redevelopment.

Program 4: Lower Income Housing Preservation

The City will continue to work with local non-profit agencies and other entities to ensure the continued availability of affordable housing developments in Lomita. The City will work towards maintaining the rent restrictions of at-risk developments by monitoring any changes in ownership, management, and status of deed-restrictions.

The agreement for Lomita Kiwanis Gardens development assistance is set to expire in 2027. This Section 8 property is governed under a Housing Assistance Payment (HAP) contract between HUD and the landlord. HAP contracts generally last between 5 and 20 years. This property has been identified as a low-risk of expiration because the likeliness that the contract with HUD will be renewed is extremely high, as this property has been owned and maintained as an affordable housing development by the non-profit Retirement Housing Foundation since 1985. The City will contact Retirement Housing Foundation to discuss strategies for preserving the affordability for Lomita Kiwanis Gardens.

Program 5: Replacement Requirements

The City will mandate replacement requirements consistent with the Housing Crisis Act of 2019 for proposed housing developments on sites that currently have residential uses, or within the past 5 years have had residential uses that have been vacated or demolished, that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low income, subject to any other form of rent or price control, or occupied by low- or very low-income households.

Program 6: Accessory Dwelling Units

The City will review and amend the zoning code to permit Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) in all zones that permit residential uses, consistent with State law. Further, the City will develop and adopt a program that incentivizes and promotes the creation of ADUs that can be offered at an affordable rent for very low, low, or moderate-income households.

Program 7: Incentives and Regulations

The City will evaluate a range of incentive-based and regulatory approaches to facilitate the development of housing for lower-income households. This will include updates to local implementation on the State's Density Bonus program, as well as evaluation of a floor area ratio-based bonus, bonuses in exchange for infrastructure, increased opportunities for expedited permit processing, and increased use of ministerial processing for a variety of housing types.

Program 8: Low Barrier Navigation Centers

Low-Barrier Navigation Centers are housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. The City will amend the zoning code to permit the development of Low Barrier Navigation Centers as a use by-right, without requiring a discretionary action, in mixed-use and non-residential zones that permit residential uses.

Program 9: Supportive Housing

The City will amend the zoning code to allow supportive housing by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. Supportive housing shall be permitted in accordance with California Government Code section 65651.

Program 10: Affordable Housing Streamlining

The City provides an affordable housing streamlined approval process in accordance with State requirements for qualifying development proposals and reports on affordable housing streamlining applications in the Housing Element Annual Progress Report. The City will amend their internal procedures to include SB 35 streamlining in staff permitting process procedures.

Program 11: Objective Design Standards

The City will increase transparency and certainty in the development process through objective design standards. Any new design standards developed and imposed by the City shall be objective without involvement of personal or subjective judgement by a public official and shall be uniformly verifiable by reference to the City's regulations in accordance with SB 330, 2019. As a part of the rezoning program, the City will develop objective standards to help facilitate quality design paired with increase in density.

Program 12: Lot Consolidation

The majority of the parcels within Lomita are smaller in size. To facilitate housing development within the City's Mixed-Use Overlay, the City currently offers to reduce the commercial requirement from 30% to a minimum 10% in exchange for lot consolidation.

To further incentivize housing production, especially for lower-income households, the City will amend the zoning code to expand this program to provide lot consolidation incentives to all sites identified in the Sites Inventory (Appendix E). Incentives will include a menu of options such as: reductions to required setbacks, an increase in maximum allowed height, and a decrease in minimum dwelling unit size.

Program 13: Zoning Revisions for Special Needs Housing

The City will amend the zoning code to permit a variety of housing types consistent with State law. This includes permitting Emergency Shelters as a use by-right, without requiring a discretionary action, in the M-C zone; permitting transitional housing subject to only those restrictions that apply to other residential dwellings of the same type in the same zone; calculating Emergency Shelter parking requirements based on the demonstrated need to accommodate staff; permitting employee housing providing accommodations for six or fewer employees by the same process by which single-family residences are permitted in the same zones; and defining and reducing development standards for Senior Planned Units Developments.

Program 14: Rezone Program

To facilitate the development of multifamily housing affordable to lower-income households, especially in areas with access to resources and opportunity, the City will increase the allowable density within the existing Mixed Use Overlay to permit up to 30 dwelling units per acre with a minimum density of 20 dwelling units per acre, allowing exclusively residential uses and requiring that at least 50 percent of the building floor area be dedicated to residential uses. This rezone will occur no later than October 15, 2024. Rezoned sites that are adequate for accommodating the lower-income RHNA will permit owner-occupied and rental multifamily uses by right pursuant to Government Code section 65583.2(i) for developments in which 20% or more of the units are affordable to lower income households. These will be selected from site groups 1A through Y as identified in Table 1 of the Sites Inventory Form, which have the capacity for at least 16 units, and will be available for development in the planning period where water and sewer can be provided.

Additionally, to further expand housing opportunities within resourced areas, the City will extend the Mixed Use Overlay to additional sites. This extension will provide a buffer of housing capacity to ensure that adequate capacity remains through the planning period. Further, the City will reevaluate consistency with the General Plan and amend the General Plan, as necessary, concurrent with the rezone to ensure continued consistency.

Program 15: Supporting Low Density

To increase opportunities for homeownership, the City will identify objective design standards and create a ministerial process by which a single-family zoned lot can be split and can accommodate additional single-family units. This will maintain Lomita's existing character while creating new options for those entering the housing market and increasing opportunities for fee=simple type of ownership (SB 9, 2022).

Program 16: No Net Loss

The City will monitor development activity, proposed rezones, and identified capacity to ensure adequate remaining capacity is available to meet any remaining unmet share of the RHNA for all income levels throughout the entirety of the planning cycle, consistent with no-net-loss requirements.

If at any time during the planning period, a development project results in fewer units by income category than identified in the sites inventory for that parcel and the City cannot find that the remaining sites in the housing element are adequate to accommodate the remaining RHNA by income level, the City will within 180 days identify and make available additional adequate sites to accommodate the remaining RHNA.

Program 17: Annual Progress Reports

The City will continue to report annually on the City's progress toward its 8-year RHNA housing production targets and toward the implementation of the programs identified in the Housing Element to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development.

Program 18: Surplus Lands

The City will identify and prioritize State and local surplus lands available for housing development affordable to lower-income households and report on these lands in accordance with the requirements of AB 1486, 2019. The City will report on surplus lands annually through the Housing Element Annual Progress Reports.

Program 19: Accessibility

The City will ensure all new, multi-family construction meets the accessibility requirements of the Federal and State fair housing acts through local permitting and approval processes. Further, the City will promote increased

accessibility by connecting developers and residents to resources on design features that are accessible and safe to all people regardless of age, size, ability, or disability.

Program 20: Homebuyer Assistance Programs

The Los Angeles County Development Authority administers homebuyer assistance programs for Lomita. The City will continue to connect residents to available resources and to information regarding homeownership assistance through digital media platforms. The following programs apply:

The Home Ownership Program (HOP) provides loans for down payment and closing costs. The HOP loans are shared equity loans (at zero interest) with no monthly payments until the home is sold, transferred, or refinanced. The home must be owner-occupied for the life of the loan, which is 20 years. Eligible properties are single-family homes or attached/detached condominium units or townhomes within the purchase price limits established by HUD. The borrower must contribute a minimum of 1% of the down payment. Also, the borrower must complete an 8-hour education course in homeownership by a HUD-approved counseling agency.

Mortgage Credit Certificate Program offers the first-time homebuyer a Federal income tax credit by reducing the amount of Federal taxes to be paid. It also helps a first-time homebuyer qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of tax savings. The credit is subtracted dollar-for-dollar from his or her Federal income taxes. The qualified buyer is awarded a tax credit of up to 15% with the remaining 85% taken as a deduction from the income in the usual manner.

Southern California Home Financing Authority (SCHFA) is a joint powers authority between Los Angeles and Orange Counties formed in June 1988 to create first-time homebuyer programs for low to moderate income households. SCHFA does not lend money directly to the homebuyers; the homebuyers must work directly with a participating lender. The program provides down payment and closing cost assistance in the form of a gift equal to 4% of the first loan amount.

Program 21: Section 8 Housing Choice Voucher Program

The Los Angeles County Development Authority administers the Section 8 Housing Choice Voucher Program to increase housing access to lower-income renter households. While the City does not administer the Section 8 program, the City can work to help raise awareness to property owners about obligations to accept tenants without regard of their source of income and to inform residents of the availability of the program. The City will continue to connect residents and property owners to information regarding Section 8 rental assistance through an informative housing-related webpage with resources and updates in the City's monthly e-newsletters and bi-annual newsletters. The City will make resources available on their website and work with local rental property owners to expand program participation.

Program 22: Fair Housing

The City shall promote compliance with housing discrimination laws to ensure that all print and advertisement materials for the sale or rental of housing is compliant with Government Code 12955, which prohibits such materials from indicating a preference or limitation based on a protected classification. The City will connect developers to resources to raise awareness about antidiscrimination in housing marketing materials.

Program 23: Fair Housing Development Marketing

The City shall promote compliance with housing discrimination laws to ensure that all print and advertisement materials for the sale or rental of housing is compliance with Government Code 12955, which prohibits such materials from indicating a preference or limitation based on a protected classification. The City will connect developers to resources and requirements to raise awareness about Fair Housing in housing marketing materials.

Program 24: Analysis of Impediments to Fair Housing Choice

The City continues to participate in an ongoing regional collaborative effort to analyze and reduce impediments to fair housing choice. The analysis is part of a joint effort to prepare, conduct, and submit their certification for affirmatively furthering fair housing. The City will continue to collaborate with the Community Development Commission and the Housing Authority of the County of Los Angeles to continue this analysis.

Program 25: Energy Conservation Program

The City will periodically review the City's zoning code and subdivision requirements, as well as other applicable codes, to promote energy conservation in housing rehabilitation and in the construction of new housing. Further, the City offers a waiver of administration planning fees and a portion of the Building and Safety fee for solar projects. This program will supplement existing City efforts in the enforcement of the State's Green Building Standards.

Program 26: Increased Transparency

The City will maintain information on the City's website that is applicable for housing development project proposal requirements, including a current schedule of fees, exactions, applicable affordability requirements, all zoning ordinances, development standards, and annual fee reports or other relevant financial reports.

Program 27: Reduced Parking Requirements

Large parking lots associated with religious institutions provide opportunities for partnerships that facilitate the development of housing for vulnerable populations. The City will ensure that appropriate parking reductions apply to any development proposals that would eliminate religious-use parking spaces in exchange for housing developments, in accordance with State law. Further, the City will explore additional opportunities to reduce parking requirements for residential uses in areas within walking distance from resources and amenities.

Program 28: Rezone Opportunities

To maintain adequate capacity and to increase opportunities for development, the City will continue to identify areas appropriate for increased residential densities, specifically in areas with access to resources, amenities, and public transit. The City will continue to work with developers and the broader community and explore opportunities to rezone areas ideal for increased housing capacity through specific plans, an update to the General Plan, or a focused plan amendment. The City will also coordinate with developers to identify areas ideal for implementation of density minimums, especially for sites identified to be rezoned.

Program 29: Ongoing Code Updates

The City will continue to update their regulations, as necessary, in response to legislative changes. Further, the City will monitor opportunities and amend their zoning code to streamline, update, and simplify regulations related to housing, where possible.

Program 30: Inclusionary Housing Ordinance

To facilitate the production of lower-income housing and to ensure the City’s program to rezone properties for increased densities maximizes the public benefit received, the City shall consider an inclusionary ordinance to pair with the rezoning of sites. The City shall conduct an economic feasibility analysis for consideration of an inclusionary housing ordinance. Based on the findings of the analysis, where an inclusionary requirement and in-lieu fee would not impede the development of housing, the City shall consider the adoption of an inclusionary housing ordinance.

The proposed Housing Element Update is available at:

<http://www.lomita.com/cityhall/housing-element/index.cfm>

2.2 Safety Element Update

A Safety Element was part of the City of Lomita General Plan 1998. The proposed Safety Element Update incorporates recently adopted State laws that require the following to be performed, updated, and included in a Safety Element:

a) Identify and update information related to:

- Seismic and geologic hazards;
- Evacuation routes;
- Military installations;
- Peak-load water supply requirements;
- Minimum road widths and clearances around structures;
- Flood hazards; and
- Fire hazards.

b) Prepare a climate change vulnerability assessment and develop climate adaptation and resilience strategies.

c) Identify residential developments in any hazard area that does not have at least two evacuation routes.

In accordance with State law (Government Code Section 65302), the City has prepared an update to its Safety Element. The proposed Safety Element Update organizes safety goals and policies into six sections: 1) Air Pollution; 2) Extreme Heat; 3) Flooding; 4) Geologic Hazards; 5) Hazardous Materials; and 6) Wildfires. The plan provides five goals, which provide polices and actions that the City will implement as part of its General Plan and are as follows:

- 1) A built environment that protects against extreme heat and air pollution.
- 2) A city designed to minimize risks from hazards.
- 3) A city prepared for disasters.
- 4) Emergency response designed to serve a range of community needs.
- 5) A city that builds back stronger.

A summary of proposed updates to the Safety Element sections are provided below.

The Safety Element Update now includes, in addition to the five goals outlined above, specific policies associated with each of the five goals. Regarding the safety topics addressed in the Element Update, for each of the six safety topics (Air Pollution, Extreme Heat, Flooding, Geologic Hazards, Hazardous Materials, and Wildfires), the Element Update includes a description of “what” the hazard is, “when” it poses a safety

issue, “where” the safety issue may occur, “who” the safety issue could potentially affect, and “how” the safety issue can be addressed and/or minimized.

The proposed Safety Element Update is available at:

<http://www.lomita.com/cityhall/safety-element/index.cfm>

3 Initial Study Checklist

1. Project title:

City of Lomita General Plan Amendment: Housing Element and Safety Element Updates

2. Lead agency name and address:

City of Lomita Community Development Department
24300 Narbonne Avenue
Lomita, CA 90717

3. Contact person and phone number:

Sheri Repp Loadsman, Planner
310-325-7110, Ext. 103

4. Project location:

Citywide

5. Project applicant's name and address:

City of Lomita Community Development Department
24300 Narbonne Avenue
Lomita, CA 90717

6. General plan designation:

Not Applicable for Adoption of Housing and Safety Element Updates

7. Zoning:

Not Applicable for Adoption of Housing and Safety Element Updates

8. Description of project. (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary):

Proposed General Plan Amendment (GPA) to amend the City of Lomita General Plan with updates to the Housing Element for the planning period of 2021 through 2029

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

The City Lomita is located 26 miles south of downtown Los Angeles and is bounded by the City of Torrance on the north and west, the City of Los Angeles on the east, and the City of Rolling Hills Estates on the southwest. Southeast of Lomita is the City of Rancho Palos Verdes. The City's total land area is 1,261 acres,

which is equivalent to 1.97 square miles. Primary land uses within the City residential neighborhoods at varying densities, with commercial uses concentrated along major roadway corridors.

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**

Approval from California Department of Housing and Community Development (HCD).

11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

The City has received one letter from the Gabrieleño Band of Mission Indians-Kizh Nation dated July 14, 2021. The letter indicated that the tribe concurs with the plan update and would like to engage with the City for any future construction or ground disturbing activity. The Housing Element Update is a policy document, consisting of a housing program, and its adoption would not, in itself, result in specific development or construction at this time. The City notes the comments of the Gabrieleño Band of Mission Indians-Kizh Nation.

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact,” as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials |
| <input type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

Determination (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



August 5, 2021

Signature

Date

Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (EIR) is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less Than Significant With Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - d. The significance criteria or threshold, if any, used to evaluate each question; and
 - e. The mitigation measure identified, if any, to reduce the impact to less than significance

3.1 Aesthetics

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

a–d: No Impact.

The Housing Element update is a policy document, and adoption of this Element alone would not produce environmental impacts. The Housing Element Update consists of an updated housing program for which, no actual development is proposed as part of the update. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Implementation of the programs contained in the document would accommodate development required to meet the City’s 2021-2029 RHNA allocation, which specifies a need for the construction of 829 housing units. To accommodate this RHNA allocation, City staff reviewed the inventory of vacant and underutilized sites and identified Mixed-Use Overlay Zone (M-U) sites, and other vacant/underutilized land sites that can accommodate the current RHNA allocation for the 2021-2029 Housing Element Update. Within the identified sites, the 829 units would be accommodated, with a majority of these units being accommodated on high-density residential or mixed-use infill sites given the already built-out nature of the City. Because the City lacks a substantial amount of vacant land, any residential projects completed during this period are expected to be located on infill sites within existing urbanized areas. This type of development is more likely to improve rather than degrade the aesthetics of a neighborhood. Furthermore, any such development would be expected to conform to existing General Plan policies, municipal code, and zoning code development standards. As such, the adoption of the General Plan Amendment and the Housing Element update would not

degrade the visual character or quality, scenic resources, or generate light and glare impacts. No aesthetic impacts would occur from the adoption of this policy document.

Updates to the Safety Element include updated policy information related to seismic and geologic hazards; evacuation routes; military installations; peak-load water supply requirements; minimum road widths and clearances around structures; flood hazards; and fire hazards; preparation of a climate change vulnerability assessment; development of climate adaptation and resilience strategies; and identification of residential developments in any hazard area that does not have at least two evacuation routes. These policy updates are procedural and will not result in physical changes to the environment such that aesthetics or visual character would change. As such, no aesthetic impacts would occur from the adoption of this policy document.

3.2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

a-e: No Impact.

Per the City of Lomita Resource Management Element of the General Plan, Lomita was once an agricultural area and was known as the Celery Capital of the World in the early 1900's. However, much of the agricultural land within the City was replaced by oil wells and residential tracts in the mid-1920's. Agricultural uses within the City are now limited to large rural lots with limited animal husbandry activities; agricultural uses are not considered viable due to the presence of nearby urban developments and lack of large vacant tracts of land (City of Lomita 1998).

The Housing Element Update is a policy document, consisting of a housing program, and its adoption would not, in itself, produce environmental impacts, because no actual development is proposed as part of the update. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Although implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation, such development would not impact agricultural resources. There is no land within the City that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the Los Angeles County Important Farmland map produced by the State Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program (California Department of Conservation 2021). There would thus be no impacts to important farmland from implementation of the Housing Element Update. The Housing Element Update does not change any boundaries or the potential for agricultural activities. There are also no programs that would conflict with existing agricultural zoning or a Williamson Act contract. In addition, because the City does not contain forest land, there is no rezoning or development proposed on forest land, or land or timber property zoned as Timberland Production. Furthermore, because the City lacks a substantial amount of vacant land, any residential projects completed to meet the RHNA allocation are expected to be located on infill sites within urbanized areas not currently used for agricultural purposes nor zoned to allow future agricultural operations.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in impacts to agricultural and forestry resources, as there is no land within the City that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the Los Angeles County Important Farmland map. As such, based on the above, updates to the Housing Element and Safety Element would have no impacts upon agricultural and forestry resources.

3.3 Air Quality

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

a–c: Less Than Significant Impact. d: No Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. The City lies within the South Coast Air Basin (SCAB), and the South Coast Air Quality Management District (SCAQMD) is the regional government agency that monitors and regulates air pollution within the SCAB and is responsible for measuring the air quality of the region. The SCAB is designated as a nonattainment area for federal and state O₃ standards and federal and state PM_{2.5} standards. The SCAB is designated as a nonattainment area for state PM₁₀ standards; however, it is designated as an attainment area for federal PM₁₀ standards. The SCAB is designated as an attainment area for federal and state CO standards, federal and state NO₂ standards, and federal and state SO₂ standards. While the SCAB has been designated as nonattainment for the federal rolling 3-month average lead standard, it is designated attainment for the state lead standard

The Housing Element Update would not conflict with or obstruct implementation of the State Implementation Plan by the SCAQMD because the growth anticipated in the Housing Element Update (RHNA allocation) is consistent with SCAG's growth projections that were also factored into the Regional Air Quality Strategy. The Housing Element Update would not violate any air quality standard or contribute substantially to an existing or projected air quality violation, nor would it result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or State ambient air quality standard. Lastly, because the Housing Element Update does not affect land uses that are typically associated with the creation of objectionable odors (such as rendering plants, landfills, treatment plants, etc.), its adoption would have no impact from odors.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in impacts to air quality.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on air quality.

3.4 Biological Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a–f: Less than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Future residential development to meet the RHNA allocation is expected to be located on infill sites within urbanized areas where little or no native vegetation exists and where little potential exists for the occurrence of sensitive species habitat, riparian habitat, a sensitive natural community, federally protected wetlands, or wildlife corridors or nursery sites.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. Therefore, its adoption would not, in itself, produce environmental impacts. The Safety Element contains policies related to Goal 1 that would enhance the urban forest within the City, which would likely improve the overall habitat within the City. Additionally, pertinent goals and policies within the Resource Management Element of the City's General Plan (City of Lomita 1998b) related to sensitive biological resources are listed below.

- To preserve those resources and amenities that enhance Lomita's living and working environment;
- To promote the conservation of important natural resources to provide a more livable and sustainable community;
- To promote the maintenance and enhancement of recreational opportunities for those living and working in the City; and
- To foster a better understanding of the City's history and heritage.
- Resource Management Policy 8: Lomita will promote the use of open space buffer areas to separate incompatible land uses which may also be designed to provide open space for recreational use.

The Housing and Safety Element Updates do not alter any local, regional, State, or Federal biological protection standards, nor would they alter the City's existing general plan policies related to protection and preservation of sensitive biological resources. Although the policies and objectives of the Housing Element encourage housing, any new housing would have to comply with all current biological preservation policies, standards and regulations. The proposed Housing and Safety Element Updates do not encourage housing or development to be located in stream corridors, wetlands, riparian areas, or any other type of habitats for endangered or threatened species. Therefore, the Housing Element Update and the Safety Element Update would have a less than significant impact on biological resources.

3.5 Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a–c: Less than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. Therefore, its adoption would not, in itself, produce environmental impacts.

Goals within the Resource Management Element of the City’s General Plan (City Lomita 1998b) include the following:

- To preserve those resources and amenities that enhance Lomita’s living and working environment;
- To promote the conservation of important natural resources to provide a more livable and sustainable community;
- To promote the maintenance and enhancement of recreational opportunities for those living and working in the City; and
- To foster a better understanding of the City’s history and heritage.

Related to cultural resources, the Resource Management Element identifies that the City shall continue to implement programs for increasing cultural awareness in the community by cooperating with local organizations,

including the local historical society, to acquire resource materials concerning the local history and culture of the City to display in public civic buildings within the City (City of Lomita 1998b). Furthermore, AB 52 requires early consultation with culturally affiliated tribes in the area. As future projects are planned and developed, they must adhere to these General Plan policies, regulations and AB 52 as it pertains to historical and culturally sensitive resources.

Relative to human remains, there are no known burial sites or cemeteries within the vicinity of the City. Therefore, it is not expected that human remains would be disturbed as a result of implementation of the project. In the unlikely event that human remains are discovered, then the provisions set forth in California Public Resources Code Section 5097.98 and state Health and Safety Code Section 7050.5 would be implemented in consultation with the assigned Most Likely Descendant as identified by the NAHC. No further construction activities would be permitted until the coroner is contacted, as well as any applicable Native American tribes. The City shall be required to comply with the California Native American Graves Protection and Repatriation Act (2001), the federal Native American Graves Protection and Repatriation Act (1990), as well as AB 52 early consultation requirements. As regulations are in place to treat any inadvertent uncovering of human remains during grading, impacts to human remains would be less than significant

The Housing Element and Safety Element Updates would not change or alter policies to protect and/or review cultural resources. Therefore, impacts are less than significant.

3.6 Energy

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Energy – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

a–b. No Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time.

However, future development would be required to adhere to all state and/or local plans for renewable energy or energy efficiency.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in impacts to energy. Alternatively, the Safety Element includes policies aimed at prioritizing clean energy, such as Policy 1.1 to improve indoor air quality and urban cooling in homes near major roadways and Policy 1.4 to adopt policies and standards for the built environment that reduce the urban heat island effect.

Based on the above, the Housing Element and Safety Element Updates would result in less than significant impacts associated with energy.

3.7 Geology and Soils

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a–f: Less than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time.

a: As the City lies within a region known to be seismically active, the potential exists for people and structures associated with new residential projects to be exposed to strong ground shaking, ground failure, and soil instability. While no Alquist-Priolo earthquake fault zones are located within the City, active faults within 20 miles of Lomita include the Newport–Inglewood Fault and the Palos Verdes Fault. Major tectonic activity associated with these and other faults within this regional tectonic framework consists primarily of right-lateral strikeslip movement. Given the close proximity of the Newport-Inglewood Fault, the Palos Verdes Fault, and the San Andreas Fault, located approximately 55 miles northeast of the City, a strong earthquake on any of these faults could produce severe ground shaking in the City. Despite the potential of the nearby faults to produce severe ground shaking in the City, no significant impact regarding fault hazards would occur, because the Housing Element Update would be consistent with the other elements of the General Plan, including the Safety Element. Additionally, the potential for significant adverse impacts to result from these phenomena would be substantially reduced through adherence to requirements specified in the Alquist–Priolo Act, the Uniform Building Code, Title 24 of the California Building Code, and all development regulations of the City. Compliance with these building standards would minimize impacts associated with seismic hazards, and impacts would be less than significant.

b–e: As the City of Lomita is located outside any identified landslide or liquefaction zones, the potential for the City to be affected by geologic hazards related to landslides and liquefaction is low. The City has in place geologic review procedures to address these hazards. The City's General Plan and zoning designations do not prohibit new development on areas of geologic hazard; however, many precautionary recommendations and restrictions are established in the policies and Municipal Code in order to minimize potential impacts from developing on geologically hazardous land or resulting in substantial soil erosion. City regulations and policies cover landslides, seismic shaking, surface rupture, seiches, liquefaction, subsidence, expansive soils, and soil erosion. All new

development is required to be consistent with these regulations. As such, compliance with these regulations would minimize impacts associated with seismic hazards, and impacts would be less than significant.

f: Depending on the location, future development in the City has the potential to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. The Resource Management Element of the existing General Plan contains policies for the protection of paleontological resources, and all new development must be consistent with these policies. The Housing Element Update would not change or alter these policies.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The current Safety Element Update does propose updated goals, policies and actions that support the reduction of impacts related to natural hazards (e.g. ground shaking and liquefaction); specifically those policies and actions associated with Goal 1, Goal 2, Goal 3, Goal 4 and Goal 5.

Based on the above, the Housing Element and Safety Element Updates would result in less than significant impacts associated with geology and soils.

3.8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a–b: Less Than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. According to the U.S. Environmental Protection Agency, the burning of fossil fuels, along with deforestation and other activities, has caused the concentrations of heat-trapping greenhouse gases (GHGs) to increase significantly in the earth’s atmosphere (U.S. Environmental Protection Agency 2021). The increase in GHGs results in global warming, as more heat is trapped in the

atmosphere. Given the already built-out nature of the City and lack of substantial vacant land, future residential projects that may be developed to meet the RHNA requirement are expected to be located on infill sites where pedestrian- and transit-oriented development is highly feasible and would be encouraged. Such development should reduce the number of new vehicle trips typically associated with residential projects and, thus, would help reduce GHG production resulting from the combustion of fossil fuels for transportation purposes. Based on the above, the Housing Element Update would result in less than significant impacts associated with GHG emissions. New development projects will be required to comply with the Green Building Code, which also reduces GHG emissions.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The current Safety Element Update does not propose any policies or actions that would result in impacts GHG emissions.

Based on the above, the Housing Element Update and Safety Element Update would have a less than significant impact on GHG emissions.

3.9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

a–c and e–g: No Impact. d: Less Than Significant Impact.

a–c: The Housing Element and Safety Element Updates are policy documents, and therefore, adoption would not, in itself, result in potential impacts from hazards and hazardous material that may endanger residents or the environment. Implementation of the updated Housing Element and Safety Element would also not result in the routine use, transport, or disposal of hazardous materials or generate significant quantities of hazardous materials. The Safety Element actually includes goals and policies specifically designed to reduce impacts from hazards to City residents and the environment. As such, no impacts would occur.

d: The Housing Element and Safety Element Updates are policy documents and adoption will not, in itself, result in environmental impacts. However, implementation of the programs contained in the document will accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time.

All sites of future residential projects will be evaluated using appropriate databases including the California Department of Toxic Substances Control EnviroStor database which, pursuant to Government Code Section 65962.5, lists Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Hazardous Waste Permit, and Hazardous Waste Corrective Action sites. The potential impacts related to any listed hazardous materials sites associated with any specific future residential projects will be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted if and as necessary, in conformance with CEQA. As such, the Housing Element and Safety Element Updates would result in less than significant impacts.

e-g: The Housing Element and Safety Element Updates would be consistent with General Plan policy. Within the Safety Element Update are details related to the City's emergency response plan to prepare for, and respond to, natural hazards including extreme heat, flooding, geologic hazards such as earthquakes, exposure to hazardous materials, and wildfires. Future development would be consistent with the City's emergency response plans related to risk from fire. Based on the above, the Housing Element and Safety Element Updates would result in no impact on hazards or hazardous materials.

3.10 Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on or off site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

a, c–d: Less than Significant Impact. b and e: No Impact.

The Housing Element and Safety Element Updates are policy documents, consisting of a housing program and updates to the Safety Element to address new requirements in Safety Elements specifically related to air pollution and extreme heat; no actual development is proposed as part of the update. Therefore, adoption of these updates would not, in itself, produce environmental impacts. However, implementation of the programs contained in the

documents would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Future residential development that would qualify to meet the RHNA requirement are expected to be located on infill sites in urbanized areas and the City has procedures and regulations in place to ensure that there would be no significant impacts associated with hydrology and water quality.

a: Wastewater collection and treatment services are provided by Los Angeles County Sanitation District No. 5. Sewage from the City is conveyed in sewer lines maintained by the County of Los Angeles Department of Public Works. All demolition, relocation and/or construction phases of future housing development would be subject to compliance with applicable local, regional, state and federal regulations designed to protect water resources, including those regulations requiring implementation of Best Management Practices (BMPs), preparation of Stormwater Pollution Prevention Plans (SWPPPs), and submittal of Erosion Control Plans in compliance with National Pollution Discharge Elimination System (NPDES) provisions. Consistency with this regulatory framework would adequately ensure that such impacts would be avoided or reduced to less than significant. The Housing Element Update would not generate a significant impact on water quality over current projections for population and housing units.

b: Water service in the City of Lomita is provided by Lomita Water, which is part of the Water Division within the City of Lomita. Therefore, the City is directly responsible for providing water to its residents. Therefore, implementation of the Housing Element update would not deplete groundwater supplies.

c-d: City regulations prohibit new development that would create runoff volumes or velocities that may cause the City's existing drainage system to exceed its design capacity. In regard to risks due to dam or levee failure, the City is not located within an area that would be impacted by any dam or levee failure. Seiche and mudflow risk would also be negligible, as the City is not located near a large contained body of water or downslope from an unstable hillside. With regard to tsunami risk the City is not located within a mapped tsunami inundation area. Based on the above, the Housing Element Update would result in no impact or a less than significant impact on or from hydrology and water quality.

e: As stated above, Lomita Water, which is part of the City's Water Division, provides potable water to residences and businesses within the City. The Housing Element Update would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan associated with the Lomita Water.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The current Safety Element Update does not propose any policies or actions that would result in impacts related to hydrology and water quality.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on hydrology and water quality.

3.11 Land Use and Planning

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a: No Impact. b: Less than Significant.

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Although implementation of the programs contained in the document would encourage residential development required to meet the City’s RHNA allocation, such residential projects are expected to be located on infill sites within existing neighborhoods, and because infill sites are part of the existing urban fabric, projects developed on them would not be likely to physically divide an established community. The proposed update would not conflict with General Plan policy or Municipal Code regulations, adopted for the purpose of avoiding or mitigating an environmental effect. As there are no approved habitat conservation or natural communities conservation plans applicable to infill sites, residential development would not conflict with such plans.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in physically dividing an existing community. Additionally, the Safety Element Update would not conflict with General Plan policy or Municipal Code regulations, adopted for the purpose of avoiding or mitigating an environmental effect. As there are no approved habitat conservation or natural communities conservation plans applicable to infill sites, residential development would not conflict with such plans.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on land use and planning.

3.12 Mineral Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

a–b: No Impact.

There are no known mineral resources of significant value or categorized as locally important within the City that would be lost due to residential development facilitated by the Housing Element Update. There would be no impact to mineral resources associated with adoption of the Housing Element and Safety Element Updates as these would be merely adoptions of policies and not in themselves result in direct changes to the environment.

3.13 Noise

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

a–b: Less Than Significant Impact. c: No Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. The majority of such development is expected to be located on infill sites. Adherence to the City’s Noise Ordinance and compliance with General Plan Noise Element Polices would ensure that any such noise and vibration increases, both temporary and permanent, would result in less than significant impacts within project areas.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in impacts related to noise.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on noise.

3.14 Population and Housing

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a–b: Less Than Significant Impact.

The Housing Element Update utilizes the 2021-2029 RHNA to plan for and accommodate population growth. Therefore, it would not induce population growth within the City. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Future development would occur on vacant or underutilized sites. With the implementation of programs in the Housing Element Update to increase housing capacity, there would be adequate land available to accommodate the City’s RHNA allocation. Therefore, the update would not necessitate the construction of replacement housing elsewhere (outside of the City) or result in environmental impacts related to growth. Based on the above, the Housing Element Update would result in a less than significant impact associated with population and housing.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in impacts related to population and housing.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on population and housing.

3.15 Public Services

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a(i-v): Less Than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. As a highly urbanized community, all of the residentially designated land in the City is served with sewer and water lines, streets, storm drains, and other infrastructure and utilities.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services.

The Housing Element and Safety Element Updates, therefore, would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services listed above. These general plan updates would not change or impact standards, policies, programs and regulations in place that ensure adequate provision of public services. Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on public services.

3.16 Recreation

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a-b: Less Than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program. No specific recreational facilities or the construction or expansion of recreational facilities that might have an adverse physical effect on the environment are included in the Housing Element Update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. The availability, maintenance, and management of park and recreation facilities are covered under the General Plan and the Capital Improvement Program. Based on the above, the Housing Element Update would result in a less than significant impact on recreation.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in impacts related to recreation.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on recreation.

3.17 Transportation

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION – Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a–d: Less Than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. The development anticipated by the Housing Element would occur primarily on urban infill sites and consist primarily of multi-family and mixed-use development. Therefore, future development associated with implementation of the Housing Element Update would be expected to generate fewer vehicle miles traveled and more multi-modal trips than conventional development. Potential traffic impacts related to increased transportation system demands associated with specific future residential projects would be assessed at the time the projects are actually proposed, using both level-of-service (LOS) and vehicle miles traveled (VMT) methodologies, consistency with local and state guidelines.. Mitigation measures would then be adopted as necessary, in conformance with CEQA. The Housing Element Update would not increase hazards due to a design feature, result in inadequate emergency access, or conflict with adopted policies, plans, or programs supporting alternative transportation. Based on the above, the Housing Element Update would result in a less than significant impact on transportation/traffic.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on transportation.

3.18 Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES				
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a–b: Less Than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. The City’s Existing General Plan (City of Lomita 1998a) contains policies for the protection of tribal cultural resources, and all new development must be consistent with these policies. The Housing Element Update would not change or alter policies to protect tribal cultural resources.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from

hazard events within the City. The current Safety Element Update would not change or alter policies to protect tribal cultural resources.

Based on the above, the Housing Element and Safety Element Updates would result in less than significant impacts to tribal cultural resources.

3.19 Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

a–c and e: No Impact; d: Less than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual

rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Because the development anticipated by the Housing Element would occur primarily on infill sites already served by well-established utilities service systems, the need for the expansion of existing systems or the construction of new systems, in compliance with applicable statutes and regulations, would be less than significant.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The current Safety Element Update does not propose any policies or actions that would result in impacts related to utilities and service systems.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on utilities and service systems.

3.20 Wildfire

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a–d: Less Than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Because the development anticipated by the Housing Element would occur primarily on infill sites identified outside of the High Fire Hazard Severity Zone the impacts associated with wildfire would be less than significant.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The current Safety Element Update does propose updated goals, policies and actions that support the reduction of impacts related to wildfire; those policies and actions associated with Goal 2, Goal 3, Goal 4 and Goal 5 and specifically Policy 2.4: Maximize fire resistance of existing and planned development and infrastructure would help mitigate the wildfire risk in high wildfire hazard severity zones.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on wildfire.

3.21 Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a–c: Less Than Significant Impact.

As discussed throughout the above portions of the Initial Study Checklist, the Housing Element and Safety Element Updates are policy documents and adoption of these Element Updates alone would not produce environmental impacts. Although implementation of the programs contained in the Housing Element Update would accommodate development required to meet the City’s RHNA allocation, the Housing Element does not identify, describe, promote, entitle, or permit any particular residential development project. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. The Safety Element Update is also a policy document that does not identify, describe, promote, entitle, or permit any particular development projects.

The Housing Element and Safety Element Updates do not change the allowed densities or type of development that may occur within the City. The act of adopting the Housing Element and Safety Element Updates does not, therefore, have the potential to result in environmental impacts, either limited or cumulative, affecting habitat; plant or animal communities; rare, endangered or threatened species; historic resources; or human beings.

4 References

4.1 References Cited

14 CCR 15000–15387 and Appendices A through L. Guidelines for Implementation of the California Environmental Quality Act, as amended.

California Department of Conservation. 2021. California Important Farmland Finder. Accessed July 8, 2021. <https://maps.conservation.ca.gov/DLRP/CIFF/>.

California Public Resources Code, Section 21000–21177. California Environmental Quality Act, as amended.

City of Lomita. 2021. 2021-2029 Housing Element. <http://www.lomita.com/cityhall/housing-element/?p=index.cfm>.

City of Lomita. 1998a. Lomita General Plan. Accessed July 8, 2021. <http://www.lomita.com/cityhall/government/pzbs/generalplan/title.pdf>.

City of Lomita. 1998b. Resource Management Element of the Lomita General Plan. Accessed June 1, 2021. <http://www.lomita.com/cityhall/government/pzbs/generalplan/resource.pdf>.

U.S. Environmental Protection Agency, 2021. Webpage: Climate Change Indicators: Atmospheric Concentrations of Green House Gases. Viewed April 2021. Available at: <https://www.epa.gov/climate-indicators/climate-change-indicators-atmospheric-concentrations-greenhouse-gases>

ATTACHMENT 1

Caltrans Letter

August 31, 2021

DEPARTMENT OF TRANSPORTATION
DISTRICT 7- OFFICE OF REGIONAL PLANNING
100 S. MAIN STREET, SUITE 100
LOS ANGELES, CA 90012
PHONE (213) 897-3574
FAX (213) 897-1337
TTY 711
www.dot.ca.gov



*Making Conservation
a California Way of Life.*

August 31, 2021

Sheri Repp Loadman
City of Lomita
24300 Narbonne Avenue,
Lomita CA 90717

RE: City of Lomita Housing Element and Safety
Element Updates – Negative Declaration
(ND)
SCH# 2021080206
GTS# 07-LA-2021-03682
Vic. LA Multiple

Dear Sheri Repp Loadman,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The project proposes an amendment to the City of Lomita General Plan to update the Housing and Safety Elements. As required under State Law every eight years, the City of Lomita is preparing an update to the City's Housing Element. The City's existing Housing Element was adopted in 2013 and is set to expire in October 2021. The State Department of Housing and Community Development has provided a Regional Housing Needs Allocation (RHNA) to the Southern California Association of Governments (SCAG) and the City has been assigned a RHNA of 829 units by SCAG for the upcoming 2021-2029 housing cycle across various income levels. The updated Housing Element will provide the capacity to accommodate the RHNA for the planning period with the necessary goals and policies to ensure adequate development of housing for the City during the housing cycle. The updates to the Safety Element address information and policies intended to minimize the risk to people or property from hazards within the community such as air pollution, extreme heat, flooding, geologic hazards, hazardous materials, wildfires and climate change. These elements are policy documents, and the adoption of these elements would not result in any direct or indirect physical impacts because no development or construction is authorized by this action.

After reviewing the ND, Caltrans does not expect project approval to result in a direct adverse impact to the existing State transportation facilities. However, to accommodate the additional housing units and not induce demand for excessive Vehicle Miles Travelled (VMT), Caltrans recommends significantly reducing or eliminating car parking requirements. Program 27 of the proposed Housing Element update discusses this topic for specific Land Uses. This same critical analysis should be considered for all Land Use types, as research looking at the relationship between land-use, parking, and transportation indicates that car parking prioritizes driving above all other travel modes and undermines a community's ability to choose public transit and active modes of transportation. For any community or city to better support all modes of transportation

and reduce vehicle miles traveled, we recommend the implementation of a TDM ordinance, as an alternative to requiring car parking.

If you have any questions, please contact project coordinator Anthony Higgins, at anthony.higgins@dot.ca.gov and refer to GTS# 07-LA-2021-03682.

Sincerely,



Miya Edmonson
IGR/CEQA Branch Chief

cc: State Clearinghouse