

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



Lomita City Hall
Council Chambers
24300 Narbonne Avenue
Lomita, CA 90717
Phone: (310) 325-7110
Fax: (310) 325-4024

Next Resolution No. PC 2023-19

**AGENDA
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, OCTOBER 9, 2023
6:00 P.M.**

THE PLANNING COMMISSION HAS RESUMED PUBLIC MEETINGS IN THE COUNCIL CHAMBERS. PARTICIPATION BY MEMBERS OF THE PUBLIC IS ONLY GUARANTEED VIA IN-PERSON ATTENDANCE.

AS A COURTESY, THE CITY MAY ALSO CHOOSE TO ALLOW PUBLIC PARTICIPATION DURING THE MEETING VIA A COMPUTER OR SMART DEVICE USING THE FOLLOWING ZOOM LINK. THE COUNCIL MAY SUSPEND PUBLIC PARTICIPATION VIA ZOOM AT ANY TIME, AND THE MEETING WILL NOT BE CANCELLED NOR SUSPENDED IF TECHNICAL ISSUES PRECLUDE OR IMPACT THE ABILITY TO ACCEPT PUBLIC COMMENT OVER ZOOM. SHOULD YOU WISH TO ENSURE YOU CAN PARTICIPATE IN THIS MEETING, OR COMMENT ON AN ITEM ON THE AGENDA, YOU MUST SHOW UP IN PERSON AT THE MEETING:

<https://us06web.zoom.us/j/89046226703>

Telephone Option: (669) 900-6833 Meeting ID: 890 4622 6703

If you wish to provide public comment during Oral Communications or for a particular agenda item, you may either contact the Deputy City Clerk before the meeting, at 310-325-7110 ext. 141, complete a speaker card and give it to the Deputy City Clerk before or during the meeting, or if participating via Zoom, utilize the “raise hand” function to join the queue to speak when the Chair calls the item for discussion. Your name and city of residency is requested, but not required.

1. OPENING CEREMONIES

- a. Call Meeting to Order
- b. Flag Salute
- c. 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 3-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

- a. **APPROVAL OF MINUTES:** August 14, 2023

RECOMMENDED ACTION: Approve minutes.

4. PUBLIC HEARINGS

- a. **DISCUSSION AND CONSIDERATION OF AMENDMENT TO SITE PLAN REVIEW NO. 1049: A REQUEST TO AMEND PLANNING CONDITION NO. 14 OF PLANNING COMMISSION RESOLUTION NO. PC 2023-14, "UNIT 107 SHALL OPEN TO THE SECOND STORY," AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AT 25820 LUCILLE AVENUE WITHIN THE COMMERCIAL RETAIL (C-R) ZONE**

APPLICANT: Jeff S. Coffman on behalf of property owner David Nosrati / Maxnet Commercial, LLC

PRESENTED BY: Assistant Planner Barbero

RECOMMENDED ACTION: Adopt a resolution amending Site Plan Review No. 1049 to amend Planning Condition No. 14 of Planning Commission Resolution No. PC 2023-14, "Unit 107 to shall open to the second story," and finding the action exempt from the California Environmental Quality Act.

- b. **DISCUSSION AND CONSIDERATION OF ZONING TEXT AMENDMENT NO. 2023-08, AN AMENDMENT TO LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING), CHAPTER 1 (ZONING), ARTICLE 30 (RESIDENTIAL ZONES) REGARDING SECONDARY FRONT SETBACKS FOR ACCESSORY DWELLING UNITS ACCORDING TO STATE OF CALIFORNIA REQUIREMENTS AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

APPLICANT: City of Lomita

PRESENTED BY: Community & Economic Development Director Rindge

RECOMMENDED ACTION: Continue the item until after research and communication with the State Department of Housing and Community Development is complete.

5. SCHEDULED MATTERS

- a. **DISCUSSION AND CONSIDERATION OF UPDATING THE PLANNING COMMISSION BYLAWS**

(Continued from the July 10, 2023, and August 14, 2023, meetings)

Presented by Community & Economic Development Director Rindge

RECOMMENDED ACTION: Provide specific direction to staff to update the bylaws and return to the Planning Commission with a draft resolution accordingly.

b. DISCUSSION AND CONSIDERATION OF LAND USE ALTERNATIVES FOR THE GENERAL PLAN UPDATE

Presented by Community & Economic Development Director Rindge

RECOMMENDED ACTION: Recommend to City Council one of the conceptual Land Use Alternatives, a combination of Alternatives, or an Alternative with amendments, and for the General Plan Update team to prepare the Preferred Land Use Plan.

c. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

d. UPCOMING DEVELOPMENTS AND BUSINESSES

6. OTHER MATTERS

a. STAFF ANNOUNCEMENTS

b. PLANNING COMMISSIONER ITEMS

c. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Tuesday, November 7, 2023, City Council meeting, and Tuesday, November 21, 2023, City Council meeting

7. ADJOURNMENT

The next regular meeting of the Planning Commission is scheduled for Monday, November 13, 2023, at 6:00 p.m.

Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection via the City's website and copies are available for public inspection beginning the next regular business day in the City Clerk's Office, 24300 Narbonne Avenue, Lomita.

In compliance with the Americans with Disabilities Act (ADA) if you need special assistance to participate in this meeting, please contact the office of the City Clerk at (310) 325-7110. Notification at least forty-eight (48) hours prior to the meeting will enable the City to make reasonable arrangements.

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, Lomita Park, and uploaded to the City of Lomita website at http://www.lomita.com/cityhall/city_agendas/.

Dated Posted: October 6, 2023



Linda E. Abbott, CMC, Deputy City Clerk

**MINUTES OF THE
REGULAR MEETING
LOMITA PLANNING COMMISSION
MONDAY, AUGUST 14, 2023**

1. OPENING CEREMONIES

a. Call Meeting to Order

The regular meeting of the Lomita Planning Commission was called to order by Chair Cammarata at 6:01 p.m. on Monday, August 14, 2023, in the Council Chambers at Lomita City Hall, 24300 Narbonne Avenue, Lomita, California.

b. The Planning Commission led the salute to the flag.

c. Roll Call

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

ABSENT: Commissioner Steinbach

STAFF PRESENT: Community and Economic Director Rindge, Associate Planner MacMorran (via Zoom), Assistant City Attorney King, and Deputy City Clerk Abbott

2. ORAL COMMUNICATIONS

Chair Cammarata opened Oral Communications.

George Kivett, Lomita resident and GPAC Member, remarked upon GPAC's meetings and workshops. He encouraged residents to take the community survey.

There being no further requests to speak, Chair Cammarata closed Oral Communications.

3. CONSENT AGENDA

a. APPROVAL OF MINUTES: July 10, 2023

RECOMMENDED ACTION: Approve minutes.

Commissioner Stephens made a motion, seconded by Vice-Chair Graf, to approve the minutes.

MOTION CARRIED by the following vote:

AYES: Commissioners Dever, Mattingly, Stephens, Vice-Chair Graf, and Chair Cammarata

NOES: None

ABSENT: Commissioner Steinbach

ABSTAIN: Commissioner Santos

4. PUBLIC HEARINGS

- a. **ZONING TEXT AMENDMENT NO. 2023-07, AN ORDINANCE AMENDING LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING) TO UPDATE THE MIXED-USE OVERLAY DISTRICT REGULATIONS AND ALLOW MIXED-USE DEVELOPMENTS CONTAINING FOUR OR FEWER UNITS WITHIN THE DOWNTOWN, COMMERCIAL (D-C) ZONE AND RECOMMEND THE ACTION BE FOUND EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT** (Applicant: Luis De Moraes, on behalf of Machida Academy, 116 South Catalina Avenue Ste 102, Redondo Beach, CA 90277) *(continued from the July 10, 2023, meeting)*

RECOMMENDED ACTION: Adopt a resolution recommending approval of Zoning Text Amendment 2023-07 to the City Council, subject to the findings and conditions and the finding that the request is exempt from the California Environment Quality Act (CEQA).

Associate Planner MacMorran presented the staff report per the agenda material. After the July 10, 2023, meeting, the applicant requested a revision to the proposed text amendment so that it would apply only to commercial space converted to residential use. The applicant reasons that a commercial use occupying the existing space would generate parking demands, and therefore, it would not make a significant difference to allow residential units to be converted from already-built commercial space.

As there were no questions from the Commission, Chair Cammarata invited the applicant to speak to the project.

Luis De Moraes, applicant, stated that it had proven difficult finding commercial tenants for the second floor of the building, so he came up with this proposal as an alternative. As there is inadequate automotive parking onsite, bicycle parking would be provided.

Brief discussion took place relative to the possibility of securing the bicycle parking area.

Chair Cammarata opened the public hearing at 6:24 p.m.

George Kivett, Lomita resident, spoke in support of the project and the zone text amendment, as well as a secure gated area to deter bicycle theft.

As there were no additional requests from the public to speak on this item, Chair Cammarata closed the public hearing at 6:27 p.m. and brought the item back for further discussion.

Brief discussion was held relative to the proposed sizes of the residential units and the number of other properties in the area that would qualify for this exception. Associate Planner MacMorran stated that the zone text amendment would result in some much-needed low-income housing in the City, as well as some added vitality to the downtown area.

Chair Cammarata invited a motion.

Commissioner Santos made a motion, seconded by Commissioner Stephens, to adopt a resolution recommending approval of Zoning Text Amendment 2023-07 to the City Council, subject to the findings and conditions and the finding that the request is exempt from the California Environment Quality Act (CEQA).

MOTION CARRIED by the following vote:

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

- b. **CONDITIONAL USE PERMIT NO. 326 AT 2155 PACIFIC COAST HIGHWAY WITHIN THE COMMERCIAL RETAIL (C-R) ZONE AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT** (Applicant: Vee Vargas, on behalf of Grocery Outlet, 2155 Pacific Coast Highway, Lomita, CA 90717)

RECOMMENDED ACTION: Adopt a resolution approving Conditional Use Permit No. 326 to allow a new grocery store at 2155 Pacific Coast Highway to offer beer, wine, and spirits for offsite consumption and to confirm the categorical exemption from the California Environmental Quality Act (CEQA).

Director Rindge presented the staff report per the agenda material. The store would assume the former Big Lots space on Pacific Coast Highway. Although alcohol will be sold, it cannot be consumed onsite.

As there were no questions from the Commission, Chair Cammarata invited the applicant to speak to the project.

Vee Vargas, on behalf of the applicant, stated that Grocery Outlet is excited to do this project in Lomita. The hope is to open within 12 months.

Chair Cammarata opened the public hearing at 6:46 p.m.

George Kivett, Lomita resident, spoke in support of the project. He was pleased that alcohol will be sold at the back of the store and that any graffiti onsite will be removed within 48 hours.

As there were no additional requests from the public to speak on this item, Chair Cammarata closed the public hearing at 6:48 p.m. and invited questions or comments from the Commission.

Brief discussion was held relative to addressing loitering on the premises and parking lot improvements.

Chair Cammarata invited a motion.

Vice-Chair Graf made a motion, seconded by Commissioner Santos, to adopt a resolution approving Conditional Use Permit No. 326 to allow a new grocery store at 2155 Pacific Coast Highway to offer beer, wine, and spirits for offsite consumption and to confirm the categorical exemption from the California Environmental Quality Act (CEQA).

MOTION CARRIED by the following vote:

AYES: Commissioners Dever, Mattingly, Santos, Stephens, Vice-Chair Graf, and Chair Cammarata
 NOES: None

ABSENT: Commissioner Steinbach

5. SCHEDULED MATTERS

a. DISCUSSION AND CONSIDERATION OF THE PLANNING COMMISSION BYLAWS

(Continued from the July 10, 2023, meeting)

RECOMMENDED ACTION: Provide specific direction to staff to update the bylaws and return to the Planning Commission with a draft resolution accordingly.

After brief discussion, Commissioner Santos made a motion, seconded by Vice-Chair Graf, to continue discussion of this item to the next Planning Commission meeting so that all seven Commissioners can be present for discussion.

MOTION CARRIED by the following vote:

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

b. COMMUNICATIONS REGARDING CITY COUNCIL ACTIONS

Director Rindge stated that the City Council will hear the first reading of the murals ordinance at tomorrow evening’s meeting. Tonight’s Zone Text Amendment will go before the Council in September.

c. UPCOMING DEVELOPMENTS AND BUSINESSES

Director Rindge stated that the quarterly report is also posted on the City’s website and is included in the Community & Economic Development monthly report in the agenda packet for the first Council meeting each month. It has since been updated to reflect that a proposed restaurant at 2270 Pacific Coast Highway has withdrawn its pre-application, and Burnin Daylight will soon begin construction on its outdoor dining area.

6. OTHER MATTERS

a. STAFF ANNOUNCEMENTS

Director Rindge stated that her department will soon launch a graffiti abatement program that will provide the City with the authority it needs to enforce abatement on private property. Citywide methods to deter graffiti are also being considered, such as strategically planting trees or installing murals in certain areas. In addition, an ordinance prohibiting the feeding of wildlife including feral cats will be heard by the Council soon. She shared a brief General Plan update, and stated that the General Plan survey closes on Monday, August 21.

b. PLANNING COMMISSIONER ITEMS

None.

c. COMMISSIONERS TO ATTEND CITY COUNCIL MEETINGS

Commissioner Stephens will attend the Tuesday, September 5, 2023, City Council meeting;
Commissioner Santos will attend the September 19, 2023, City Council meeting.

7. ADJOURNMENT

As there was no further business to discuss, Chair Cammarata adjourned the meeting at 7:00 p.m.



Linda E. Abbott, CMC
Deputy City Clerk

DRAFT



CITY OF LOMITA PLANNING COMMISSION REPORT

TO: Planning Commission **Item No. PH 4a**

FROM: Erika Barbero, Assistant Planner

MEETING DATE: October 9, 2023

SUBJECT: Discussion and Consideration of Amendment to Site Plan Review No. 1049: a Request to Amend Planning Condition No. 14 of Planning Commission Resolution No. PC 2023-14, "Unit 107 shall open to the second story," and Finding the Action Exempt from the California Environmental Quality Act, at 25820 Lucille Avenue within the Commercial Retail (C-R) Zone

RECOMMENDATION

Adopt a resolution amending Site Plan Review No. 1049 to amend Planning Condition No. 14 of Planning Commission Resolution No. PC 2023-14, "Unit 107 shall open to the second story," and finding the action exempt from the California Environmental Quality Act.

BACKGROUND

The subject site is located on the east corner of Lucille Avenue and Pacific Coast Highway. The total area of the property of 32,306 ft² contains a two-story 20,443 ft² multi-tenant building and 14,406 ft² of subterranean parking that can accommodate 71 vehicles. There exist two driveways accessing Pacific Coast Highway and Lucille Avenue providing ingress/egress to the site. The uses on the subject property vary between service uses, medical office, and enrichment-based uses.

Originally, the subject property was approved in September 2005 under Site Plan Review (SPR) No. 1049 and subsequently appealed by residents of Lucille Avenue with concerns regarding traffic and parking impacts for residents. In February 2006, the City Council upheld the Planning Commission's decision with a modification that the applicant install tiger teeth along Lucille Avenue to force traffic flow back out to Pacific Coast Highway. The entitlement permitted the construction of a two-story, 17,390 ft² multi-tenant, retail/office building with a total of twelve (12) leasable units – seven on the first floor and five on the second floor. The project offered a total of 16 surface parking spaces and a loading zone at the front of Unit 107. The site underwent another modification in 2014 to remove tiger teeth traffic control devices from the Lucille entrance, remove the restriction

of exiting onto Lucille Avenue from the site, and allow exiting with a right turn-only restriction.

The applicant came before the Planning Commission under SPR No. 1212 in October 2021 to request for the allowance for a combination of uses as identified by the Lomita Municipal Code 11-1.48.03(B) to occupy 46% of the ground floor area, 16% over the typical allowable amount. However, the approval was rescinded due to staff finding inconsistencies in the provided site plan and discovering unpermitted construction on the site. In June 2023, the applicant requested further entitlements to legalize unpermitted work performed at the property. In the June hearing, the Planning Commission approved the following entitlements with 17 conditions of approval:

1. Site Plan Review No. 1049
 - legalize creation of Unit 108 (902 ft²) and Unit 201 (756 ft²)
 - legalize expansion of Units 204, 205, and 206
 - legalize 256 ft² patio adjacent to Unit 101 along Pacific Coast Highway
 - increase the percentage of ground floor service uses allowed per Sec. 11-48.03(B) to the maximum allowed by Sec. 11-48.03(B) at 50%
2. Minor Conditional Use Permit No. 5
 - reduction in total number of required parking spaces
3. Zone Variance No. 246
 - relief from loading zone requirement in its entirety

Among the 17 conditions of approval are that Unit 208 shall be reverted back into a storage space, unpermitted Unit 209 shall be demolished, Unit 207 (later discovered to have been divided into 3 separate units – A, B, and C) shall be demolished so that Unit 107 opens to the above, and unpermitted work in other units shall be brought up to compliance in accordance with the Lomita Municipal Code. The applicant now requests an amendment to Planning Commission Resolution No. 2023-14 approved this summer of Condition No. 14, “Unit 107 shall open to second story,” in order to avoid displacing the existing tenant in Unit 107 throughout further construction.

ANALYSIS

General Plan

The land use designation for the property is Commercial and allows for a floor area ratio of 1.0 to 1.0. The 20,443 ft² building area is on a 32,306 ft² lot and has an F.A.R. of less than 1.0. The proposed commercial project is consistent with the designation.

Zoning Review

The site is zoned C-R (Commercial Retail) which was established to provide regional retail sale needs. This zone provides for retail activities and limited-service establishments.

Adjacent Zoning and Land Uses

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	Commercial	Commercial Retail (C-R)
South	Residential	Single-Family Residential (R-1)
West	Commercial	Commercial Retail (C-R)
East	Commercial	Commercial Retail (C-R)

Environmental Determination

The Planning Division has reviewed the proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA) as the project is conducting the removal of unpermitted floor area which meets categorical exemptions under Section 15301(a), Existing Facilities and Section 15332, In-Fill Development.

Site Plan Review No. 1049 Amendment

The applicant proposes an alternative to Planning Condition No. 14 to prevent displacing the tenant in Unit 107 to meet the staff's requirement that the location be unleasable and non-occupiable. The applicant would like to, instead, remove the floor sheathing and allow a suspended ceiling for Unit 107. With this alternative, the applicant maintains the remaining area will be unleasable/non-occupiable by closing all access to the area formerly known as 207 and providing a letter to the City certified by an engineer to certify that the resulting structure can not support a floor, making the space unoccupiable.

Site Plan Review Findings Summary

Staff reviewed the project in accordance with Sec. 11-1.70.07. (Site Plan Review) of the Lomita Municipal Code and advises that the project is consistent with the required findings (see Attachment 1).

PUBLIC NOTICE

On September 29, 2023, staff mailed notices of this hearing to property owners within 300' of the subject property and posted them on the Lomita City web page, at Lomita City Hall, and at Lomita Park.

OPTIONS

1. Approve the attached resolutions as recommended.
2. Approve the attached resolutions with amended conditions.
3. Deny the application.
4. Provide staff with further direction.

ATTACHMENTS

- 1) Draft Resolution
- 2) Vicinity Map
- 3) Zoning Map

- 4) General Plan Map
- 5) Aerial Photograph
- 6) Notice of Exemption
- 7) Project Plans
- 8) Applicant's Scope of Work

Recommended by:

Brianna Rindge

Brianna Rindge, AICP
Community & Economic Development Director

Prepared by:

Erika Barbero

Erika Barbero
Assistant Planner

RESOLUTION NO. PC 2023-19

A RESOLUTION TO APPROVE AN AMENDMENT TO SITE PLAN REVIEW NO. 1049, A REQUEST TO AMEND PLANNING CONDITION NO. 14 OF PLANNING COMMISSION RESOLUTION NO. PC 2023-14, "UNIT 107 SHALL OPEN TO THE SECOND STORY," AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. FILED BY JEFF S. COFFMAN ON BEHALF OF PROPERTY OWNER DAVID NOSRATI / MAXNET COMMERCIAL LLC (APPLICANT) FOR 25820 LUCILLE AVENUE WITHIN THE COMMERCIAL RETAIL (C-R) ZONE (APN 7553-002-035)

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

Section 1. Recitals

- A. The City of Lomita received an application to amend Planning Commission Resolution 2023-14 Condition of Approval No. 14 for 25820 Lucille Avenue (formerly 2244 Pacific Coast Highway).
- B. On October 9, 2023, the Planning Commission of the City of Lomita held a duly noticed public hearing and accepted public testimony for an application.
- C. The project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act guidelines. The project consists of the amendment of an existing condition of approval which requests a suspended ceiling in Unit 107 instead of "Unit 107 shall open to the second story."
- D. The Planning Commission finds that the Applicants agree with the necessity of and accept all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for, and fostering, the health, safety, and welfare of citizens in general including those who access the site.

E. Section 2. Findings

Amendment of Site Plan Review 1049 is subject to the findings contained in Lomita Municipal Code Sections 11-1.70.07 (Site Plan Review). The required findings below are shown in italicized type and the reason(s) the project is consistent is shown in regular type. Planning Commission finds, after due study and deliberation, that the following circumstances exist:

- 1. The Site Plan complies with all applicable provisions of this Title.*

The subject property is already substantially developed, and no new building coverage is proposed. The applicant requests an amendment of the existing approval to create a suspended ceiling in Unit 107 instead of opening to the second story. With this alternative,

the applicant maintains the remaining area will be unleasable/non-occupiable by closing all access to the area formerly known as 207 and providing a letter to the City certified by an engineer to certify that the resulting structure cannot support a floor, making the space unoccupiable. Subject to compliance with the Resolution's Conditions of Approval, the project complies with all applicable provisions in Title 11 – Planning and Zoning.

- 2. 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.*

In its current state, the site is in violation of Lomita Municipal Code as the unit was created without permits, including neither City nor County review. However, the proposed amendment will not negatively impact public health and safety as the owner and his agent are taking the steps necessary to ensure that the project is being conducted in accordance with Building and Safety regulations and the unpermitted area will not be utilized by any future property owners. Removal of the floor of Unit 207 to create the suspended ceiling in Unit 107 shall be conducted with permits and reviewed by LA County Building and Safety to ensure the entire process follows Building Code. In addition, the City shall receive a letter provided by an Engineer to confirm that any separation between Unit 107 and unpermitted Unit 207 will not provide for the ability to sustain any floor load.

- 3. The development design is suitable and functional. This requirement shall not be interpreted to require a particular style or type or architecture.*

The exterior façade of the existing commercial building will remain unchanged apart from the removal of unpermitted units visible from the public right of way and any new signage for future tenants. The building design remains suitable and functional for the neighborhood.

Section 3. Based on the above findings, the Planning Commission of the City of Lomita hereby approves the amendment to Site Plan Review No. 1049 is subject to the following conditions:

GENERAL PROJECT CONDITIONS

1. The project shall conform to the plans as provided as Attachment 7 to the staff report, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Community and Economic Development Director or a major modification to the plans is approved by the Planning Commission.
2. A building permit shall be obtained for all unpermitted construction that was found prior to the listed entitlement applications.

3. This permit is granted for the Applicant's application received on September 11, 2023, on file with the Planning Division, and may not be transferred from one property to another.
4. By commencing any activity related to the project or using any structure authorized by this permit, Applicant accepts all the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein.
5. This permit shall not be effective for any purpose until a duly authorized representative of the owner of the property has filed with the Department of Community Development a notarized affidavit accepting all the conditions of this permit. This affidavit, or a copy of this resolution, shall be recorded with the County Recorder and is binding on successors. If the Applicant is a corporation, then an officer of the corporation shall sign the acceptance affidavit.
6. This permit shall automatically be null and void two years from the date of issuance unless a business license has been issued by the City of Lomita. A request for a one-year extension may be considered by the Planning Commission. No extension shall be considered unless requested prior to the expiration date.
7. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission.
8. It is hereby declared to be the intent that if any provision of this permit is held or declared invalid, the permit shall be void and the privileges granted hereunder shall lapse.
9. All outstanding fees owed to the City, including staff time spent processing this application, shall be paid in full.

PLANNING CONDITIONS

10. Applicant shall comply with all previous requirements and conditions of Site Plan No. 1049 and its amendments, except as modified herein.
11. Unit 209 shall be demolished in its entirety as shown on the submitted plans dated September 25, 2023 under all required permitting.
12. Unit 207 shall remain blocked off from second-floor access and unoccupiable. The applicant shall supply a certified engineer's letter to the City and County analyzing and proving that Unit 207 is unoccupiable and inaccessible.
13. The Planning Commission shall review and approve any combination of a unit or units with other units.

INDEMNIFICATION

Applicant agrees, as a condition of adoption of this resolution, at Applicant's own expense, to indemnify, defend and hold harmless the City and its agents, officers, and employees from and against any claim, action, or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. Applicant's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof.

COMPLIANCE

If the Applicant, owner, or tenant fails to comply with any of the conditions of this permit, the Applicant, owner, or tenant shall be subject to a civil fine pursuant to the City of Lomita Municipal Code.

If any of the conditions of the Site Plan Review are not complied with or upon notice of a violation by the Code Enforcement Division, the Planning Commission, after written notice to the applicant and a noticed public hearing, may in addition to revoking the permit, amend, delete, or add conditions to this permit at a subsequent public hearing.

PASSED and **ADOPTED** by the Planning Commission of the City of Lomita on this 9th day of October by the following vote:

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


Steven Cammarata, Chairperson

ATTEST: _____
Brianna Rindge, AICP
Community and Economic Development Director

Within 30 days of the date of this decision for an exception, permit, change of zone, or other approval, or by the person the revocation of whose permit, exception, change of zone, or other approval is under consideration, of notice of the action of, or failure to act by, the Commission, any person dissatisfied with the action of, or the failure to act by, the Commission may file with the City Clerk an appeal from such action upon depositing with said Clerk an amount specified by resolution of the City Council.

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.



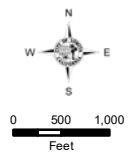
 City of Lomita

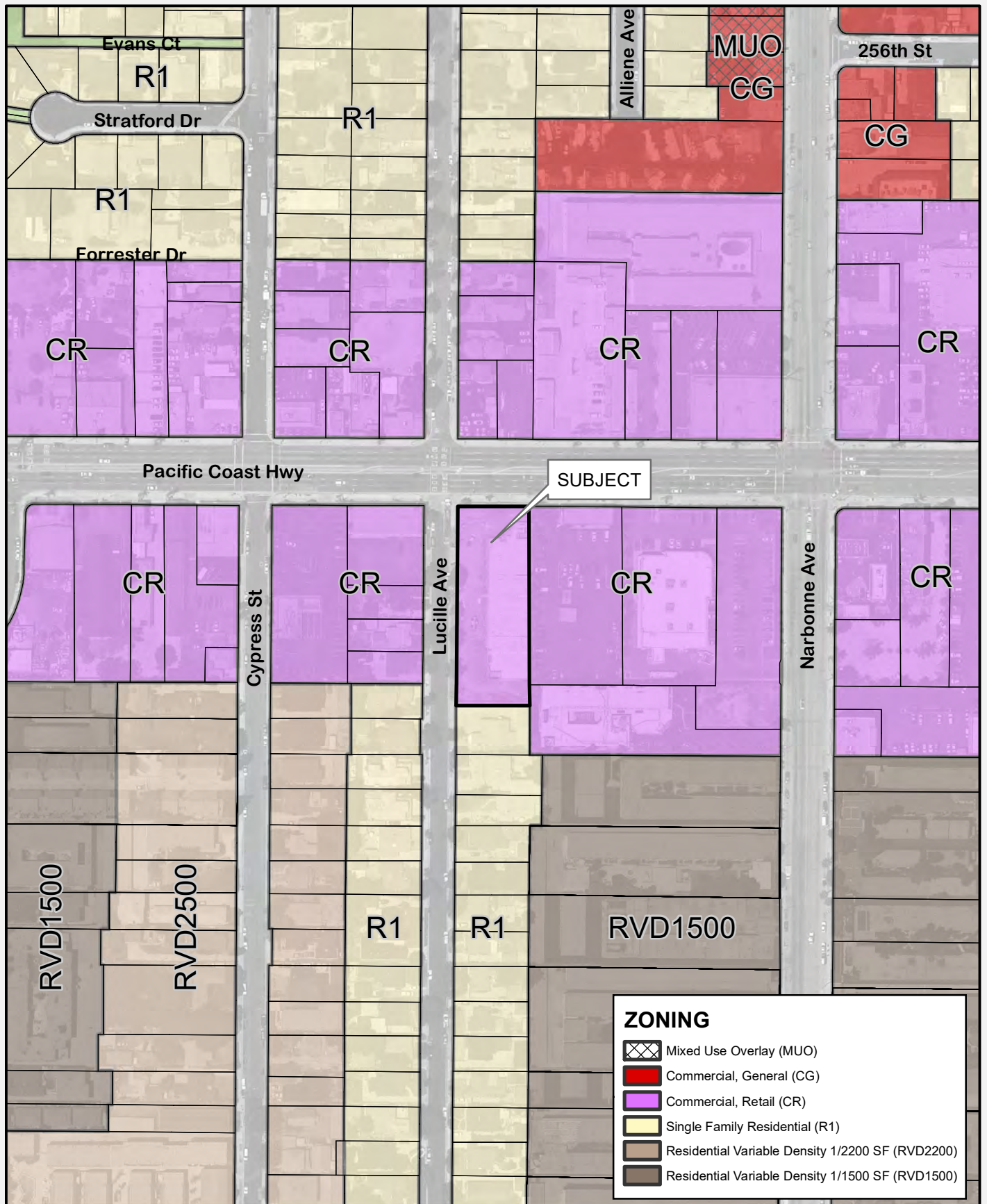


**Amendment to Site Plan Review
No. 1049**
25820 Lucille Avenue

Community Development
October 2023

Source: Lomita GIS Data Layers, TIGER Files
GIS/Apps/2244PCH_4vty.mxd





ZONING	
	Mixed Use Overlay (MUO)
	Commercial, General (CG)
	Commercial, Retail (CR)
	Single Family Residential (R1)
	Residential Variable Density 1/2200 SF (RVD2200)
	Residential Variable Density 1/1500 SF (RVD1500)

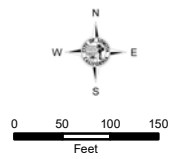


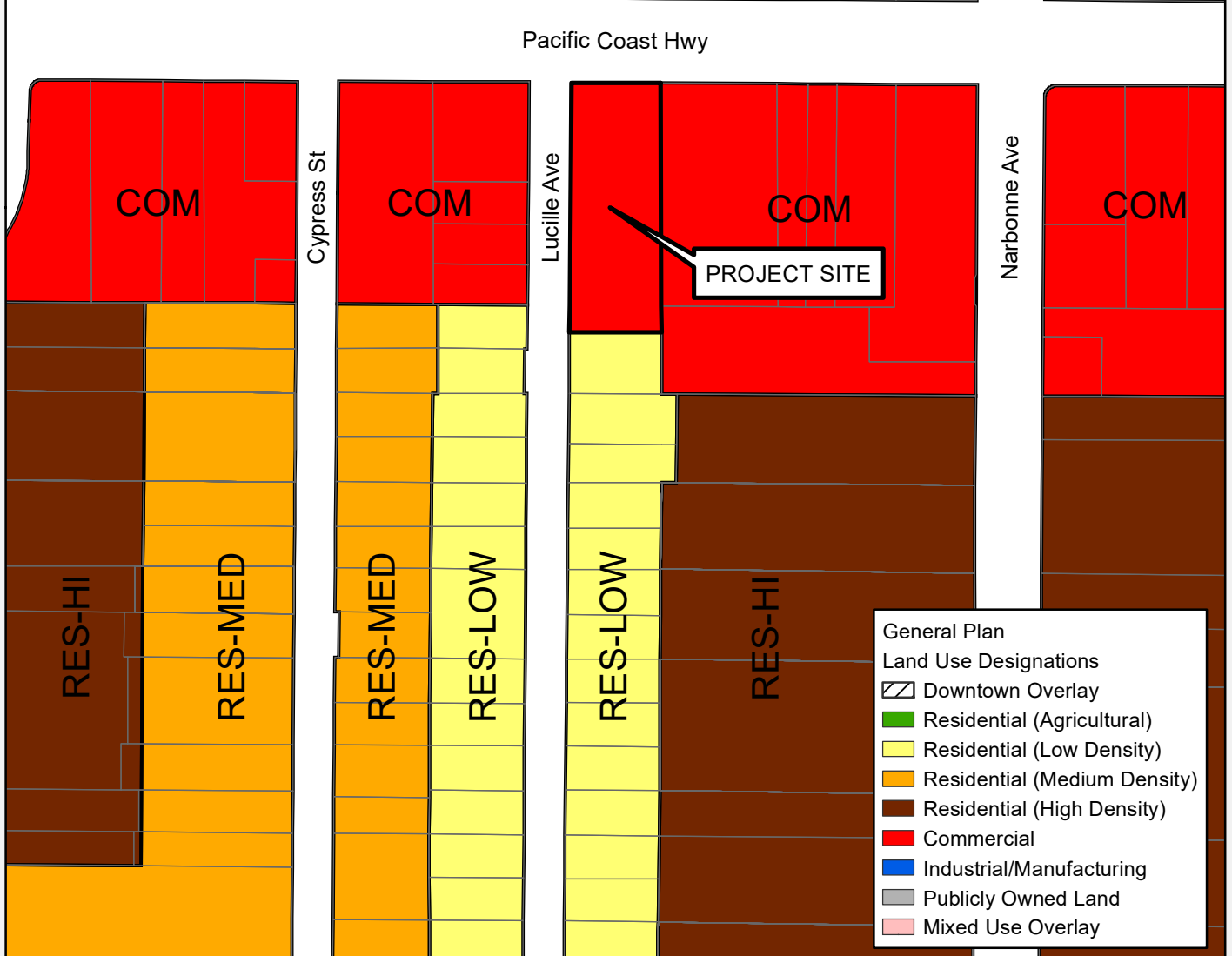
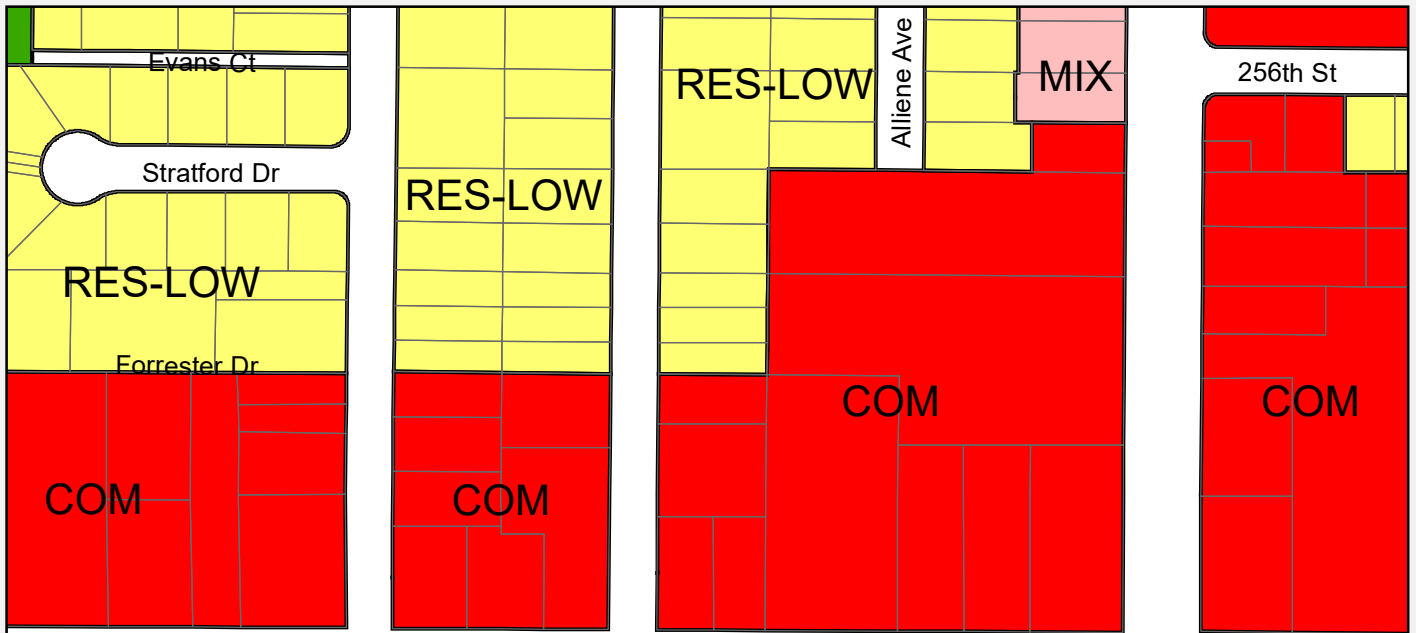
**Amendment to Site Plan Review
No. 1049**

25820 Lucille Avenue

Community Development
October 2023

Source: Lomita GIS Data Layers
/Apps/224PCH_4zon.mxd





General Plan
Land Use Designations

- Downtown Overlay
- Residential (Agricultural)
- Residential (Low Density)
- Residential (Medium Density)
- Residential (High Density)
- Commercial
- Industrial/Manufacturing
- Publicly Owned Land
- Mixed Use Overlay

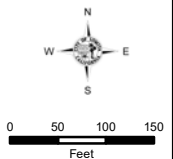


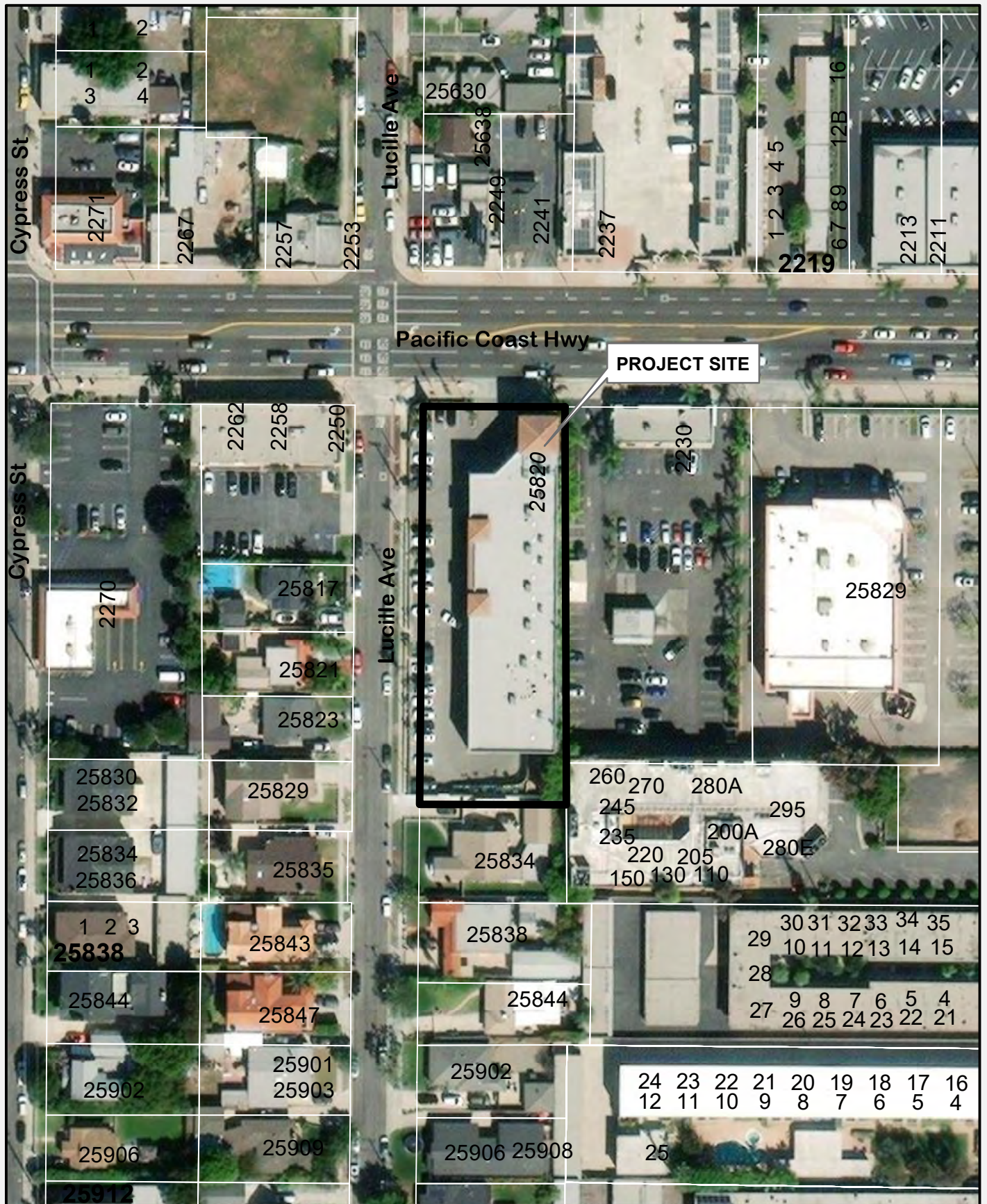
**Amendment to Site Plan Review
 No. 1049**

25820 Lucille Avenue

Community Development
 October 2023

Source: Lomita GIS Data Layers
 GIS/Apps/2244PCH_Agp.mxd



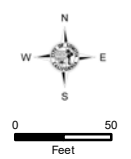


**Amendment to Site Plan Review No.
1049**

25820 Lucille Avenue

Community Development
October 2023

Source: Lomita GIS Data Layers
/Apps/2244PCH_4aer.mxd





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

NOTICE OF EXEMPTION

Project Title: Amendment to Site Plan Review No. 1049

Project Description: A Request to Amend Planning Condition No. 14 of Planning Commission Resolution No. PC 2023-14, “Unit 107 shall open to the second story” and finding the action exempt from the California Environmental Quality Act, at 25820 Lucille Avenue within the Commercial Retail (C-R) Zone.

Finding:

The Planning Division of the Community Development Department of the City of Lomita has reviewed the proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- Ministerial Project
- Categorical Exemption (CEQA Guidelines, Section 15301(a) (Existing Facilities))
- Statutory Exemption
- Emergency Project
- Quick Disapproval [CEQA Guidelines, Section 15270]
- No Possibility of Significant Effect [CEQA Guidelines, Section 15061(b)(3)]

Supporting Reasons: In accordance Pursuant to Section 15301 (Existing Facilities) of the CEQA guidelines, a project that consists of the removal of an unpermitted area or partition as the result of expansion of use may be found to be exempt from the requirements of CEQA.

Date

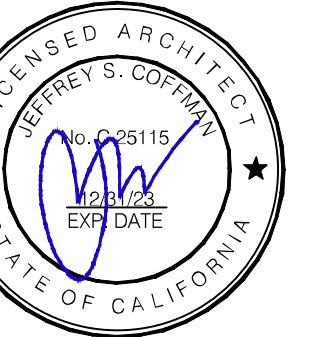
Erika Barbero
Assistant Planner

DEMOLITION OF EXISTING NON-PERMITTED 2nd FLOOR TENANT SPACE

25820 LUCILLE AVENUE, SUITE 207A, 207B AND 209
LOMITA, CA 90717

**JEFF S. COFFMAN
ARCHITECT**
architecture
planning
research

2000 e chapman avenue
suite 202
fullerton, ca 92831
714.738.7045 p:



DEMOLITION OF
EXISTING
NON-PERMITTED
TENANT SPACE

25820 LUCILLE AVE
SUITE 207A, 207B,
207C AND 209
LOMITA, CA 90717

REVISIONS

COMMENTS

09/07/23 - ISSUED SPR APPLICATION
09/24/23 - STAFF COMMENTS

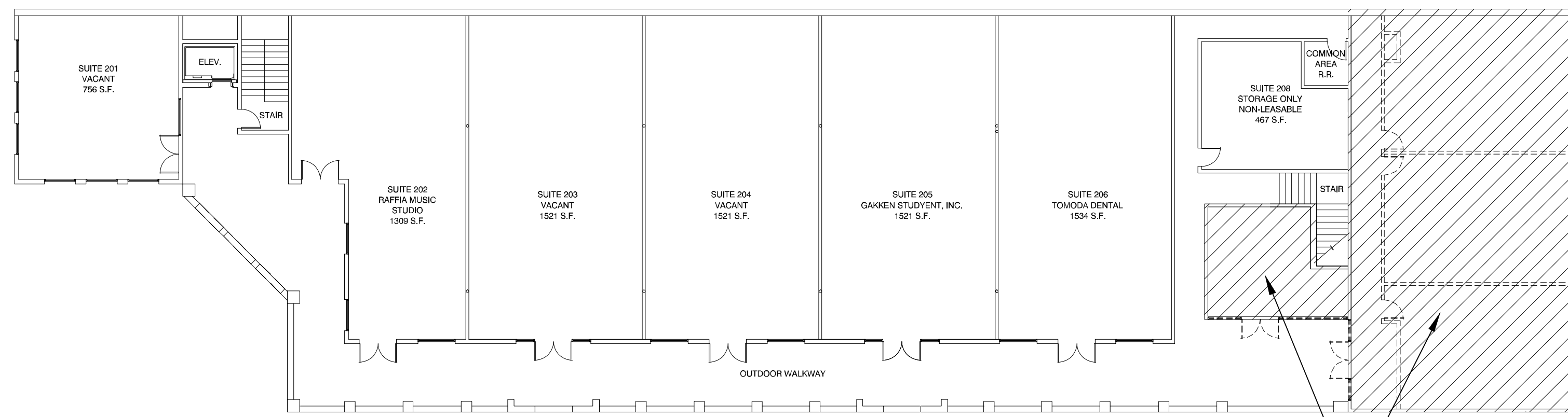
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CONNECTION WITH ANY WORK OR
PROJECT OTHER THAN THE SPECIFIC
PROJECT FOR WHICH THEY HAVE
BEEN PREPARED AND DEVELOPED.
WITHOUT THE WRITTEN CONSENT OF
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RECEIPT OF AND/OR VISUAL
CONTACT WITH THESE DRAWINGS
SHALL CONSTITUTE CONCLUSIVE
EVIDENCE OF ACCEPTANCE OF
THESE RESTRICTIONS.

**COVER SHEET
AND SITE PLAN**

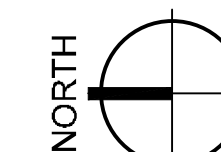
JOB NO.	1177-23D
DRAWN	E.O.
CHECKED	J.C.
SCALE	NOTED
DATE	NOTED
SHEET NO.	

T100

NOT USED	NOT USED	SCOPE OF WORK	BUILDING DATA	PROJECT DIRECTORY						
		<p>DEMOLITION OF EXISTING NON-PERMITTED 2ND FLOOR TENANT SPACE, SUITE 207A, 207B, 207C AND 209.</p> <p>DEMOLITION TO INCLUDE INTERIOR DOORS, WALLS, ELECTRICAL AND MECHANICAL, INFILL EXISTING WALL OPENINGS AS SHOWN ON PLAN. SEE SHEET D100 FOR MORE INFORMATION.</p>	<p>NUMBER OF STORIES IN SHELL BUILDING: TWO + BASEMENT PARKING</p> <p>FLOOR LEVEL WHERE DEMOLITION WILL OCCUR: SECOND</p> <p>FLOOR AREA OF SUITE 207A, 207B AND 207C TO BE DEMOLISHED: 2,052 S.F.</p> <p>FLOOR AREA OF SUITE 209 TO BE DEMOLISHED: 380 S.F.</p> <p>TYPE OF CONSTRUCTION: VB</p> <p>OCCUPANCY TYPE: BIM</p> <p>OCCUPANCY SEPARATION: NONE</p> <p>FULLY AUTOMATIC FIRE SPRINKLERS: YES</p>	<p>PROPERTY OWNER: MAXNET COMMERCIAL 3435 OCEAN PARK BOULEVARD SUITE 107-502 SANTA MONICA, CA 90405 (213) 798-9485 CONTACT: DAVID NOSRATI</p> <p>ARCHITECT: JEFF S COFFMAN - ARCHITECT 2000 E CHAPMAN AVENUE, SUITE 202 FULLERTON, CA 92831 (714) 738-7045</p>						
<p>ADJACENT COMMERCIAL 297.44'</p> <p>(E) TWO-STORY RETAIL/OFFICE BUILDING w/ PARKING BELOW</p> <p>ADJACENT RESIDENTIAL 112.50'</p> <p>AREA OF DEMOLITION WORK AT 2ND FLOOR. SEE SHEET D100</p> <p>PACIFIC COAST HIGHWAY</p> <p>LUCILLE AVENUE</p> <p>SCALE: 1"=20'-0" A</p>			SEPARATE PERMITS	GOVERNING AUTHORITY						
			<ol style="list-style-type: none"> FIRE SPRINKLER PLAN SHALL BE REVIEWED AND APPROVED BY FIRE DEPARTMENT. INSPECTION FROM BUILDING & SAFETY AND FIRE DEPARTMENT IS REQUIRED BEFORE CERTIFICATE OF OCCUPANCY IS PROVIDED AND BEFORE BUILDING PERMIT FINAL. MODIFICATIONS TO FIRE ALARM SYSTEM (IF ANY). GENERAL CONTRACTOR SHALL PROVIDE AND SUBMIT PLANS FOR PLAN CHECK AND OBTAIN THE NECESSARY PERMITS, PRIOR TO MAKING ANY MODIFICATIONS. EXTERIOR SIGNAGE. GENERAL CONTRACTOR SHALL PROVIDE AND SUBMIT PLANS FOR PLAN CHECK AND OBTAIN THE NECESSARY PERMITS, PRIOR TO INSTALLATION. 	<p>BUILDING DEPARTMENT: CITY OF LOMITA BUILDING AND SAFETY DIVISION 24320 S. NARBONNE AVENUE LOMITA, CA 90717 (310) 534-3760</p> <p>FIRE SPRINKLER PLAN SHALL BE REVIEWED AND APPROVED BY FIRE DEPARTMENT. INSPECTION FROM BUILDING & SAFETY AND FIRE DEPARTMENT IS REQUIRED BEFORE CERTIFICATE OF OCCUPANCY IS PROVIDED AND BEFORE BUILDING PERMIT FINAL.</p>						
			OWNER/CONTRACTOR REVIEW	APPLICABLE CODES						
			<p>THE CONSTRUCTION CONTRACT FOR THIS PROJECT IS TO BE NEGOTIATED DIRECTLY BETWEEN THE OWNER AND HIS/HER CONTRACTOR, AND THEY WILL ACT IN UNISON TO PROPERLY EXECUTE THE INTENT OF THESE AND OTHER DESIGN AND CONTRACT DOCUMENTS.</p> <p>BY USE OF THESE DOCUMENTS, THE OWNER AND THE CONTRACTOR CERTIFY THAT THEY HAVE REVIEWED THEM AND ARE IN AGREEMENT WITH THEIR CONTENT; ALSO THAT IF ANY CHANGES ARE REQUIRED THEY WILL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND CONTRACTOR'S OR OWNER'S SUPERVISION. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR COORDINATING THE VARIOUS OTHER DESIGNS WITH THESE DESIGN DOCUMENTS TO ASSURE CODE COMPLIANCE AND CORRECTNESS OF WORK. THE CONTRACTOR IS ALSO RESPONSIBLE FOR OBTAINING FINAL COMMENTS AND APPROVAL FROM ALL GOVERNING AGENCIES.</p>	<p>CONSTRUCTION PLANS AND CALCULATIONS SHALL COMPLY FULLY WITH THE FOLLOWING:</p> <ul style="list-style-type: none"> 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE 2019 CALIFORNIA ENERGY CODE / BUILDING ENERGY EFFICIENCY STANDARDS CITY OF LOMITA MUNICIPAL CODE WITH 2020 LA COUNTY AMENDMENTS 						
			CONSTRUCTION WASTE	DRAWING INDEX						
			<p>GENERAL CONTRACTOR SHALL SUBMIT A WASTE MANAGEMENT PLAN FORM AS PART OF THIS PERMIT PROCESS. COLLECT AND KEEP ALL RECEIPTS AND RECORDS OF THE DISPOSAL, RECYCLING, DONATIONS, AND REUSE OF THE MATERIALS. RECEIPTS MUST SHOW MATERIAL TYPE, TONNAGE OR WEIGHT, HOW THE MATERIALS WERE TREATED, THE FACILITY USED, AND THE ADDRESS OF THE JOBSITE.</p> <p>GENERAL CONTRACTOR SHALL VERIFY THAT WASTE HAULER CAN PROVIDE THE NECESSARY RECEIPTS OR REPORTS AND THAT THE HAULER IS LICENSED TO OPERATE IN LOS ANGELES COUNTY.</p>	<table border="1"> <tr> <td>T100</td> <td>COVER SHEET AND SITE PLAN</td> </tr> <tr> <td>T200</td> <td>KEY PLANS AND PARKING ANALYSIS</td> </tr> <tr> <td>D100</td> <td>DEMOLITION AND OPENING INFILL PLAN</td> </tr> </table>	T100	COVER SHEET AND SITE PLAN	T200	KEY PLANS AND PARKING ANALYSIS	D100	DEMOLITION AND OPENING INFILL PLAN
T100	COVER SHEET AND SITE PLAN									
T200	KEY PLANS AND PARKING ANALYSIS									
D100	DEMOLITION AND OPENING INFILL PLAN									

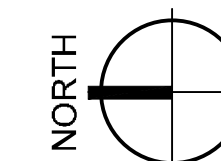
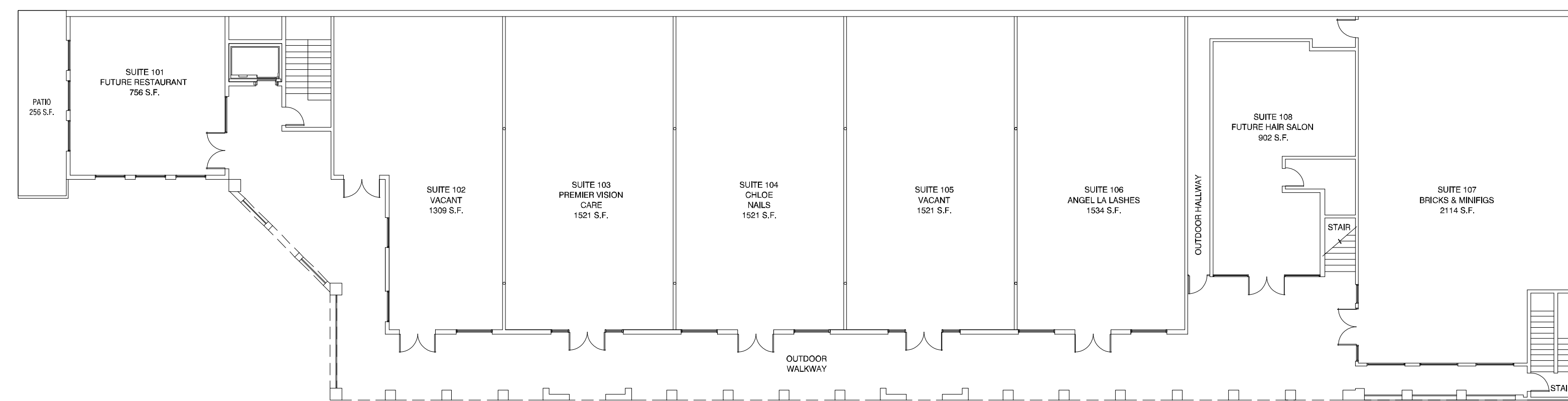


AREA OF DEMOLITION WORK. SEE SHEET D100



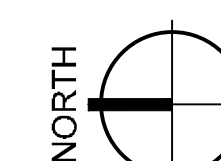
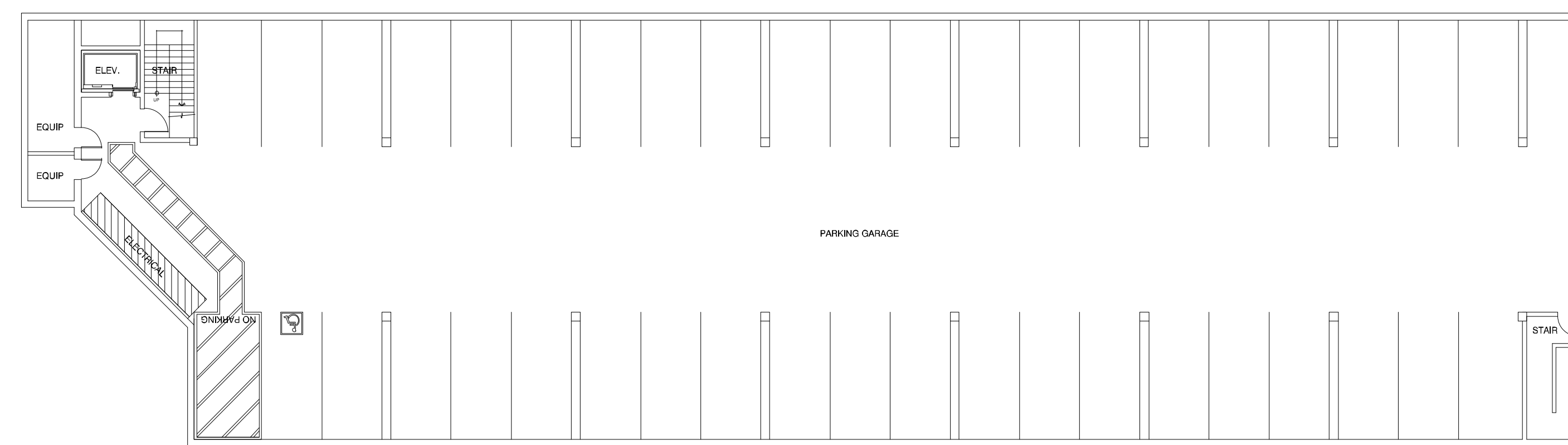
SECOND FLOOR PLAN - KEY PLAN

SCALE: 1/16" = 1'-0" A



FIRST FLOOR PLAN - KEY PLAN

SCALE: 1/16" = 1'-0" B



BASEMENT FLOOR PLAN

SCALE: 1/16" = 1'-0" C

TENANT AND PARKING ANALYSIS

FIRST FLOOR

SUITE	TENANT NAME	USE CLASS	GROSS FLR. AREA	SERVICE RELATED	% OF 1ST FLOOR	PARKING CODE ¹	PKG REQD
101	FUTURE RESTAURANT	RESTAURANT	756			1 PARKING SPACE PER 150 S.F. GFA (NOT LESS THAN 10 SPACES)	10
		PATIO	256	NO	9		
		SUBTOTAL - RESTAURANT	1,012				
102	VACANT	RETAIL	1,309	NO	11	1 PARKING SPACE PER 300 S.F. GFA	4.36
103	PREMIER VISION CARE	MEDICAL OFFICE	1,521	YES	13	1 PARKING SPACE PER 225 S.F. GFA	6.76
104	CHLOE NAILS	NAIL SALON	1,521	YES	13	1 PARKING SPACE PER 300 S.F. GFA	5.07
105	VACANT	RETAIL	1,521	NO	13	1 PARKING SPACE PER 300 S.F. GFA	5.07
106	ANGEL LA LASHES	BEAUTY SALON	1,534	YES	13	1 PARKING SPACE PER 300 S.F. GFA	5.11
107	BRICKS & MINIFIGS	RETAIL	2,114	NO	19	1 PARKING SPACE PER 300 S.F. GFA	7.05
108	FUTURE HAIR SALON	BEAUTY SALON	902	YES	8	1 PARKING SPACE PER 300 S.F. GFA	3.01

RETAIL/RESTAURANT USE - FIRST FLOOR:	5,956	
SERVICE RELATED USE - FIRST FLOOR:	5,478	48
GROSS LEASABLE FLOOR AREA - FIRST FLOOR:	11,434	
REQUIRED PARKING - FIRST FLOOR:		46.43

SECOND FLOOR

SUITE	TENANT NAME	USE CLASS	GROSS FLR. AREA	SERVICE RELATED	% OF 2ND FLOOR	PARKING CODE ¹	PKG REQD
201	VACANT	RETAIL	756	NO	9	1 PARKING SPACE PER 300 S.F. GFA	2.52
202	RAFFIA MUSIC STUDIO	MUSIC LESSONS	1,309	YES	15	1 PARKING SPACE PER 300 S.F. GFA	4.36
203	VACANT	RETAIL	1,521	NO	18	1 PARKING SPACE PER 300 S.F. GFA	5.07
204	VACANT	RETAIL	1,521	NO	18	1 PARKING SPACE PER 300 S.F. GFA	5.07
205	GAKKEN STUDYENT, INC.	TUTORING	1,521	YES	18	1 PARKING SPACE PER 300 S.F. GFA	5.07
206	TOMODA DENTISTRY	MEDICAL OFFICE	1,534	YES	18	1 PARKING SPACE PER 225 S.F. GFA	6.82
207A	SPACE DEMOLISHED						
207B	SPACE DEMOLISHED						
207C	SPACE DEMOLISHED						
208	STORAGE	NON-LEASABLE	467	NO	5		
209	VOID SPACE	VOID SPACE					

RETAIL/OFFICE/SERVICE RELATED USE - SECOND FLOOR:	8,162	
NON LEASABLE - SECOND FLOOR:	467	
GROSS LEASABLE FLOOR AREA - SECOND FLOOR:	8,162	
REQUIRED PARKING - SECOND FLOOR:		28.91

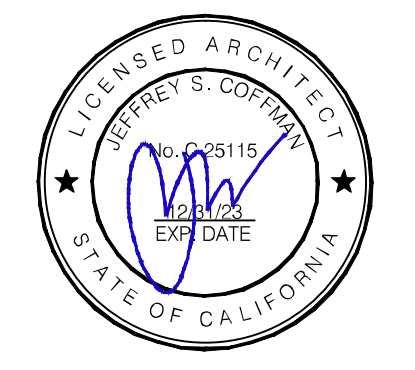
OVERALL TOTALS:		
GROSS LEASABLE FLOOR AREA - OVERALL:	19,596	
NON LEASABLE - OVERALL:	467	
TOTAL GROSS LEASABLE FLOOR AREA:	19,596	
TOTAL PARKING SPACES REQUIRED PER CODE (46.43 + 28.91): ¹		76

TOTAL PARKING SPACES PROVIDED:		71
10% INTENSIFICATION CREDIT: ²		7
PARKING ALLOWANCE WITH CREDIT:		78

FOOTNOTES:
¹ THE PARKING REQUIREMENTS ARE BASED ON THE CITY OF LOMITA MUNICIPAL CODE SECTION 11-1.66.03 PARKING REQUIREMENTS
² SECTION 11-1.66.05: OFF-STREET PARKING FACILITIES SHALL BE PROVIDED FOR ANY NEW BUILDING CONSTRUCTED AND ANY ADDITION OR EXPANSION OF AN EXISTING BUILDING IN ORDER TO MEET THE DEMAND OF ALL ACTIVITIES ON THE LOT. ADDITIONAL OFF-STREET PARKING FACILITIES SHALL NOT BE REQUIRED FOR MINOR ADDITIONS TO BUILDINGS LOCATED IN COMMERCIAL AND MANUFACTURING ZONES. A MINOR ADDITION OR EXPANSION SHALL MEAN A CHANGE IN USE, EXPANSION OF USE, OR BUILDING ADDITION WHICH WOULD INCREASE THE REQUIRED NUMBER OF PARKING SPACES BY TEN (10) PERCENT OR LESS.

JEFF S. COFFMAN ARCHITECT
 architecture
 planning
 research

2000 e chapman avenue
 suite 202
 fullerton, ca 92831
 714.738.7045 p:



DEMOLITION OF EXISTING NON-PERMITTED TENANT SPACE

25820 LUCILLE AVE
 SUITE 207A, 207B, 207C AND 209
 LOMITA, CA 90717

REVISIONS

NO.	DATE	DESCRIPTION

COMMENTS

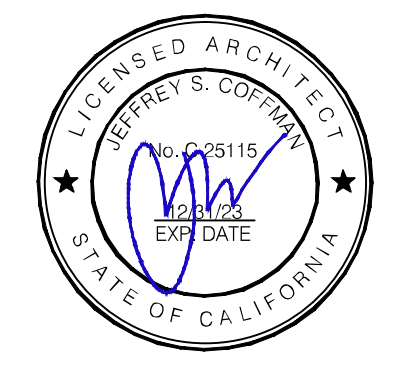
09/07/23 - ISSUED SPR APPLICATION
 09/24/23 - STAFF COMMENTS

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KEY PLANS AND PARKING ANALYSIS

JOB NO.	1177-23D
DRAWN	E.O.
CHECKED	J.C.
SCALE	NOTED
DATE	NOTED
SHEET NO.	

T200



DEMOLITION OF EXISTING NON-PERMITTED TENANT SPACE

25820 LUCILLE AVE
 SUITE 207A, 207B,
 207C AND 209
 LOMITA, CA 90717

REVISIONS

NO.	DESCRIPTION

COMMENTS

09/07/23 - ISSUED SPR APPLICATION
 09/24/23 - STAFF COMMENTS

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DEMOLITION AND OPENING INFILL PLAN

JOB NO.	1177-23D
DRAWN	E.O.
CHECKED	J.C.
SCALE	NOTED
DATE	NOTED
SHEET NO.	

D100

DEMOLITION PLAN KEYNOTES

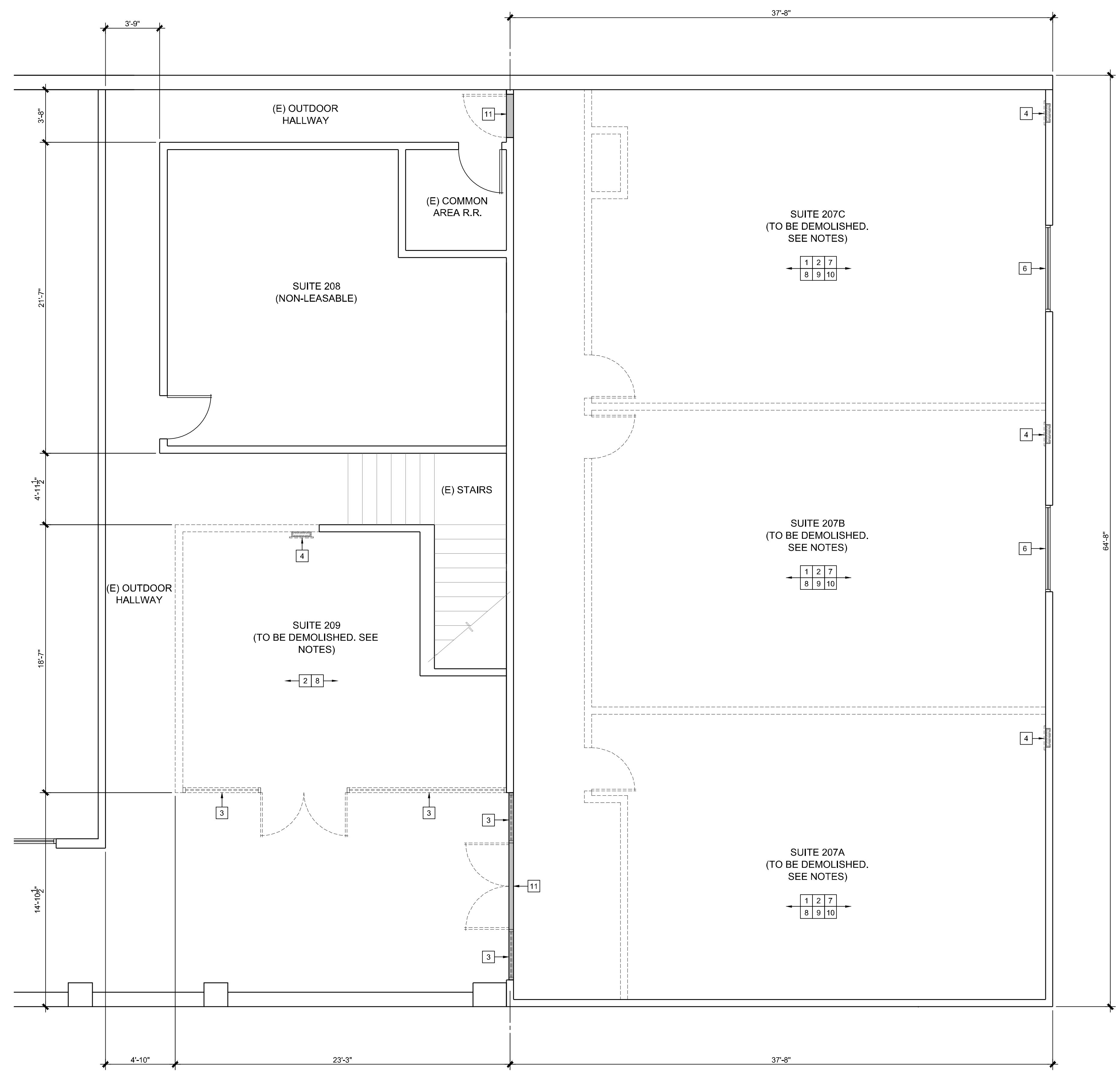
- 1 REMOVE EXISTING PLYWOOD FLOOR SHEATHING
- 2 REMOVE EXISTING LIGHTING AND MECHANICAL
- 3 REMOVE EXISTING STOREFRONT
- 4 REMOVE EXISTING ELECTRICAL PANELS
- 5 NOT USED
- 6 PROTECT IN PLACE EXISTING FIXED GLASS WINDOWS
- 7 PROTECT IN PLACE EXISTING FLOOR FRAMING (SEE NOTE ON PLAN)
- 8 PROTECT IN PLACE FIRE SPRINKLER SYSTEMS SERVING THE SHELL BUILDING AND SUITE 107 BELOW (WHERE OCCURS)
- 9 PROTECT IN PLACE MECHANICAL SYSTEM SERVING SUITE 107 BELOW
- 10 PROTECT IN PLACE LIGHTING AND ELECTRICAL SERVING SUITE 107 BELOW
- 11 INFILL EXISTING OPENING WITH METAL STUDS AND DRYWALL

DEMOLITION NOTES

- DEMOLITION ON THIS PROJECT INCLUDES EVERYTHING NECESSARY AND INCIDENTAL TO COMPLETING THE WORK AS INDICATED ON THE DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE, VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING AND INCLUDE ALL DEMOLITION IN HIS BID.
- CONTRACTOR SHALL ADEQUATELY PROTECT PERSONNEL AND PUBLIC FROM HARM AND ACCIDENT DURING DEMOLITION OPERATIONS BY ERECTION OF PROPER BARRICADES, SIGNS AND LIGHTING.
- EXISTING AREAS AND SURFACES ADJACENT TO DEMOLITION OPERATIONS SHALL BE ADEQUATELY PROTECTED
- PROVIDE NECESSARY RAMPS AND DUMPSTERS FOR REMOVAL OF ALL DEBRIS. DO NOT USE EXISTING DUMPSTERS.
- DISPOSAL AND CLEANUP: ALL PRODUCTS OF DEMOLITION, RUBBISH AND DEBRIS SHALL BE HAULED AWAY FROM THE SITE PROMPTLY AND LEGALLY DISPOSED BY CONTRACTOR. CONTRACTOR SHALL PAY ALL THE DUMP FEES.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION AND DEMOLITION MATERIALS REPORT DETAILING ALL DISPOSAL, RECYCLING AND REUSE ACTIVITIES, AS REQUIRED BY THE LOCAL JURISDICTION.
- CONTRACTOR SHALL IDENTIFY AND TAG ALL TERMINATED ELECTRICAL CIRCUITS, BY COLOR OR BY NUMERICAL CODE, AND TRACE TO CIRCUIT PANEL.
- ALL TERMINATED ELECTRICAL CIRCUITS SHALL BE PROPERLY SAFED OFF.
- CONTRACTOR SHALL TERMINATE ALL EXISTING WASTE AND WATER CONNECTIONS NOT BEING REUSED
- CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND DAILY CLEANUP.

SYMBOL LEGEND

- EXISTING INTERIOR WALL TO REMAIN
- EXISTING STOREFRONT TO BE REMOVED
- EXISTING INTERIOR WALL TO BE REMOVED
- INFILL EXISTING OPENING WITH METAL STUDS AND DRYWALL
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- KEYNOTE. SEE KEYNOTE LEGEND THIS SHEET



SUITE 207 DEMOLITION NOTES:

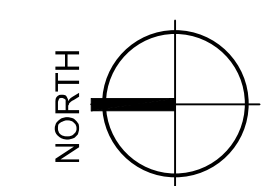
IN ADDITION TO KEYNOTED ITEMS, DEMOLITION OF NON-PERMITTED IMPROVEMENTS IN THE AREAS LABELED SUITE 207A, 207B AND 207C SHALL INCLUDE THE FOLLOWING:

- REMOVE EXISTING PLYWOOD FLOOR SHEATHING.
- EXISTING FLOOR JOISTS ARE SPACED AT 12" O.C.
- REMOVE EVERY OTHER FLOOR JOIST.
- THE PURPOSE OF RETAINING EVERY OTHER FLOOR JOIST IS FOR SUPPORT OF THE EXISTING SUSPENDED CEILING AND FIRE SPRINKLER PIPES IN SUITE 107 BELOW (ALREADY CONNECTED TO SAID FLOOR JOISTS).
- PROVIDE A REPORT FROM A LICENSED ENGINEER STATING THE THE REMAINING JOISTS ARE NOT SUITABLE FOR SUPPORTING FLOOR LOAD.
- THE AREAS SHALL BECOME AND SHALL REMAIN NON-LEASABLE AND NON-OCCUPIABLE.

SUITE 209 DEMOLITION NOTES:

IN ADDITION TO KEYNOTED ITEMS, DEMOLITION OF NON-PERMITTED IMPROVEMENTS IN THE AREAS LABELED SUITE 209 SHALL INCLUDE THE FOLLOWING:

- SUITE 209 IS TO BE REMOVED IN ITS ENTIRETY.



SCALE:
 1/4" = 1'-0" A

FLOOR PLAN

EXHIBIT A

Attachment to Site Plan Review application for 25820 Lucille Ave

SCOPE OF WORK:

Demolition of Suite 207A, 207B and 207C:

Request 1: Remove plywood floor sheathing, exposing floor joists. Remove every other floor joist, allowing every other floor joist to remain for support of the existing suspended ceiling and fire sprinkler pipes serving Suite 107 below (already connected to said floor joists).

Provide a report from a licensed engineer stating the remaining floor joists are suitable to support the existing suspended ceiling and fire sprinkler pipes, but not suitable for supporting floor load.

The areas shall become and shall remain non-leasable and non-occupiable.

Request 2: Allow Suite 107 to have a suspended ceiling at 10'-0" as opposed to "open to the second story" as prescribed in Resolution No. PC 2023-14.

Demolition of Suite 208:

Request 1: Seal the area by infilling all openings, creating void space.

The purpose of sealing the area is to keep the perimeter walls, to discourage vagrancy, in an otherwise open space.

The area shall become and shall remain non-leasable and non-occupiable.



CITY OF LOMITA PLANNING COMMISSION REPORT

TO: Planning Commission **Item No. PH 4b**

FROM: Brianna Rindge, Community & Economic Development Director

MEETING DATE: October 9, 2023

SUBJECT: Discussion and Consideration of Zoning Text Amendment No. 2023-08, an Amendment to Lomita Municipal Code Title XI (Planning and Zoning), Chapter 1 (Zoning), Article 30 (Residential Zones) Regarding Secondary Front Setbacks for Accessory Dwelling Units According to State of California Requirements and Finding the Action to be Exempt from the California Environmental Quality Act

RECOMMENDATION

Continue the item until after research and communication with the State Department of Housing and Community Development is complete.

BACKGROUND

The City originally adopted regulations for development of accessory dwelling unit (ADU) spaces in 2009 and further amended its regulations in 2018 and 2022 with the intent of compliance with new State law amidst the proclaimed Housing Crisis. On June 20, 2023, City Council adopted Ordinance No. 854 to update regulations for ADUs per once again updated State law.

The State states they will review jurisdictions' ADU ordinances to assure compliance. Lomita has not yet received feedback regarding the June 2023 ordinance. Staff has experienced applicants refusing to comply with the City's secondary front setback requirements (applies to corner lots) despite availability for shifting elsewhere on the lot. Lomita Municipal Code currently establishes minimum setback requirements as 20' front, 10' secondary front, and 4' ADU side. The difference between a building set back 4' versus 10' from a property line fronting a street may yield sightline, pedestrian safety, and development pattern impacts. Staff is prepared to conduct further research into other Cities' regulations and State codes to determine whether another ordinance update is necessary.

OPTIONS

1. Continue the item until after research and communication with the State Department of Housing and Community Development is complete.
2. Maintain existing Ordinance No. 854 regulating accessory dwelling units within Lomita.
3. Provide staff with further direction.

Prepared by:

Brianna Rindge

Brianna Rindge, AICP
Community & Economic Development Director



CITY OF LOMITA PLANNING COMMISSION REPORT

TO: Planning Commission **Item No. SCH 5a**

FROM: Brianna Rindge, Community & Economic Development Director

MEETING DATE: October 9, 2023

SUBJECT: Discussion and Consideration of Updating the Planning Commission Bylaws

RECOMMENDATION

Provide specific direction to staff to update the bylaws and return to the Planning Commission with a draft resolution accordingly.

BACKGROUND

On February 9, 2004, the Planning Commission adopted Resolution No. 2004-02 to establish its rules and procedures. At the June 12, 2023, Planning Commission meeting, the board requested staff to agendize a review of these bylaws. The item was duly noticed and the Planning Commission discussed the item at the July 10, 2023 meeting, ultimately voting to continue the item to the August 14, 2023, when the board again continued the item to the next meeting of October 9, 2023. with the intention of including the full Planning Commission in the discussion. Staff is prepared to return with a resolution amending the bylaws in the manner agreed upon by the Planning Commission.

OPTIONS

1. Provide specific direction to staff to update the bylaws and return to Planning Commission with a draft resolution accordingly.
2. Maintain existing Resolution No. 2004-02.
3. Provide staff with further direction.

ATTACHMENTS

1. Planning Commission Bylaws (Resolution No. 2004-02)

Prepared by:

Brianna Rindge

Brianna Rindge, AICP
Community & Economic Development Director

City of Lomita
Planning Commission
Rules and Procedures

RESOLUTION NO. 2004-02

RESOLUTIONS OF THE PLANNING COMMISSION OF THE CITY OF LOMITA
ESTABLISHING RULES AND PROCEDURES

The Planning Commission of the City of Lomita (hereinafter "Commission") resolves to adopt the following rules and procedures to govern the conduct of their meetings:

I. RECEIPT OF RULES AND PROCEDURES

Upon appointment, each member of the Commission shall receive a copy of these rules and procedures.

II. MEETINGS

A. Regular Meetings

Regular meetings of the Commission shall be held on the second Monday evenings of each month at 7:00 p.m. in the City Hall Council Chambers.

B. Adjourned and Special Meetings

Adjourned meetings of the Commission may be held on the fourth and fifth Mondays of the month. Special meetings may be called in the manner prescribed in the Brown Act.

C. Brown Act

All meetings of the Commission shall be governed by the Ralph M. Brown Act.

III. QUORUM/VOTING REQUIREMENTS

A. A quorum of the Commission shall be four members. A quorum shall be present in order for the Commission to conduct business. A member disqualified from participation in an item of business due to a financial conflict of interest under the Political Reform Act of 1974, as amended, shall not be counted towards the quorum during consideration of that item.

B. An affirmative vote of a majority of the members present and eligible to vote shall be required to adopt resolutions including, but not limited to:

Approval or denial of a:

1. Conditional Use Permit

2. Variance
3. Height Variation Permit
4. Site Plan Review
5. Appeals of Lot Mergers and Lot Line Adjustments
6. Adoption of Mitigated Negative Declarations and Negative Declarations (which may be included in resolutions approving other development permits)
7. Certification of EIRs

C. Recommendation for approval or denial of:

1. Tentative Map
2. Adoption or amendment of a General Plan
3. Adoption or amendment of a Specific Plan
4. Zone Change
5. Development Agreement
6. Adoption of a resolution of intention for an Annexation or Zone change

D. No Proxy

Absent members may not vote by proxy on any item before the Commission at any meeting.

E. Failure of Item

Where the Commission has the power to approve or deny an action and an item fails to receive the number of votes required by subsection IIIB above, this failure shall constitute denial of the item under consideration. Where the Commission has authority to recommend to the Council, a deadlock shall be considered no recommendation.

IV. ORGANIZATION OF COMMISSION AGENDAS

A. Public Comments

1. The agenda of each meeting of the Commission shall include an item entitled "Public Comments."
2. When the Public Comments item is called during a regular or adjourned regular meeting, members of the public may address the Commission on matters that are within the subject matter jurisdiction of the Commission and that do not appear on the agenda or that appear on the consent agenda.
3. When the Public Comments item is called during a special meeting, members of the public may address the Commission on matters that do not appear on the agenda as public hearings and that have been described in the notice for the special meeting.

Each member of the public speaking on the Public Comments item shall be limited to three (3) minutes, unless additional time is granted by the chair.

B. Approval of Minutes

Minutes of previous meetings shall be approved at a subsequent Commission meeting. Members who were not present at a meeting for which minutes are being considered may choose, at their own discretion, to participate or abstain from the approval of those minutes.

C. Consent Agenda

1. The consent portion of the agenda shall include minor or routine items, whether they be requests for resolutions of intention, or other matters.
2. When the consent portion of the agenda is called, the chair shall ask the members if they have questions or if there is a need for discussion. Staff may respond to minor questions from members concerning items on the consent agenda. If there is a need for substantial questions from or discussion by members, items may be removed from the consent agenda and considered as the first new public hearings.
3. The Commission may act on the consent agenda by one motion and second and a standard vote.

D. Disruptive Public Speakers

No member of the public who addresses the Commission shall engage in conduct that disrupts, disturbs or impedes the orderly conduct of the meeting. Such conduct may include making loud, threatening, abusive, personal, impertinent or profane remarks. Any person who engages in such conduct may, at the discretion of the chair or a majority of the members present and eligible to vote, be ordered to be silent and be barred from further communication with the Commission during that meeting.

E. No Action

The Commission shall not take action on any item not appearing on the agenda unless the action is authorized by the Ralph M. Brown Act.

V. CONDUCT OF PUBLIC HEARINGS

A. Order of Presentation

Unless otherwise directed by the chair, the order of presentation of evidence or testimony, oral and written, on any public hearing item shall be as follows:

1. Chair opens the public hearing.

2. Staff makes a brief presentation, including a summary of the item, an analysis of the issues and a recommendation.
3. Members question staff and raise any new issues.
4. Applicant makes a presentation, if he/she chooses.
5. Members question applicant.
6. Chair invites public testimony on the item.
7. Applicant rebuts public testimony.
8. Chair closes hearing to public testimony.
9. Summation by staff, upon request by chair.
10. Members deliberate on the item.
11. Members vote on the item.

B. Oral Testimony

All oral testimony received at meetings of the Commission shall be directed to the chair. Unless otherwise granted by the chair and except for presentations by an applicant, a member of staff, a consultant to the City, or a representative from a public agency, all oral testimony from one person shall be limited to five minutes.

C. Debate and Questions

The chair shall not allow debate between members of the public holding different views on an item. Any person wishing to direct a question to another person shall submit such question to the chair, who may, at his or her discretion, ask the question. The chair may prohibit a member of the public from speaking on an issue more than once at any hearing.

D. Rules of Evidence

Public hearings held by Commission shall not be conducted according to the rules of evidence contained in the California Evidence Code. The following rules of evidence shall apply:

1. The Commission may consider any evidence which is the sort of evidence which responsible persons are accustomed to rely upon in the conduct of serious affairs.
2. All evidence shall be directly related to the item under consideration.
3. Persons testifying before the Commission shall be encouraged to submit their testimony and comments in writing for the record.

VI. COMMUNICATIONS AND REPORTS TO THE COMMISSION

A. Information Provided by Staff

1. Staff reports and other information related to a meeting shall be provided to the Commission on the Wednesday preceding any Monday meeting.
2. Ordinarily, if written information from staff cannot be distributed to the Commission at that time, staff shall recommend that the Commission continue that item for an appropriate time and shall inform the applicant of the recommendation prior to the meeting. In unusual circumstances, staff may provide supplemental information closer to the time of or at a meeting and the item need not be continued.
3. As provided in section 54957.5 of the Government Code, agendas, staff reports and other writings distributed to all, or a majority, of the members in connection with a matter subject to discussion or consideration at a Commission meeting shall be made available for public inspection without delay, unless such writings are exempt from public disclosure.

B. Written Communications from the Public

The Commission encourages the public to prepare and send letters and other correspondence that may assist the Commission in its deliberations on an item. The correspondent shall provide 12 copies of all written material for members, the recording secretary, staff, file, and the public.

The Commission shall refer to staff all correspondence regarding a subject or matter not appearing on the agenda.

VII. ELECTION AND DUTIES OF OFFICERS

A. Election of Officers

The first regular meeting of the Commission held in every calendar year, the members of the Commission shall elect one of their number as chair and another as vice-chair, to serve for one year and until their successors are appointed, unless they are earlier removed from such positions by majority vote of the regular members of the Commission.

B. Duties and Responsibilities of Officers

The chair shall:

1. Preside at all meetings and conduct the meetings as specified herein.
2. Re-order the agenda as necessary.

3. Represent the Commission at meetings of the City Council, other public agencies and civic events. However, the chair shall not express the position or opinion of the Commission at such meetings or events without obtaining the consent of a majority of the members.
4. Sign resolutions adopted by the Commission and verify the accuracy of the contents.
5. Call special meetings.

In the absence of the chair, the vice-chair shall perform the duties of the chair.

In the absence of both the chair and vice-chair, the immediate past chair shall preside at the meeting.

VIII. RESTRICTION ON REPRESENTATION

No member shall purport to represent or speak on behalf of the Commission except as specified in subsection VII(B)(3) or with the approval of a majority of the members.

IX. RECORD OF MEETINGS

A. The following shall be completed as official record of the meetings:

1. A minutes record of all proceedings before the Commission shall be preserved by staff.
2. Minutes shall be prepared in the form and format prescribed by the City Council for citizen advisory committees.
3. All reports and written correspondence directed to the Commission shall be made a part of the permanent record of the Commission.
4. All motions considered by the Commission shall be recorded whether they pass or fail.
5. Members wishing to have specific comments regarding an item reflected in the minutes and preserved for the record shall state, prior to making the comment, that the comment is "for the record."
6. Draft minutes of meetings shall be presented to the Commission for correction and approval as soon as practical.

X. SUBCOMMITTEES

With the approval of a majority of the regular members, the chair may appoint members to subcommittees for the purpose of making recommendations to the full Commission on policy matters or such other matters as may be deemed appropriate.

XI. PARLIAMENTARY PROCEDURE

In conducting meetings, the chair shall be guided by, but is not required to strictly adhere to, Robert's Rules of Order, Newly Revised.

XII. SEATING ARRANGEMENT

The seating arrangement for the Commission shall be as follows:

The chair shall be seated in the middle of the dais. The vice-chair shall sit immediately to the chair's left.

XIII. RESIGNATION

Any member desiring to resign from the Commission shall submit a written resignation to the City Council and the City Clerk's Office.

XIV. AMENDMENT OF RULES AND PROCEDURES

These rules and procedures may be amended at any regular meeting of the Commission by a majority of the members, provided that the amendment has been submitted in writing to the members at a preceding meeting.

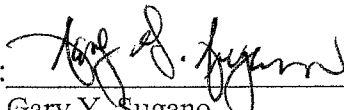
PASSED AND ADOPTED by the Planning Commission of the City of Lomita on this 9th day of February, 2004, by the following vote:

AYES: Commissioners: Colbary, Campbell, Savidan, Kaneen, Servino, Waite, and
Chair Scully

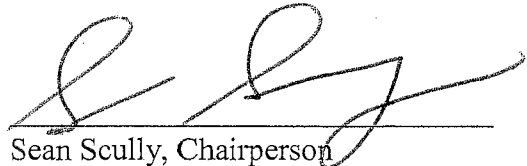
NOES: Commissioners: None

ABSENT: Commissioners: None

ATTEST:



Gary Y. Sugano
Community Development Director



Sean Scully, Chairperson



CITY OF LOMITA PLANNING COMMISSION REPORT

TO: Planning Commission **Item No. SCH 5b**

FROM: Brianna Rindge, Community & Economic Development Director

MEETING DATE: October 9, 2023

SUBJECT: Discussion and Consideration of Land Use Alternatives for the General Plan Update

RECOMMENDATION

Recommend to City Council one of the conceptual Land Use Alternatives, a combination of Alternatives, or an Alternative with amendments, and for the General Plan Update team to prepare the Preferred Land Use Plan.

BACKGROUND

In June of 2023, City Council selected De Novo Planning Group to update its twenty-five-year-old General Plan, the comprehensive guiding document for all future land use and physical development decisions within the city. The multi-year project is on track as originally planned and seeks direction from Planning Commission and City Council prior to moving forward with the next steps of drafting the new General Plan.

This summer, the City conducted a series of public workshops attended by over 115 individuals, meetings of the 12-person General Plan Advisory Committee (GPAC), a community survey with approximately 150 responses, a Technical Advisory Committee workshop for subject matter experts from City and County staff, and public outreach at both Founder's Day and National Night Out.

The General Plan Update team, led by De Novo Planning Group and Brianna Rindge, began with an analysis of the City's existing General Plan adopted in 1998 and all other plans, ordinances, and policy documents adopted in the meantime. The consultant has prepared the attached Land Use Alternatives Report, which will aid in the preparation and refinement of the Preferred Land Use Plan. Based on community input, the GPAC made recommendations for land use and development intensity modifications to the current Land Use Plan (presented in the Alternatives Report as Alternative 1: Business as Usual), considering the concepts described and the areas identified in the Report. Next, City and County staff evaluated the GPAC's input for feasibility as the subject matter experts responsible for carrying out the General Plan. This item requests for the Planning Commission and City Council to review the report, identify any recommended changes

for consideration, and direct City staff and the consultant team to prepare the Preferred Land Use Plan.

As the map evolves in the coming weeks, and the Preferred Land Use Plan is developed, all materials will be posted on the project's website. No draft documents should be construed as policy decisions or policy direction until such time as the required public hearings are complete and the City Council has made a decision on the draft documents.

Please refer to the Lomita Looking Up/General Plan Update website (lomita.generalplan.org) for additional information, including informative reports, community survey information, and details regarding upcoming meetings to discuss the Update.

OPTIONS

1. Provide specific direction to City Council regarding the Preferred Land Use Plan.
2. Provide staff with further direction.

ATTACHMENTS

1. Land Use Alternatives Report

Prepared by:



Brianna Rindge, AICP
Community & Economic Development Director



LOOKING UP

GENERAL PLAN UPDATE

LAND USE ALTERNATIVES REPORT

OCTOBER 2023



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LOOKING UP

GENERAL PLAN UPDATE

LAND USE ALTERNATIVES REPORT

OCTOBER 2023

PREPARED FOR:

CITY OF LOMITA
24300 Narbonne Avenue
Lomita, CA 90717
<https://lomitacity.com/>
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Contact: Brianna Rindge, Director of Community & Economic Development
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PREPARED BY:

De Novo Planning Group

A Land Use Planning, Design, and Environmental Firm

WITH

JZMK PARTNERS
KITTELSON & ASSOCIATES, INC.
ECONOMIC & PLANNING SYSTEMS
FUSCOE ENGINEERING

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TABLE OF CONTENTS

OVERVIEW	03
PLANNING CONTEXT	11
LAND USE ALTERNATIVES	31
NEXT STEPS	49
APPENDIX A: ASSUMPTIONS	A-1
APPENDIX B: FISCAL IMPACTS MEMO	B-1
APPENDIX C: MOBILITY IMPACTS MEMO	C-1

Tables

Table 1: Snapshot of Land Use Alternatives	6
Table 2: Existing Development Estimates	17
Table 3: Land Use Designations	20
Table 4: Acreage by Land Use Designations	33
Table 5: Summary of Potential Buildout Under Land Use Alternatives Percentage Comparison	34
Table 6: Residential Potential by Land Use Type	35
Table 7: Estimated Annual Fiscal Impacts of Net New Development at Buildout	44
Table 8: Costs and Revenues Per Person and Unit	45

Figures

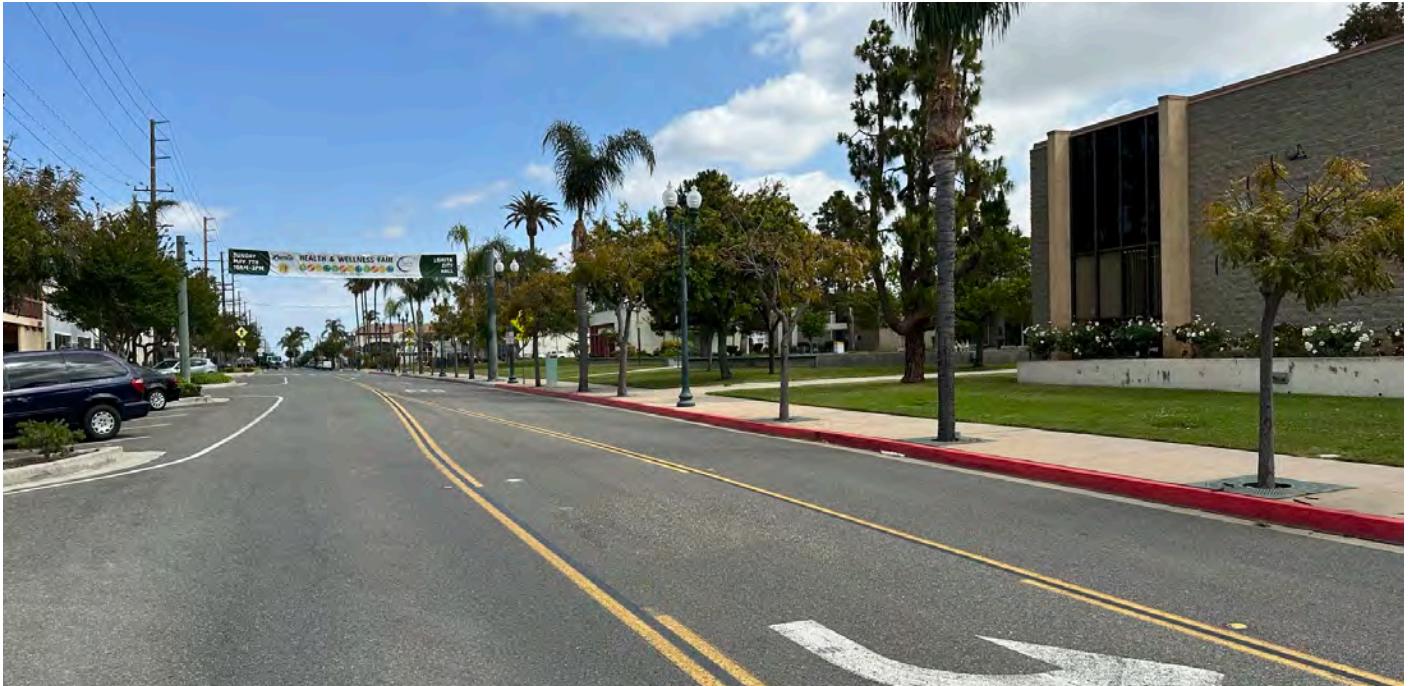
Figure 1: Trade Area	12
Figure 2: Existing Conditions	16
Figure 3: Floor Area Ratio Example	19
Figure 4: Alternative 1, Business as Usual	36
Figure 5: Alternative 2, Baseline	38
Figure 6: Alternative 3, Core and Perimeter	40
Figure 7: Alternative 4, Neighborhood Nodes	42



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OVERVIEW



The purpose of the Land Use Alternatives Report is to provide the City with a tool to consider and evaluate potential land use and development pattern changes throughout Lomita that may be desirable over the next 20 years.

The City of Lomita initiated its General Plan Update process in May 2023. The General Plan provides policy guidance on land use, housing, transportation, infrastructure, community design, conservation, and other development-related topics. State law requires every city and county in California to prepare and maintain a General Plan.

As part of the General Plan Update process, the City will evaluate the Land Use Plan (or “map”) and determine if the land uses and development patterns articulated through the Land Use Plan best reflect the community’s vision for the future of Lomita. The Land Use Plan is one of the General Plan’s primary mechanisms for shaping the city’s future development pattern. The map assigns a land use designation to each parcel within the city, which describes the range of uses allowed and the development intensity permitted on associated parcels.

The purpose of the Land Use Alternatives Report is to provide the City with a tool to consider and evaluate areas of the city where community members recommended – through the Visioning Workshops, online visioning survey, and General Plan Advisory Committee meetings – that changes to land uses and/or development patterns should be studied.



GENERAL PLAN UPDATE OVERVIEW

The Land Use Alternatives Report serves as one of the key deliverables that the City and the consultant team are preparing as part of the General Plan Update process. This Report considers existing conditions and is intended to present land use ideas that implement the Community Vision, described below.

Community Vision

The Community Vision includes a written description of the Vision Statement that is supported by the following eight core values which define the community character:

- Small-town Feel
- Safe and Affordable
- Diverse Community
- High-quality Residential Neighborhoods
- Vibrant Downtown and Corridors
- Independent Businesses
- Walkable City
- Forward-thinking

The Community Vision was drafted based on direct input received from Lomita residents and businesses at Visioning Workshops, through an online survey, at pop-up events, as well as input provided by the GPAC.

Proposed Vision

The Lomita Community Vision is a statement that describes the city in 2045.

Lomita is a unique and exceptional city where people of all ages can live, work, and enjoy their lives in a friendly and diverse community. The city's small-town atmosphere is reminiscent of its rustic past and is characterized by well-established residential neighborhoods, thriving independent businesses, and a charming and vibrant downtown.

While the city's distinct sense of place is rooted in its history, Lomita is focused on its future by carefully planning for the needs of current and new residents, growing business industries, and emerging technologies. Residents of our attractive, safe, affordable, and quiet neighborhoods enjoy a diverse range of active and passive recreational opportunities throughout the city. The city's main transportation corridors such as Pacific Coast Highway, Lomita Boulevard, and Narbonne Avenue are activated with a range of housing choices that support commercial activity within Lomita and promote walkability to everyday uses. Downtown Lomita and the main corridors feature desirable shopping and dining options and engaging and memorable public spaces.

Lomita provides safe and efficient ways to get around the community in a vehicle, walking, biking, and other alternative transportation modes. Moreover, the city's enviable regional location and links to major transportation systems allow our residents to easily access many of southern California's employment centers and most beautiful natural resources and destinations.

We also recognize that meaningful partnerships with local and regional stakeholders - including businesses, Los Angeles Unified School District, utility providers, neighboring jurisdictions, and public and nonprofit agencies - can help us achieve our vision. We are committed to fostering a positive atmosphere of civic collaboration so that Lomita remains a desirable place to live, work, and recreate.



Existing Conditions Report (In Progress)

The Existing Conditions Report (ECR) for Lomita is an extensive analysis of existing City documents, utilizing available state and federal databases/maps, and reviewing local, state, and federal laws to establish a comprehensive baseline of the current state of the city. The ECR covers a wide array of topics including land use and development patterns, socio-economic landscape, mobility trends, utilities and community services, hazards and safety, natural resources conservation, community health and wellness, and environmental justice. This Report will support the General Plan Policy Document by containing most of the narrative that provides the context for the City's goals, policies, and actions – thereby allowing the Policy Document to be a streamlined document inclusive of clear policy guidance.

General Plan Policy Document (Upcoming)

The General Plan Policy Document will contain the goals, policies, and actions (strategies) related to various elements of the General Plan. The General Plan must address at least seven elements. These state-mandated elements include land use, circulation, housing, open space, conservation, noise, and safety. The City may also address other topics of community interest in the General Plan, such as economic development, community design, environmental justice, community health and wellness, utilities, and/or community services.

Through careful analysis and community engagement, the General Plan Update sets out the goals, policies, and strategies in each of these areas and serves as a blueprint for how the City will make key planning decisions over the next 20 years. It also identifies how the City will interact with the County of Los Angeles, adjacent and nearby cities, and other local, regional, state, and federal agencies on shared development-related decisions and actions.

Environmental Impact Report (Upcoming)

The General Plan Update process will require an Environmental Impact Report (EIR) that will respond to the requirements of the California Environmental Quality Act (CEQA). The preparation of an EIR will address all potential environmental impacts associated with the proposed General Plan Update and focused updates to the Zoning Code, including the rezoning program required by Program 14 of the City's adopted and certified Housing Element (see the following section, *Planning Context*, for more information on the City's Housing Element). The Planning Commission and City Council will use the EIR during the General Plan Update process to understand the potential environmental effects associated with implementing the General Plan. The Program-level EIR will serve as a "tiering document" to facilitate streamlined environmental review of all subsequent development, planning, and infrastructure projects undertaken in the city, which are consistent with the General Plan, including future updates to the Zoning Code. The EIR will be prepared concurrently with the Policy Document to facilitate the development of a General Plan that is largely self-mitigating. In other words, as environmental impacts associated with the General Plan are identified, goals, policies, and action programs may be incorporated into the Policy Document to reduce or avoid potential environmental impacts.



LAND USE ALTERNATIVES

To assist with consideration of possible change scenarios within Lomita, four overarching citywide Land Use Alternatives have been prepared (selected from a range of approximately eight initial internal ideas). These include:

- Alternative 1: Business as Usual
- Alternative 2: Baseline
- Alternative 3: Core and Perimeter
- Alternative 4: Neighborhood Nodes

The various Land Use Alternatives are intended to serve as a starting point for discussion of different scenarios for Lomita and to provide context for citywide discussion regarding potential land use changes throughout Lomita. Alternative 1, Business as Usual, reflects the land use direction provided by the currently adopted General Plan for Lomita. In other words, Alternative 1 illustrates where the city is headed should no changes be made to the Land Use Plan (including failure to implement Program 14 of the City’s Adopted Housing Element). Alternative 2 (Baseline), Alternative 3 (Core and Perimeter), and Alternative 4 (Neighborhood Nodes) all explore how the City can strategically plan for its future by accommodating new residential and nonresidential development in key locations throughout the community in different ways that reflect the community’s vision for the future of Lomita. **While the emphasis of each Alternative is different, all Alternatives accommodate both residential and nonresidential growth to varying degrees.** These Alternatives are explored in detail in the Land Use Alternatives section of this Report; a brief snapshot of the land use statistics associated with the potential buildout of each of the four Alternatives is shown here in Table 1.

Table 1: Snapshot of Land Use Alternatives

	Existing Development ^{1, 2, 3}	Alternative 1: Business as Usual	Alternative 2: Baseline	Alternative 3: Corridors	Alternative 4: Nodes
Units ⁴	8,274	8,945	9,485	10,422	11,279
Population ⁴	21,843	23,616	25,040	27,513	29,777
Nonresidential SF	2,528,297	2,635,158	2,733,131	2,881,533	2,931,334
Jobs	3,036	3,217	3,415	3,601	3,663

(1) Existing population is based on the U.S. Census; American Community Survey 2021.

(2) Existing nonresidential square footage is based on information provided by the Los Angeles County Assessor’s Office, 2023. This figure has been crosschecked with available commercial real estate transaction data from CoStar which confirms the above estimate.

(3) Existing jobs estimates are based on 2020 Longitudinal Housing Employment Data prepared by the U.S. Census Bureau (note that 2020 represents the most recent Land data set for this source of employment information).

(4) See Appendix A for detailed assumptions by land use type, including densities, intensities, and average persons per household.



PREFERRED LAND USE PLAN

The Planning Commission and the City Council will review the information contained in this Land Use Alternatives Report and provide their feedback on which Alternative, components of the Alternatives, or other development pattern for the city they believe best represents the community's long-term vision.

This feedback will be assembled and consolidated into a citywide map called the "Preferred Land Use Plan." It is appropriate (and anticipated) that the Preferred Land Use Plan may include components of each Alternative or other development patterns as determined by the City Council, and be a variation of the presented Land Use Alternatives.

Preparation of the Preferred Land Use Plan does not reflect final policy direction or adoption of a new Land Use Plan. Rather, the Preferred Land Use Plan serves as a starting point for the project's environmental analysis. The Preferred Land Use Plan will be comprehensively analyzed in an Environmental Impact Report (EIR) which will evaluate and document all potential environmental impacts, identify ways to mitigate those impacts, and disclose any significant impacts associated with implementation of the Preferred Land Use Plan that cannot be fully mitigated. The EIR includes preparation of detailed technical studies including a traffic impact analysis, infrastructure report, noise analysis, and air quality/greenhouse gas emissions analysis. Additionally, a fiscal impact analysis of the Preferred Land Use Plan will also be prepared for consideration alongside the Policy Document and EIR.

The Planning Commission and City Council will review the Proposed General Plan Policy Document and the Environmental Impact Report (which will be based on the Preferred Land Use Plan, as described above) at a series of public hearings, which will include time for public comment. These hearings will be noticed in accordance with all public hearing requirements, and ample time will be devoted to considering the project for adoption.

As part of the public hearing process, the City Council can make changes to the General Plan Policy Document, including the Preferred Land Use Plan, prior to its approval. Should the Council request significant changes to the Preferred Land Use Plan, it is possible additional technical or environmental analysis will be necessary to ensure that all potential land use changes are adequately analyzed and considered.

The City of Lomita's official Land Use Plan will only be updated upon City Council adoption of the General Plan Policy Document and certification of the Environmental Impact Report. Until such time, the City's current Land Use Plan remains fully applicable.

LAND USE ALTERNATIVES REPORT PURPOSE

The Land Use Alternatives Report evaluates each citywide Alternative based on the following indicators:

- Land Use Totals (Housing, Population, Nonresidential Development, and Jobs)
- Circulation
- Fiscal Impacts
- Infrastructure

The Report purposely omits recommendations regarding how the City should proceed with modifications to the Land Use Plan. Instead, it provides the necessary information to facilitate the community's discussion on important land use issues, culminating with possible changes to the map.

The Report will be used by the Planning Commission and City Council to craft the Preferred Land Use Plan. The City anticipates that the Land Use Alternatives Report will stimulate discussion and lead to confirmation and selection of courses of action to be reflected on the Preferred Land Use Plan and in the General Plan Policy Document.



LAND USE ALTERNATIVES OUTREACH PROCESS

The areas of change identified and analyzed in the Land Use Alternatives Report and resulting Land Use Alternatives were developed through an extensive outreach process that included public input received at community workshops, GPAC meetings, insight from City departments and agencies affiliated with the City (e.g., LA County Sheriff's Department and LA County Building and Safety), and the results of an online survey. Key phases of the outreach approach are described below and are further documented in the Visioning Outreach Summary Report available online on the Lomita Looking Up | General Plan Update website (lomita.generalplan.org).

Community Visioning Workshop Series

The City hosted three General Plan Update Visioning Workshops from June through July 2023. Each in-person Workshop focused on addressing a specific planning topic. Each Workshop included a brief overview of the General Plan Update process, including the importance of a General Plan Update and background information on the specific General Plan topic, and a series of facilitated activities to solicit input on key topics or ideas. The topics explored in each Workshop along with summaries of what the City heard from the community are provided in the Visioning Outreach Summary Report prepared for the General Plan Update, which can be found on the Lomita Looking Up | General Plan Update website (lomita.generalplan.org). The intent of the Visioning Outreach Summary Report was to present the information received from both the online survey activity and in-person Workshop series without making assumptions or recommendations.

The first Visioning Workshop was held on Tuesday, June 27th, 2023. This workshop was focused on the future overall vision of the city and over 50 individuals attended. The second Visioning Workshop was held on Tuesday, July 11th, 2023. This workshop was focused on the future mobility vision and over 30 individuals attended. The third Visioning Workshop was held on Tuesday, July 25th, 2023. This workshop revolved around the land use design vision for the city and over 35 individuals attended.



General Plan Advisory Committee

Monthly GPAC meetings are structured around specific General Plan topics, with each meeting dedicated to a specific area of focus. The GPAC meetings provide a structured framework for in-depth discussions and analysis for community stakeholder participation. The General Plan topics discussed between June and September 2023 include the following: vision, economics and market trends, land use and design, and mobility.

The kickoff GPAC meeting was held on June 13, 2023, and the main topic was developing a vision for the city. GPAC members identified the key assets and challenges within the city. This activity intersected a variety of General Plan topics such as land use, mobility, housing, and community character. The GPAC members provided their own vision of what they would like to see their city become over the next 20 years.

The second GPAC meeting held on July 13, 2023 focused on the topic of economics and market trends. GPAC members were presented with information detailing the economic landscape of the city. This discussion focused on fostering long-term economic vibrancy within the community, where GPAC members discussed strategies to weave economic considerations seamlessly into the fabric of the General Plan objectives and policies.

On August 8, 2023, the GPAC convened to discuss a series of land use alternatives presented by the consultant team. This presentation included a comprehensive overview of the current land use designations, the Housing Element, and potential land use changes. Eight distinct land use alternatives were presented to the GPAC for their feedback. The insight from the GPAC

members helped shape the four land use alternatives in this Report.

The GPAC meeting on September 12, 2023 focused on mobility within the city. During this session, GPAC members discussed a variety of mobility related issues such as walkability and bike-friendly infrastructure. During this meeting the consultant team also received insight from the GPAC members on which specific streets are known for congestion. After providing the existing mobility landscape of the city, the GPAC members provided ideas of how to create a safer environment for all users and increase pedestrian friendliness. In addition, the GPAC provided input on how improvements to public transit could increase its popularity.

Technical Advisory Committee (TAC)

The City has convened a Technical Advisory Committee (TAC) to provide data, information, and feedback at key points during the General Plan Update process, and to ensure plan concepts can be achieved. The TAC is comprised of technical experts from City departments and partner agencies who implement policies addressed by the General Plan. The first TAC meeting was held on September 5, 2023 to specifically discuss land use ideas that should potentially be reflected as part of one or more Alternatives. City staff and representatives from the partnering agencies provided invaluable information on City operations, conditions of assets (e.g., roads and other infrastructure), and the feasibility of different ideas. Input received through this format was considered as part of the Land Use Alternatives development process.

WE HEARD THAT THE LOMITA COMMUNITY VALUES...

- **SMALL TOWN CHARACTER**
- **GOOD SCHOOLS**
- **A DIVERSE COMMUNITY**
- **COMMUNITY EVENTS SUCH AS FOUNDER'S DAY**
- **SAFE PLACE TO LIVE AND WORK**
- **WALKABLE NEIGHBORHOODS**
- **SUPPORT FOR SMALL BUSINESSES**
- **BEAUTIFUL HOMES AND NEIGHBORHOODS**
- **PROXIMITY TO THE BEACH AND ACCESSIBLE FREEWAYS**
- **POCKET PARKS**



2021-2029 HOUSING ELEMENT

The requirements of the recently adopted and State-certified 2021-2029 Lomita Housing Element are key to understanding the baseline (minimum) areas of change reflected in Alternative 2: Baseline (and also reflected on Alternative 3: Corridors and Alternative 4: Nodes, as well). The Housing Element contains a number of Housing Programs that the City is required to implement over an 8-year planning period. Directly related to the Land Use Alternatives assignment, Housing Element Program 14: Rezone Program, requires the City to rezone specific identified sites to (1) accommodate a shortfall for the lower-income Regional Housing Needs Allocation (RHNA), (2) accommodate the remaining moderate and above-moderate income RHNA need; and (3) create a buffer of capacity for the lower and moderate-income RHNA. Moreover, the City must adopt any Zoning Code Amendment to implement the Rezone Program by October 15, 2024, and the Zoning Code Amendment must be consistent with the General Plan. As is further elaborated on in Section 3 of this Report, the full implementation of Program 14 acts as a “lower threshold” for changes to the land use designations and the Land Use Plan, and implementation of the rezoning commitments made in the Housing Element is essentially reflected through Alternative 2: Baseline.

NEXT STEPS

Over time, the city’s population and the physical landscape in which its residents live, work, and play will change. To help ensure the City of Lomita General Plan remains a valuable and relevant resource, the Policy Document will require continuous monitoring and periodic revisions to address the changing sociodemographic conditions and evolving needs of the community. One important aspect of this General Plan Update process involves the revisiting and updating of the City of Lomita Land Use Plan. The City Council, Planning Commission, City staff, and the consultant team will use this Report to prepare and refine the Preferred Land Use Plan so that the City can move forward with preparing the Policy Document and EIR.



PLANNING CONTEXT



LOCAL AND REGIONAL TRENDS

Like many communities in Southern California, Lomita is in a period of transition as it faces the challenge of meeting new growth and repositioning itself in a dynamic, competitive regional market. A significant part of this challenge is in meeting the City's housing commitments (i.e., accommodating a higher density and range of housing choices) in an area that is almost entirely built-out, without losing Lomita's "small-town" feel. The City is poised to take advantage of this opportunity for more attainable infill development, including the reuse and repositioning of vacant and/or under-performing properties, to stimulate investment and attract new residents and businesses that drive economic growth. Like many maturing cities with limited developable land, new growth in Lomita will need to be accommodated primarily on smaller infill sites through reuse and/or intensification. Strong regional growth trends, combined with the city's desirable community attributes (as described further herein), suggest that if built (and if the City is interested in this outcome), these infill opportunities are likely to be well received in the market (i.e., there appears to be strong consumer demand for a variety of real estate product types).

Trade Area Comparisons

The General Plan Update process includes analysis of socioeconomic, market, and fiscal trends for Lomita compared to its regional neighbors – or Trade Area (Figure 1) – in order to better understand the key issues and challenges facing Lomita as it contemplates its future. The Trade Area represents the geographic region containing the market demand and supply activity most relevant to the city's economy. This Trade Area includes the cities of Palos Verdes Estates, Rancho Palos Verdes, Redondo Beach, Rolling Hills, Rolling Hills Estates, and Torrance. It is important to note that although Lomita also shares an eastern border with Harbor City, a community within the City of Los Angeles, this neighborhood is excluded from the Trade Area due to data limitations. All economic activity relevant to Lomita is not contained within the Trade Area; destinations for employment, specialty retail, and entertainment outside the boundaries also play a significant role in regional economics.



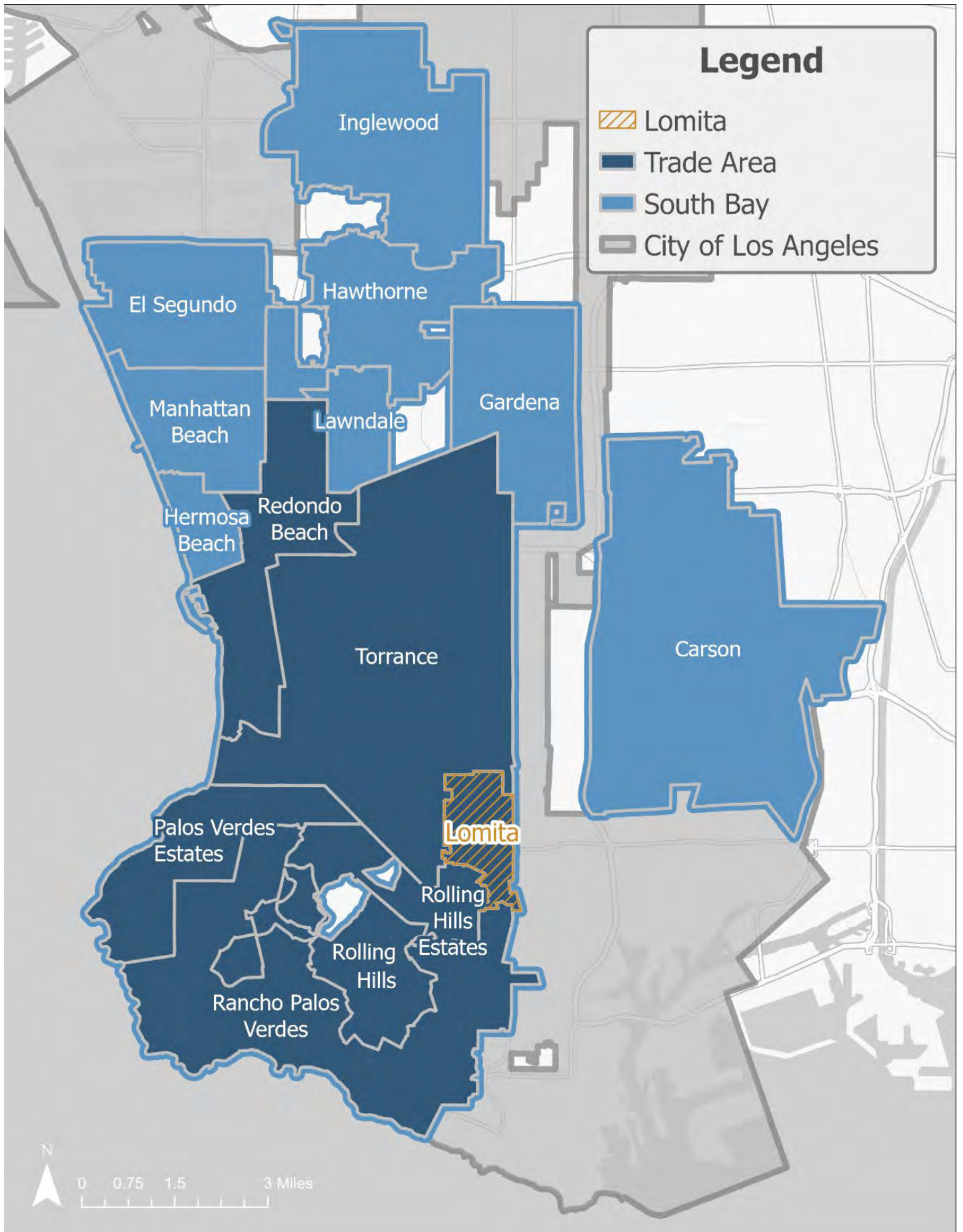


Figure 1: Trade Area

Growth and Demographics

Lomita, like the Trade Area and South Bay, is a slow-growing and aging community. The city's population has grown by just three percent since 2010, and regional projections suggest it may grow even more slowly over the next 20 years. The city also has relatively smaller household sizes, suggesting challenges in attracting and accommodating families in the community. These challenges include relatively smaller unit sizes and lower-performing schools relative to surrounding communities. While the city currently has the lowest median age as compared to the Trade Area and South Bay, its proportion of residents over the age of 55 years old has increased at a faster rate since 2010. If the city does not increase attainable housing opportunities and amenities to bring in younger families, it will likely face a further shrinking of its working-age population and the economic opportunities that come with it.

Wages

Employed Lomita residents earn less income than both the Trade Area and the Region on average for both Trade Area and Region, in part reflecting lower levels of educational attainment. Approximately 39 percent of Lomita residents have bachelor's or graduate/professional degrees, compared to nearly 60 percent in the Trade Area and 43 percent in the South Bay. These lower levels of education are reflected in the industries in which residents are employed, including healthcare, retail, education, and manufacturing, which have many occupations not requiring secondary degrees. As a result, the median wage for residents is approximately 15 percent lower than the median wage for South Bay residents and nearly 50 percent lower than Trade Area residents. Given the higher levels of education typically needed for higher-paying jobs, the City might consider pursuing strategies that enhance education and workforce development opportunities for residents, so as to improve the overall economic strength of the community.

Jobs

Although Lomita's economy grew by about 10 percent in the last decade, the city lost high-paying jobs while attracting more lower-paying jobs. The industries in Lomita that experienced the most substantial increase in total number of jobs since 2010 were healthcare/social assistance and accommodation/food services, both of which pay a median wage lower than the median across all industries. At the same time, the city lost jobs in the wholesale trade, retail, information, finance and insurance, real estate, professional services, public administration, and other services industries, most of which generally have higher paying jobs. While shrinking in the city, information, finance and insurance, and real estate jobs increased in the Trade Area and the South Bay Region, suggesting an opportunity both for job growth in the city as well as improved job prospects for residents with appropriate education and workforce development resources.

Residential Real Estate

While Lomita's for-sale housing values are low compared to the surrounding area, the rental market is strong, reflecting the city's proximity to regional transportation facilities and its growing appeal to households who cannot afford or are not seeking home ownership in the expensive South Bay market. Lomita's home values are the lowest among the study geographies – about 33 percent below the Trade Area and 28 percent below the South Bay in 2021. This trend is driven by high home values in the subregion's coastal cities and Lomita's smaller unit sizes compared to the Trade Area and South Bay. While the majority of Lomita's housing stock is single-family (61 percent), a large proportion is also renter-occupied (56 percent). Further challenging homeownership, according to feedback from City staff, there is significant activity involving individuals from outside of Lomita buying single-family homes in the city as investment rental properties. Meanwhile, the city's inventory of professionally managed, primarily multifamily rental units has grown by about 10 percent over the past decade, and has performed strongly compared to the South Bay overall. Lomita's appeal to renters can be attributed to its proximity to employment centers, amenities, and higher-end neighboring communities like the Palos Verdes Peninsula, but at a more affordable price. Given the city's built-out nature, future development of higher density projects (e.g., townhomes, apartments, condos) will be a critical element of growing the overall housing stock.



Retail Market

The city is experiencing “leakage” in nearly all retail categories, suggesting opportunities for targeted growth in retail categories that serve residents of both the city and surrounding communities. With slightly more than 1.1 million square feet of space (about six percent of the Trade Area retail space), retail is the largest nonresidential land use in Lomita. However, due to the predominance of larger retail centers located in neighboring cities, especially Torrance, the city is unable to capture much of the retail spending by Lomita residents or significant spending by residents of neighboring communities. While the addition of a new Target and Grocery Outlet will improve this dynamic, the city is unlikely to attract a major regional shopping center given the relatively competitive regional landscape. That said, trends in retail habits have included a move away from brick-and-mortar shopping in favor of e-commerce for many types of goods. This has created new opportunities for retail growth in more experiential environments with a mix of dining, entertainment, and local/small businesses, bolstered by special programming and a sense of place. The city’s strongest opportunities for creating this type of environment lie along Pacific Coast Highway and in the Downtown Lomita area, particularly in the format of mixed-use buildings in a walkable environment.

Opportunities for Growth

Other future opportunities for growth in nonresidential land uses in the city include office space (particularly medical office) and hotel properties. While “traditional” central business district-focused office development has struggled in the aftermath of the COVID-19 pandemic, there are certain industries that continue to seek out office space in smaller and more flexible formats. These include creative and loft space, typically favored by tech and start-up companies; and medical office space, particularly clustered around larger medical centers. These types of office developments have grown in the South Bay as a whole, and there may be an opportunity for Lomita to participate in these trends over the long-term. On the medical office side, the City can leverage its existing healthcare employers to attract other healthcare-oriented businesses and providers. In addition, development of a mixed-use downtown environment could include the types of space and amenities favored by users of creative office space.

The city’s existing hotel inventory is very modest, particularly compared to neighboring cities and to the region overall. However, its proximity to major transportation corridors, including Pacific Coast Highway, and to employment and tourism centers in the South Bay, could present an opportunity to grow this land use sector. This is likely to be a long-term strategy, given current challenges facing new hotel development, but the City can lay the groundwork through the General Plan Update process to capture future opportunities as they arise.



HOUSING SITE IDENTIFICATION

California General Plan Housing Element law requires local governments to adequately plan to meet existing and projected housing needs, including accommodating their fair share of the regional housing need. This share is known as the Regional Housing Needs Allocation (RHNA) and is based on a Regional Housing Need Allocation Plan (RHNA Plan) developed by each region's council of governments. The Southern California Association of Governments (SCAG) is the lead agency charged with developing the RHNA Plan for the area that includes Los Angeles County and the City of Lomita.

As part of the region's planning efforts during the 6th Cycle RHNA, which covers the planning period October 2021 through October 2029, SCAG developed a RHNA methodology to allocate housing units for each jurisdiction consistent with projected household growth based on SCAG's Connect SoCal Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) Growth Forecast between 2020 and 2030. Based on this methodology, the City of Lomita was allocated a RHNA of 829 units for the 2021-2029 planning period. The City of Lomita is not required to ensure that actual development to accommodate the RHNA occurs; however, the City must facilitate housing production by ensuring that land has the appropriate General Plan and zoning designations to allow for development of the RHNA and that unnecessary development constraints have been removed. The City of Lomita adopted its 6th Cycle Housing Element Update in December 2021, which was subsequently revised and certified by the State in October 2022.

The City's 6th Cycle Housing Element includes Program 14, Rezone Program, which commits the City to rezoning multiple parcels to high density mixed-use designations in order to accommodate its RHNA. Consistent with State Housing Law, this rezone must occur no later than October 15, 2024. Specifically, the Rezone Program consists of the following components:

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.

Remaining Moderate and Above-Moderate Income 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.

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.

Development Standards: As described in Program 11 of the Housing Element, the City will pair the rezone with new objective development and design standards to allow multifamily development to be permitted without discretion (i.e., by-right). Through the rezone and the development of the paired standards, the City will perform site and design testing to ensure that the development and design standards (including maximum permitted heights) do not pose a constraint to achieving the maximum permitted densities for each respective site, including standards for those sites that fall under the MUO rezone. The City will also ensure that covered parking is not required in the updated standards for the MUO.

An update to the City's Land Use Plan is required to fulfill the commitments set forth in Program 14 (i.e., to accommodate the City's RHNA) and maintain consistency with the adopted Housing Element. The Land Use Alternatives proposed as part of the General Plan Update were designed with these objectives in mind, and would position the City to meet its rezoning deadline of October 15, 2024. Failure to complete the required land use amendments by October 15, 2024 may result in decertification of the City's Housing Element and other penalties and fines allowed by State Housing Law.



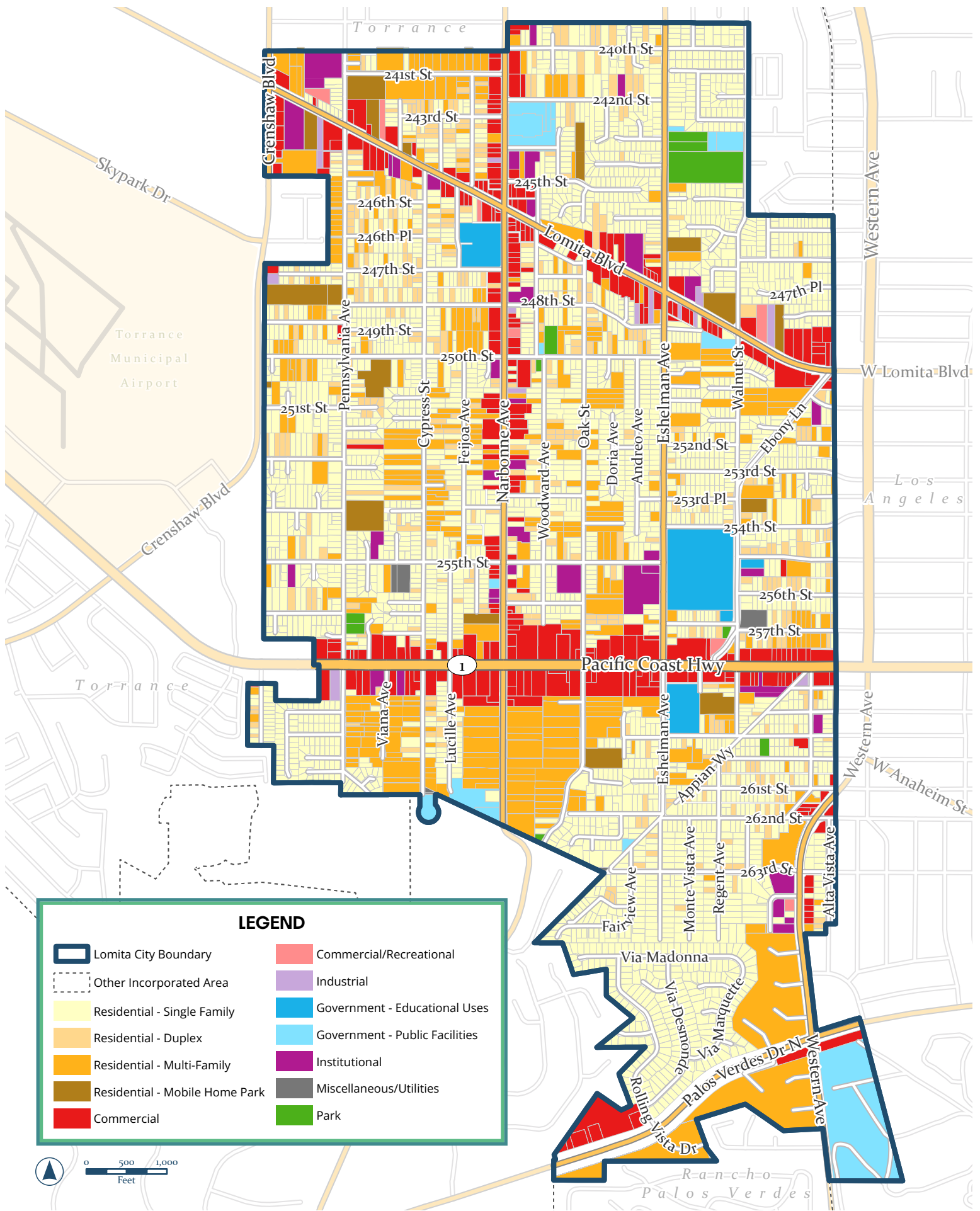


Figure 2: Existing Land Uses

EXISTING LAND USES

Lomita features well-established residential neighborhoods, local businesses, and a charming downtown which come together to create a special sense of place and family-friendly community that residents adore. The city's size gives it a "small-town" feel and, along with City-sponsored events and ample opportunities for social interaction, allows residents to create strong neighborhood connections, and facilitates a community culture that provides an outstanding quality of life.

Lomita is located at the base of the Palos Verdes Hills in the South Bay region of the Los Angeles metropolitan area. Regional access to the city is provided by Interstate 110 via Pacific Coast Highway, which provides access to Lomita and the greater Los Angeles region. Crenshaw Boulevard and Western Avenue are major arterials along the eastern and western borders of the city and provide access to Interstate 405, approximately four miles north of city limits.

When discussing land use, it is important to distinguish between existing land uses that reflect on-the-ground development and planned land uses. The Los Angeles County Assessor's office maintains a database of existing "on-the-ground" land uses on individual parcels, including the number of dwelling units and related improvements such as nonresidential building square footage. However, it should be noted that the Los Angeles County Assessor's data does not always accurately reflect existing on-the-ground conditions.

For the purposes of the City's General Plan Update, the Los Angeles County Assessor's data was used as a starting point for establishing baseline conditions and updated and modified, where possible, to reflect conditions more accurately. As reflected in the map on the opposite page, Lomita is primarily composed of low-density housing (e.g., single-family detached, duplex/double unit). Commercial uses are primarily located along the major corridors, such as Pacific Coast Highway, Lomita Boulevard, and Narbonne Avenue.

As noted, Lomita is almost entirely built-out, leaving little to no flexibility for development on vacant sites. Assessor's parcel data reveals that 54 total parcels in Lomita are vacant. However, 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 serve as rights-of-way; and others are parking lots, which do not meet the definition of a vacant site. Upon preparation of the General Plan Update Environmental Impact Report, all baseline conditions will be updated to accurately reflect on-the-ground development at the time environmental impacts are analyzed. Table 2 below represents the existing development totals for the City of Lomita.

Table 2: Existing Development Estimates

Units ¹	Population ¹	Nonresidential Square Footage (SF) ²	Jobs ³
8,274	21,843	2,528,297	3,036

(1) U.S. Census; American Community Survey 2021; Economic & Planning Systems.

(2) Los Angeles County Assessor's Office, 2023.

(3) Existing jobs estimates are based on 2020 Longitudinal Housing Employment Data prepared by the U.S. Census Bureau (note that 2020 represents the most recent data set for this source of employment information).



LAND USE DESIGNATIONS

The City of Lomita General Plan Land Use Plan designates land uses within the city. Residential land uses are described based on allowable density and nonresidential land uses are described based on allowable intensity. “Density” is described in terms of dwelling units per net acre of land (du/ac). Development “intensity” refers to the allowable floor area ratio (FAR) for nonresidential development. FAR represents the ratio of building square footage to lot size determined by dividing the total gross floor area of all buildings on a lot by the land area of that lot. Figure 3 provides an example of how the same FAR can look depending on the number of floors and building configuration.

Current and New Land Use Designations

The Land Use Alternatives are based on the land use designations in the current General Plan. However, seven new mixed-use land use designations (Mixed-Use – 40, Mixed-Use – 70, Mixed-Use – 90, Manufacturing-Commercial Mixed-Use – 40, Manufacturing-Commercial Mixed-Use – 70, Manufacturing-Commercial Mixed-Use – 90, and Retail Mixed-Use) have been proposed to support the community’s vision for future development (note that the City’s Current Mixed-Use Overlay is renamed to MU – 22 or MU – 30, depending on the Alternative, to reflect implementation of Program 14 of the Housing Element). New designations proposed to be applied to some or all of the alternatives are highlighted in yellow in Table 3. Example images for the new land uses presented at the end of this section. Some of these new uses only apply in limited ways to select Alternatives. If the Preferred Land Use Plan does not reflect one or more of the new land uses anywhere in the city, that new land use designation would not be included in the new General Plan. All land use designations are subject to further refinement based on the Preferred Land Use Plan’s objectives.

New Land Use Designation Example Illustrations

In the pages following the Land Use Designations (Table 3), the Report includes general representative pictures of project and building types that illustrate the vision for each of the new land use designations. These photos should be used for illustrative purposes only and are not intended to represent required architecture or specific development standards (which would be defined in the City’s Zoning Code, not the General Plan). Rather, these photos are intended to demonstrate how these new land use designations could support development of vibrant and dynamic activity centers in key locations throughout the community.



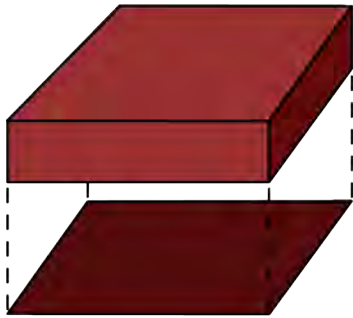
Figure 3: Floor Area Ratio Example

$$\text{Floor Area Ratio (FAR)} = \frac{\text{Gross Building Area (All Floors)}}{\text{Lot Area}}$$

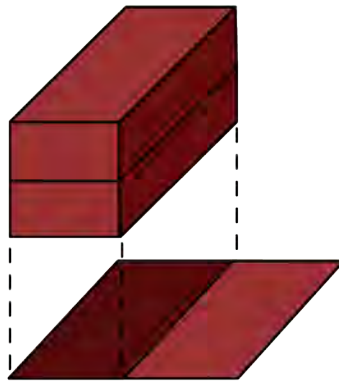
Note:

Variations may occur if upper floors are stepped back from ground level lot coverage

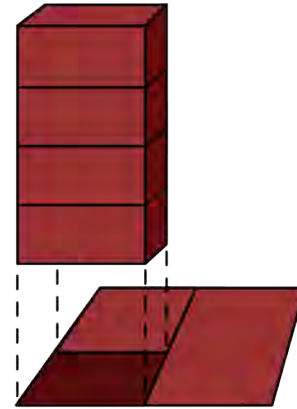
1.0 FAR



100% Lot Covered



50% Lot Covered



25% Lot Covered



Table 3: Land Use Designations

Name	Definition	Notes
Residential Designations		
Agricultural 0-10.89 du/ac	Provides for the development of residential uses of lower density and where the keeping of farm animals is generally permitted. Development densities of up to 10.89 units per net acre are permitted. Any new land division or subdivision must reflect the Low Density Residential intensity standards if the lot sizes for individual units are less than 10,000 square feet.	Streamlined definition. No change to density.
Low Density Residential 5.8-10.89 du/ac	Provides for the development of single-family residential land uses. The allowable development density is 5.8 to 10.89 units per net acre.	Streamlined definition. No change to density.
Medium Density Residential 10.9-19.8 du/ac	Provides for the development of a range of residential land uses, including single-family detached and attached, duplexes, multifamily dwellings, and mobile home communities. The allowable development density for this category is 10.9 to 19.8 units per net acre.	Updated definition. No change to density.
High Density Residential 19.8-43.6 du/ac	Provides for the development of a range of multifamily dwellings and mobile home communities. The allowable development density for this category is 19.8 to 43.6 units per net acre.	Streamlined definition. No change to density.
Nonresidential Designations		
Commercial 1:1 Maximum FAR	Provides for the development of retail, professional office, medical, service-oriented business activities, and hospitality facilities, many of which are roadway oriented and serve a community-wide area and population. The maximum intensity of development is a floor area ratio of 1:1.	Updated definition. No change to intensity.
Industrial/ Manufacturing 1:1 Maximum FAR	Provides for a range of medium and light industrial uses, such as manufacturing, warehousing, research and development, and other industrial uses that can be conducted indoors or behind effective screening. The maximum FAR for this designation is 1:1.	Updated definition. No change to intensity.
Publicly Owned Land	Provides for facilities built and maintained for public uses such as the Civic Center, Fire Station, County Offices, Library, Museum, and Navy Fuel Storage facility. The designation also applies to schools, churches, parks, and often public and quasi-public uses.	Updated definition. No change to intensity.
Mixed-Use Designations		
Neighborhood Mixed-Use 10.89 du/ac Maximum 0.50:1 Maximum FAR	Provides for the development of small retail-commercial uses such as general stores, cafes, and bakeries in existing residential neighborhoods to serve the needs of local residents. The NMU designation would permit the conversion of homes at certain locations to such uses. Residential development densities of up to 10.89 units per net acre are permitted. The maximum intensity of nonresidential development is a floor area ratio of 0.50:1. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component.	New designation.



Name	Definition	Notes
Mixed-Use – 22 22 du/ac Maximum 1 Maximum FAR	<p>Provides for the development of residential and nonresidential development on the same project site in lower-intensity mixed-use formats, either vertically (such as when residential uses are located over commercial uses) or horizontally (such as when the street frontage of a site is devoted to commercial uses with residential uses behind). This designation is intended to support lower-scale development in the City’s historic center, with a focus on maintaining smaller-scale development.</p> <p>Residential development densities of up to 22 units per net acre are permitted. The maximum intensity of nonresidential development is a floor area ratio of 1:1. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component. Single-use projects are allowed; stand-alone residential projects should be in proximity to nonresidential development.</p>	Renamed and updated designation description (formerly “Mixed-Use Overlay”).
Mixed-Use – 30 20-30 du/ac 1:1 Maximum FAR	<p>Provides for the development of residential and nonresidential development on the same project site in mixed-use formats, either vertically (such as when residential uses are located over commercial uses) or horizontally (such as when the street frontage of a site is devoted to commercial uses with residential uses behind). This designation is intended to support lower-scale development in the city’s historic center, with a focus on maintaining smaller-scale development.</p> <p>Residential development densities of 20 to 30 units per net acre are permitted. The maximum intensity of nonresidential development is a floor area ratio of 1:1. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component. Single-use projects are allowed; stand-alone residential projects should be in proximity to nonresidential development.</p>	New designation.
Mixed-Use – 40 20-40 du/ac 1:1 Maximum FAR	<p>Provides for the development of residential and nonresidential development on the same project site in mixed-use formats, either vertically (such as when residential uses are located over commercial uses) or horizontally (such as when the street frontage of a site is devoted to commercial uses with residential uses behind).</p> <p>Residential development densities of 20 to 40 units per net acre are permitted. The maximum intensity of nonresidential development is a floor area ratio of 1:1. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component. Single-use projects are allowed; stand-alone residential projects should be in proximity to nonresidential development.</p>	New designation.
Mixed-Use – 70 20-70 du/ac 1:1 Maximum FAR	<p>Provides for the development of residential and nonresidential development on the same project site in mixed-use formats, either vertically (such as when residential uses are located over commercial uses) or horizontally (such as when the street frontage of a site is devoted to commercial uses with residential uses behind).</p> <p>Residential development densities of 20 to 70 units per net acre are permitted. The maximum intensity of nonresidential development is a floor area ratio of 1:1. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component. Single-use projects are allowed; stand-alone residential projects should be in proximity to nonresidential development.</p>	New designation.



Name	Definition	Notes
Mixed-Use – 90 20-90 du/ac 1:1 Maximum FAR	Provides for the development of residential and nonresidential development on the same project site in mixed-use formats, either vertically (such as when residential uses are located over commercial uses) or horizontally (such as when the street frontage of a site is devoted to commercial uses with residential uses behind). Residential development densities of 20 to 90 units per net acre are permitted. The maximum intensity of nonresidential development is a floor area ratio of 1:1. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component. Single-use projects are allowed; stand-alone residential projects should be in proximity to nonresidential development.	New designation.
Manufacturing-Commercial Mixed-Use – 40 20-40 du/ac 1:1 Maximum FAR	Provides for the development of stand-alone industrial/manufacturing, residential, and supportive uses in primarily “horizontal” formats. This designation allows for a gradual transformation of uses over time while allowing for the historic industrial/manufacturing development pattern to remain as an allowable and envisioned use within the designated area. Residential development densities of 20 to 40 units per net acre are permitted. The maximum intensity of nonresidential development is a floor area ratio of 1:1. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component. Single-use projects are allowed.	New designation.
Manufacturing-Commercial Mixed-Use – 70 20-70 du/ac 1:1 Maximum FAR	Provides for the development of stand-alone industrial/manufacturing, residential, and supportive uses in primarily “horizontal” formats. This designation allows for a gradual transformation of uses over time while allowing for the historic industrial/manufacturing development pattern to remain as an allowable and envisioned use within the designated area. Residential development densities of 20 to 70 units per net acre are permitted. The maximum intensity of nonresidential development is a floor area ratio of 1:1. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component. Single-use projects are allowed.	New designation.
Manufacturing-Commercial Mixed-Use – 90 20-90 du/ac 1:1 Maximum FAR	Provides for the development of stand-alone industrial/manufacturing, residential, and supportive uses in primarily “horizontal” formats. This designation allows for a gradual transformation of uses over time while allowing for the historic industrial/manufacturing development pattern to remain as an allowable and envisioned use within the designated area. Residential development densities of 20 to 90 units per net acre are permitted. The maximum intensity of nonresidential development is a floor area ratio of 1:1. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component. Single-use projects are allowed.	New designation.



Neighborhood Mixed-Use



Mixed-Use 22/Mixed-Use 30



Mixed-Use 40



Mixed-Use 70



Mixed-Use 90



Manufacturing/Commercial Mixed-Use 40



Manufacturing/Commercial Mixed-Use 70



Manufacturing/Commercial Mixed-Use 90



LAND USE ALTERNATIVES



INTRODUCTION TO ALTERNATIVES

This section presents the four Land Use Alternatives along with a comparative analysis addressing projected growth, generation of new vehicular trips, fiscal impacts, and infrastructure improvements. The information presented in this analysis is intended to foster informed discussions and decision-making considering what to reflect in the Preferred Land Use Plan.

Each Alternative is intended to present a different approach to planning the future of Lomita. The Land Use Alternatives are presented so that potential impacts can be considered citywide. This provides a comparative level of analysis of impacts and the Alternatives should be considered alongside the growth projections identified for the city, by Alternative, as described in the prior section.

Each Land Use Alternative intends to meet the following objectives formulated through public input:

1. Preserve, protect, and enhance the city's existing residential neighborhoods
2. Celebrate and enhance Downtown Lomita
3. Expand the range of housing choices to allow more people to live and work in Lomita
4. Encourage new desirable uses in Lomita and expand the local economy
5. Promote walkability to everyday uses
6. Create pedestrian-scaled environments
7. Target housing growth to support commercial activity
8. Reinforce corridors with memorable places
9. Create a fiscally-sustainable land use plan with balanced residential and nonresidential development





LAND USE, HOUSING, AND JOBS

One of the General Plan's primary objectives is to establish the reasonable long-term buildout potential for housing units, population, nonresidential building square footage, and employment that could be generated by the Land Use Plan. Buildout capacity is calculated by three factors: 1) the density and intensity (floor area ratio) allowed per acre; 2) the number of acres of land that can be developed as a particular land use; and 3) the increases in units, population, square footage, and employment associated with new development at buildout.

As previously discussed, this Report does not advocate for one Alternative over another. Rather, the intent of presenting four Alternatives is to better illustrate comprehensive implications associated with accommodating housing and job growth at different densities and intensities in various locations throughout the City.

In order to understand the comparison, Table 4 identifies the distribution of acreage by land use designation for each Alternative.



Table 4: Acreage by Land Use Designation

Land Use Designation ¹	Alternative 1: Business as Usual (BAU)	Alternative 2: Baseline		Alternative 3: Core and Perimeter		Alternative 4: Neighborhood Nodes	
		Total	Change from BAU ²	Total	Change from BAU ²	Total	Change from BAU ²
Residential Development Use							
Agricultural	90	90	0%	90	0%	89	-1%
Low Density	506	506	0%	504	0%	487	-4%
Medium Density	66	66	0%	63	-5%	63	-5%
High Density	50	47	-6%	14	-72%	14	-72%
Nonresidential Development Use							
Commercial	106	85	-20%	3	-97%	3	-97%
Neighborhood Mixed-Use	-	-	-	-	-	18	100%
Mixed-Use - 22	55	-	-100%	-	-100%	-	-100%
Mixed-Use - 30	-	15	100%	13	100%	13	100%
Mixed-Use - 40	-	63	100%	144	100%	94	100%
Mixed-Use - 70	-	-	-	41	100%	50	100%
Mixed-Use - 90	-	-	-	-	-	41	100%
MCMU - 40	-	15	100%	8	100%	-	100%
MCMU - 70	-	-	-	7	100%	8	100%
MCMU - 90	-	-	-	-	-	7	100%
Industrial/Manufacturing	14	-	-100%	-	-100%	-	-100%
Limited Development Uses							
Publicly Owned Land	93	93	0%	93	0%	93	0%
Right-of-Way	243	243	0%	243	0%	243	0%
TOTAL	1,223	1,223	-	1,223	-	1,223	-

(1) Numbers may not add due to rounding

(2) For new land use designations where existing acreage is zero, Change from BAU is reflected as a 100% increase.



Potential Buildout

Table 5 compares the projected amount of housing and nonresidential development in the city in 2045 under each Alternative, with existing development (2023) included for reference. Using Alternative 1: Business as Usual (BAU) as a comparison, the Table also includes relative growth over BAU to assist with understanding land use, housing, and job implications associated with potential land use changes. The potential buildout numbers are based on assumed density and intensity levels for each land use type. The assumptions for densities and intensities by designation are presented in Appendix A for reference.

The potential buildout summary is not a goal; it simply represents the reasonable development potential that could occur within the community over the coming decades. It is used to help determine things such as roadway improvements, number of parks needed, potential environmental impacts, utility capacities, and mitigation (if any) required to offset impacts that could occur with implementation of the General Plan. The development potential of each individual parcel is influenced not only by the land use designation, but by market conditions, physical site characteristics, environmental constraints, infrastructure requirements, and detailed standards in the Zoning Code. Therefore, we do not assume that all parcels will be redeveloped and we do not assume that parcels will develop to their maximum potential (end of the density or intensity range) because there is inherently some variation in development types within any given land use. The information contained in Table 5 below are estimates and further refinement of potential buildout will be prepared for the Preferred Land Use Plan.

Table 5: Summary of Potential Buildout Under Land Use Alternatives Percentage Comparison

	Existing Development 1, 2, 3	Alternative 1: Business as Usual (BAU)	Alternative 2: Baseline			Alternative 3: Core and Perimeter			Alternative 4: Neighborhood Nodes		
			Total	Change from BAU	% Change from BAU	Total	Change from BAU	% Change from BAU	Total	Change from BAU	% Change from BAU
Units	8,274	8,945	9,485	540	6%	10,422	1,477	17%	11,279	2,334	26%
Single-Family	4,777	5,261	5,252	(9)	0%	5,371	110	2%	5,268	7	0%
Multifamily	3,497	3,685	4,233	548	15%	5,050	1,365	37%	6,011	2,326	63%
Population	21,843	23,616	25,040	1,424	6%	27,513	3,897	17%	29,777	6,161	26%
Single-Family	12,611	13,888	13,867	(21)	0%	14,181	293	2%	13,907	19	0%
Multifamily	9,232	9,727	11,174	1,447	15%	13,333	3,606	37%	15,869	6,142	63%
Nonresidential Square Feet	2,527,297	2,635,158	2,733,131	97,973	4%	2,875,327	240,169	9%	2,931,334	296,176	11%
Jobs	3,036	3,217	3,415	198	6%	3,593	376	12%	3,633	416	13%

(1) Existing population is based on the U.S. Census; American Community Survey 2021.

(2) Existing nonresidential square footage is based on information provided by the Los Angeles County Assessor's Office, 2023. This figure has been crosschecked with available commercial real estate transaction data from CoStar which confirms the above estimate.

(3) Existing jobs estimates are based on 2020 Longitudinal Housing Employment Data prepared by the U.S. Census Bureau (note that 2020 represents the most recent data set for this source of employment information).



Residential Development

Each of the Alternatives acknowledges that the City of Lomita will grow over time and plans to accommodate varying degrees of growth over the next twenty years, primarily in mixed-use formats where new homes can be developed close to goods, services, and transportation facilities. The majority of new homes are anticipated to be multifamily development at densities generally between 30 du/ac and 90 du/ac. Homes at these densities and in these locations are more likely to be financially attainable for people like teachers, public safety officers, service workers, empty-nesters looking to downsize their homes, students of nearby colleges and universities, and employees of some of Lomita’s most important businesses.

Table 6 presents the estimated number of new housing units by land use type for each Alternative and the percentage they represent of the total for each Alternative. These estimates are based on the buildout assumptions customized for each land use designation as described in Appendix A.

Table 6: Residential Potential by Land Use Type

	Alternative 1: Business as Usual (BAU)		Alternative 2: Baseline		Alternative 3: Core and Perimeter		Alternative 4: Neighborhood Nodes	
	Total Units	Percent of Total	Total Units	Percent of Total	Total Units	Percent of Total	Total Units	Percent of Total
Residential Designations	8,337	93%	8,224	87%	6,773	65%	6,612	59%
Agricultural	785	9%	785	8%	782	8%	776	7%
Low Density	4,410	49%	4,407	46%	4,392	42%	4,248	38%
Medium Density	1,181	13%	1,181	12%	1,127	11%	1,116	10%
High Density	1,961	22%	1,851	20%	472	5%	472	4%
Mixed-Use Designations ¹	608	7%	1,261	13%	3,649	35%	4,667	41%
Neighborhood Mixed-Use	-	0%	-	0%	-	0%	155	1%
Mixed-Use - 22	608	7%	-	0%	-	0%	-	0%
Mixed-Use - 30	-	0%	167	2%	141	1%	141	1%
Mixed-Use - 40	-	0%	887	9%	2,026	19%	1,328	12%
Mixed-Use - 70	-	0%	-	0%	1,197	11%	1,196	11%
Mixed-Use - 90	-	0%	-	0%	-	0%	1,441	13%
MCMU - 40	-	0%	207	2%	105	1%	-	0%
MCMU - 70	-	0%	-	0%	180	2%	181	2%
MCMU - 90	-	0%	-	0%	-	0%	225	2%
Total	8,945	-	9,485	-	10,422	-	11,279	-

(1) Areas designated as Mixed-Use which allow for residential development may be developed with stand-alone residential uses, stand-alone nonresidential uses, or a combination of uses located in the same building (i.e., vertical mixed-use). For the purposes of this analysis, residential development at the assumed densities as defined in Appendix A have been applied consistently across all Mixed-Use acreage thereby representing the upper boundaries of the existing residential development. In all likelihood, not all parcels within a Mixed-Use land use designation will develop with residential uses.



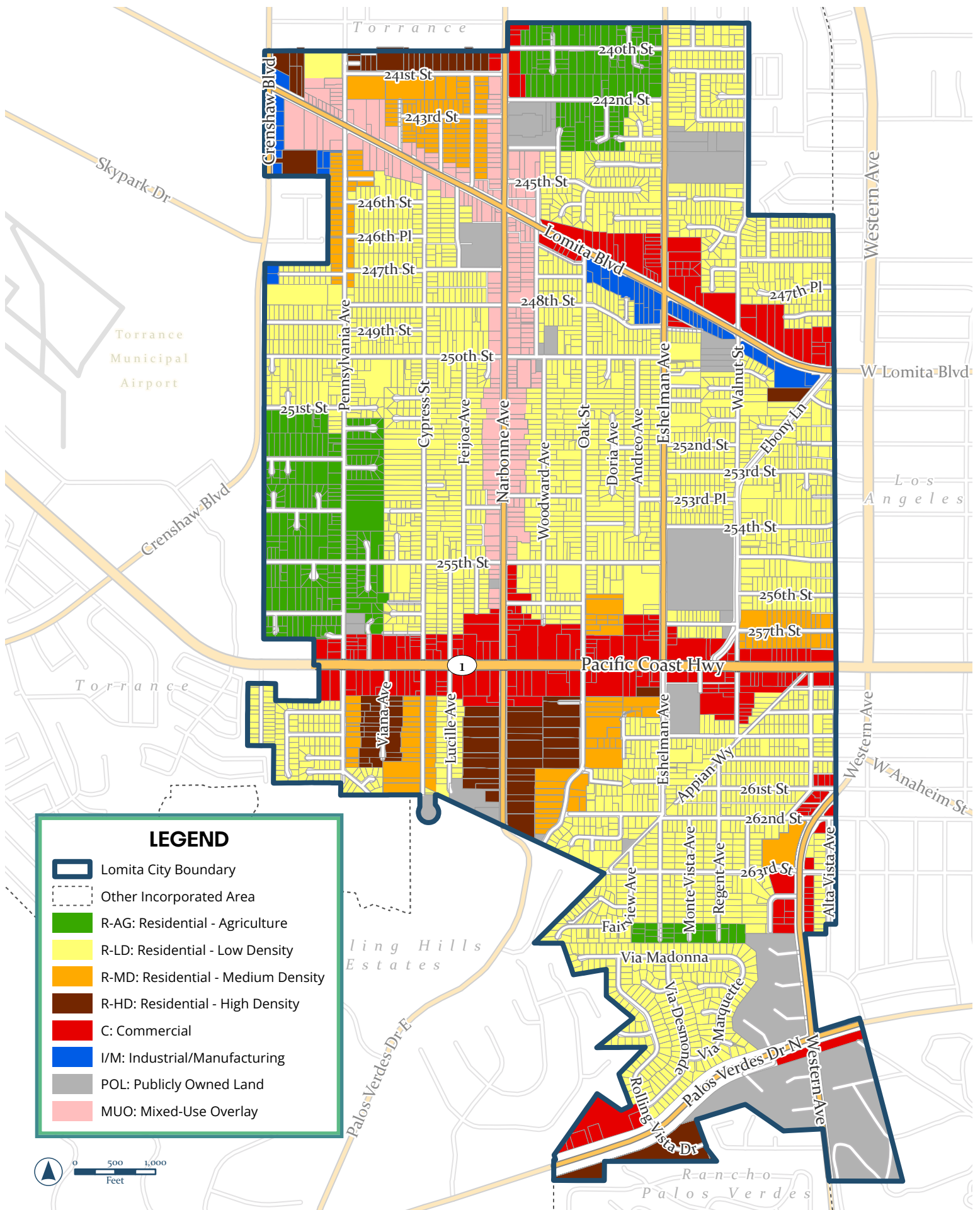


Figure 4: Alternative 1, Business as Usual

ALTERNATIVE 1: BUSINESS AS USUAL

Alternative 1, Business as Usual (BAU), describes the existing land use setting for the City of Lomita which was conceived in the current General Plan to enhance livability, local employment, and fiscal stability by promoting housing and economic activity. The land uses are presently laid out in a traditional grid with commercial and light industrial activity along major thoroughfares running north/south and east/west, and with residential uses, primarily low and medium density housing, dominating the landscape. Lomita is nestled into the base of the Palos Verdes Peninsula and is largely defined by its dense urban environment, predominantly residential development pattern, and smaller town atmosphere.

Lomita was incorporated as a city in 1964 to halt any further annexation by neighboring jurisdictions and to promote a small-scale, low-rise development pattern thought to be more suitable for families. Although density and intensity have increased since incorporation, Lomita's residential development pattern remains one of low density with 51% of housing units in 2019 being one-unit detached dwellings. Furthermore, the 2021-2029 Housing Element notes that from 2010 to 2019, Lomita experienced significant growth in one-unit detached units (approximately a 7% increase) and in five or more units (approximately an 8% increase). This may indicate that there is a desirability in the market to develop both single-family and higher density multifamily uses. However, 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 under the Business as Usual Alternative for multifamily development.

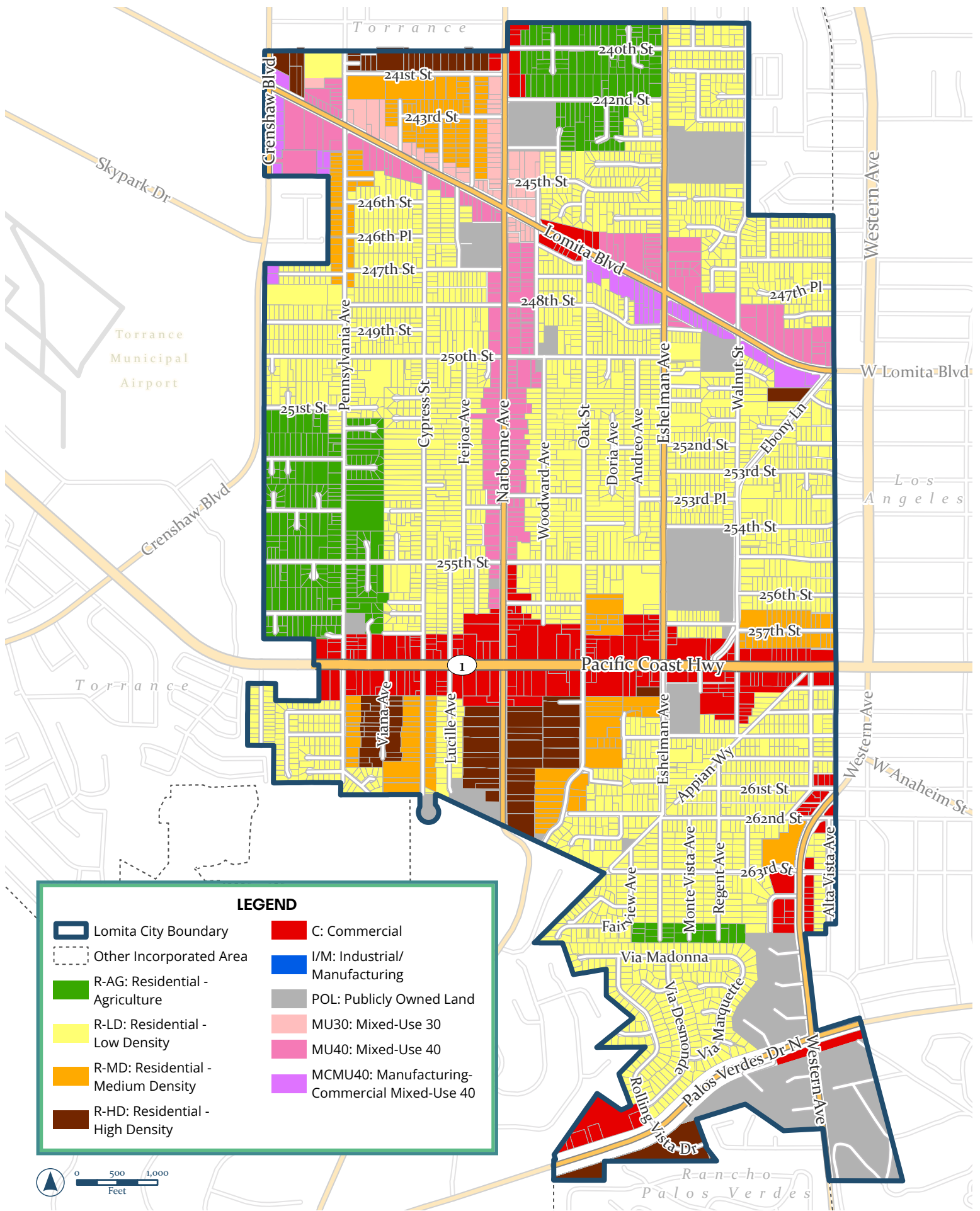
Commercial uses and employment clusters are concentrated along Pacific Coast Highway (PCH), Lomita Boulevard, and Narbonne Avenue, and to a lesser extent on Western Avenue, Palos Verdes Drive North, and Crenshaw Boulevard. Generally, the city's commercial and employment activity are separated from residential land uses and concentrated along the major arterial roads. The major arterial roads also carry high volumes of regional traffic and act as significant corridors for the South Bay area (e.g., PCH). Although the separated land uses may have been envisioned to

create a community defined by a balanced residential environment with sufficient amenities, including shopping and entertainment, the success of this approach is questionable given the economic "leakage" Lomita is experiencing in the retail industry categories, meaning the City is not capturing much of the retail spending by Lomita residents or any significant spending by residents of neighboring communities under current conditions.

This Business as Usual approach provides the City with a choice on whether any land use change should occur within Lomita, or if the City would like to continue down its current path. Based on the assumptions for this Alternative, there continues to be some limited development potential when comparing BAU against existing development/conditions. However, this potential growth is limited and if the City continues with BAU, sporadic new development (residential or nonresidential) would be anticipated.

If the Business as Usual approach is selected, the City will fall out of compliance with its recently adopted 2021-2029 Housing Element and can expect future General Plan Amendments (GPAs) in order to accommodate growth projections in the adopted Housing Element and for future growth to ensure compliance with Housing Element Law. Every eight years, the State of California quantifies the need for housing within each local jurisdiction through the Regional Housing Needs Assessment (RHNA) process, and a number of housing units are allocated to each jurisdiction. While the City of Lomita does not build affordable housing, it is obligated to appropriately designate land in the General Plan to accommodate the housing unit allocation. The City will experience three Housing Element cycles by the 2045 horizon year of this General Plan and will be required to have suitable General Plan land use designations in place to accommodate its "fair share" of housing growth.





LEGEND

Lomita City Boundary	C: Commercial
Other Incorporated Area	I/M: Industrial/ Manufacturing
R-AG: Residential - Agriculture	POL: Publicly Owned Land
R-LD: Residential - Low Density	MU30: Mixed-Use 30
R-MD: Residential - Medium Density	MU40: Mixed-Use 40
R-HD: Residential - High Density	MCMU40: Manufacturing-Commercial Mixed-Use 40

Figure 5: Alternative 2, Baseline

ALTERNATIVE 2: BASELINE

Alternative 2, Baseline, envisions an expansion of the housing choices in Lomita by allowing for the development of multifamily housing affordable to lower-income households in areas with access to resources and opportunity, particularly as part of mixed-use development projects. Moreover, Alternative 2 would accommodate the implementation of Housing Element Program 14: Rezone Program, which requires the City to rezone certain identified sites to (1) accommodate a shortfall for the lower-income RHNA, (2) accommodate the remaining moderate and above-moderate income RHNA need; and (3) create a buffer of capacity for the lower and moderate-income RHNA.

By directing future development toward the introduction of new housing options supported by a mix of different uses, this Alternative envisions the city with additional housing choices that support diverse community growth. The expanded housing options depicted in this Alternative will support a wider range of housing densities from townhomes to stacked flats and apartments where parking facilities can be hidden from view (i.e., “wrapped”) by attractive units and architecture.

At its heart, Alternative 2 preserves the smaller scale of Downtown Lomita, applying the Guiding Principle of celebrating and enhancing the downtown. Density in the downtown core would change only modestly to 30 du/ac for mixed-use projects (up from 22 du/ac). Consistent with the adopted Housing Element, areas along Lomita Boulevard (east and west) and Narbonne Avenue (between Lomita Boulevard and PCH) would be redesignated as either Mixed-Use – 40 (MU 40) or Manufacturing-Commercial Mixed-Use (MCMU). MU 40 would permit mixed-use development at densities between 30-40 du/ac and represent a land use designation change on sites currently designated with the Mixed-Use Overlay or as Commercial. Likewise, the MCMU designation would permit mixed-use projects on sites currently designated as Industrial/Manufacturing and at densities up to 40 du/ac.

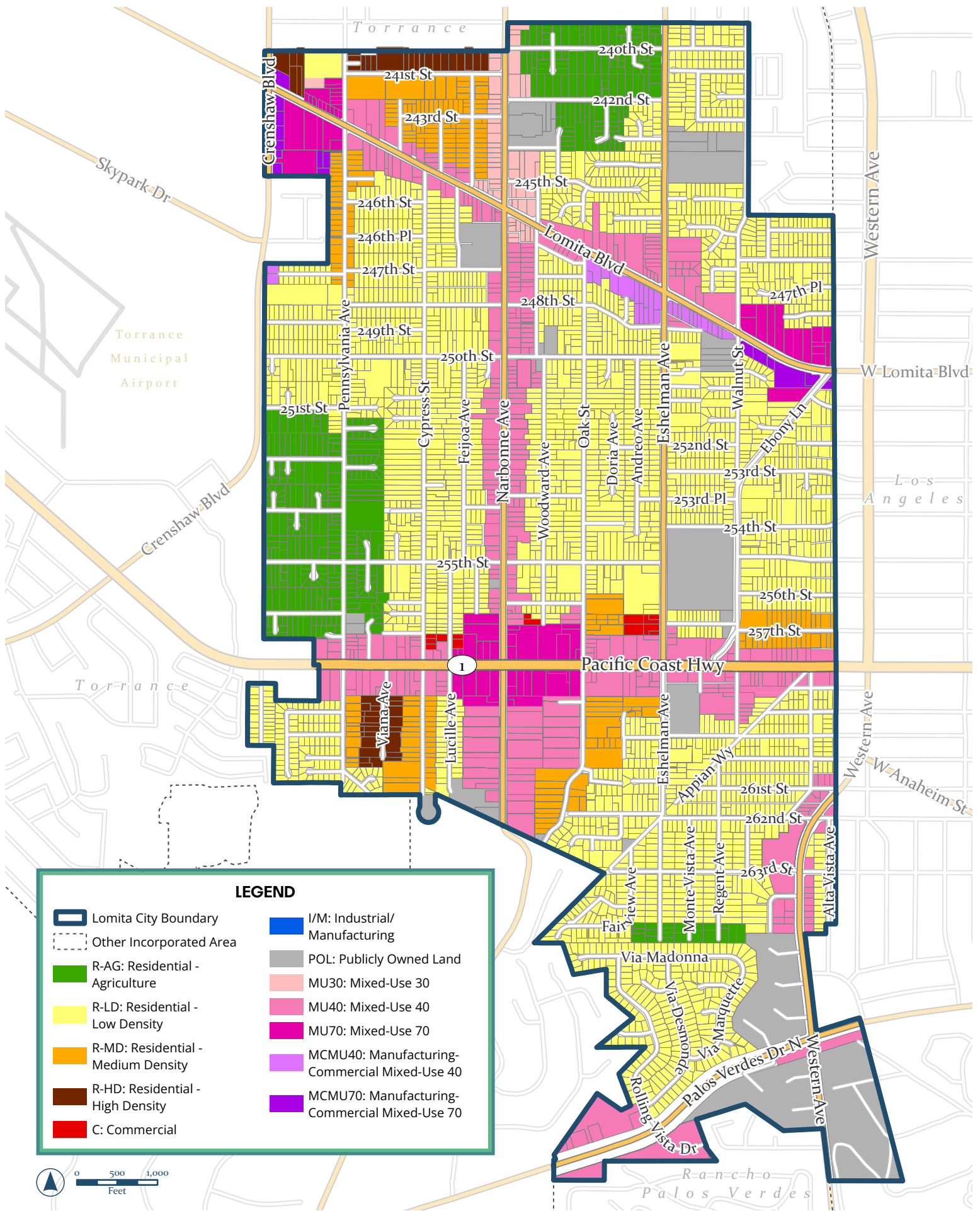
Alternative 2 can be construed as the option that minimally meets the requirements of the 2021-2029 Housing Element, which specifically identified sites with the capacity for rezoning to accommodate the City’s RHNA allocation. Note that the sites in the Housing Element are not always adjacent and may be separated by parcels not included in the Housing Element Sites Inventory, but that the new land use designations capture the identified sites within a defined, contiguous area and include both the Housing Element sites and additional parcels that would logically make up the area (e.g., along an entire block face on Lomita Boulevard).

The changes offered in Alternative 2 will create attainable home choices that will foster the opportunity for a range of people to call Lomita home. With new higher density housing options, the city will attract young professionals, students, and middle-income workers within the South Bay area, while enabling empty-nesters and those looking to downsize to remain within their current community. The expanded residential choices will allow long-time and new residents to grow within their community as they transition through different life stages, thereby strengthening the community core. Additionally, new housing opportunities will allow people currently working in Lomita to have housing options closer to their jobs, thereby reducing commute times, vehicle miles traveled, and impacts to local infrastructure.

Moreover, the additional living options imagined in Alternative 2 will be added near existing activity and job clusters in the city. Concentrating the new housing options into identified key nodes and corridors will ensure that housing growth is focused in areas strategically identified for change, thereby protecting the remainder of the city and existing residential neighborhoods. The range of new housing will be concentrated adjacent to major transportation corridors to insulate the existing community from traffic complications associated with new development and community growth. Alternative 2 works to supplement Lomita’s housing supply to bolster the vitality of the community, and targets locations to safeguard the city’s existing assets. Alternative 2 broadens and fortifies the housing market in Lomita.

The selection of Alternative 2, Baseline, would provide for new housing options in the city supported by a mix of different uses. Moreover, Alternative 2 would accommodate the implementation of Housing Element Program 14: Rezone Program, which is required to be in place by October 15, 2024.





LEGEND

- Lomita City Boundary
- Other Incorporated Area
- R-AG: Residential - Agriculture
- R-LD: Residential - Low Density
- R-MD: Residential - Medium Density
- R-HD: Residential - High Density
- C: Commercial
- I/M: Industrial/ Manufacturing
- POL: Publicly Owned Land
- MU30: Mixed-Use 30
- MU40: Mixed-Use 40
- MU70: Mixed-Use 70
- MCMU40: Manufacturing-Commercial Mixed-Use 40
- MCMU70: Manufacturing-Commercial Mixed-Use 70



Figure 6: Alternative 3, Core and Perimeter

ALTERNATIVE 3: CORE AND PERIMETER

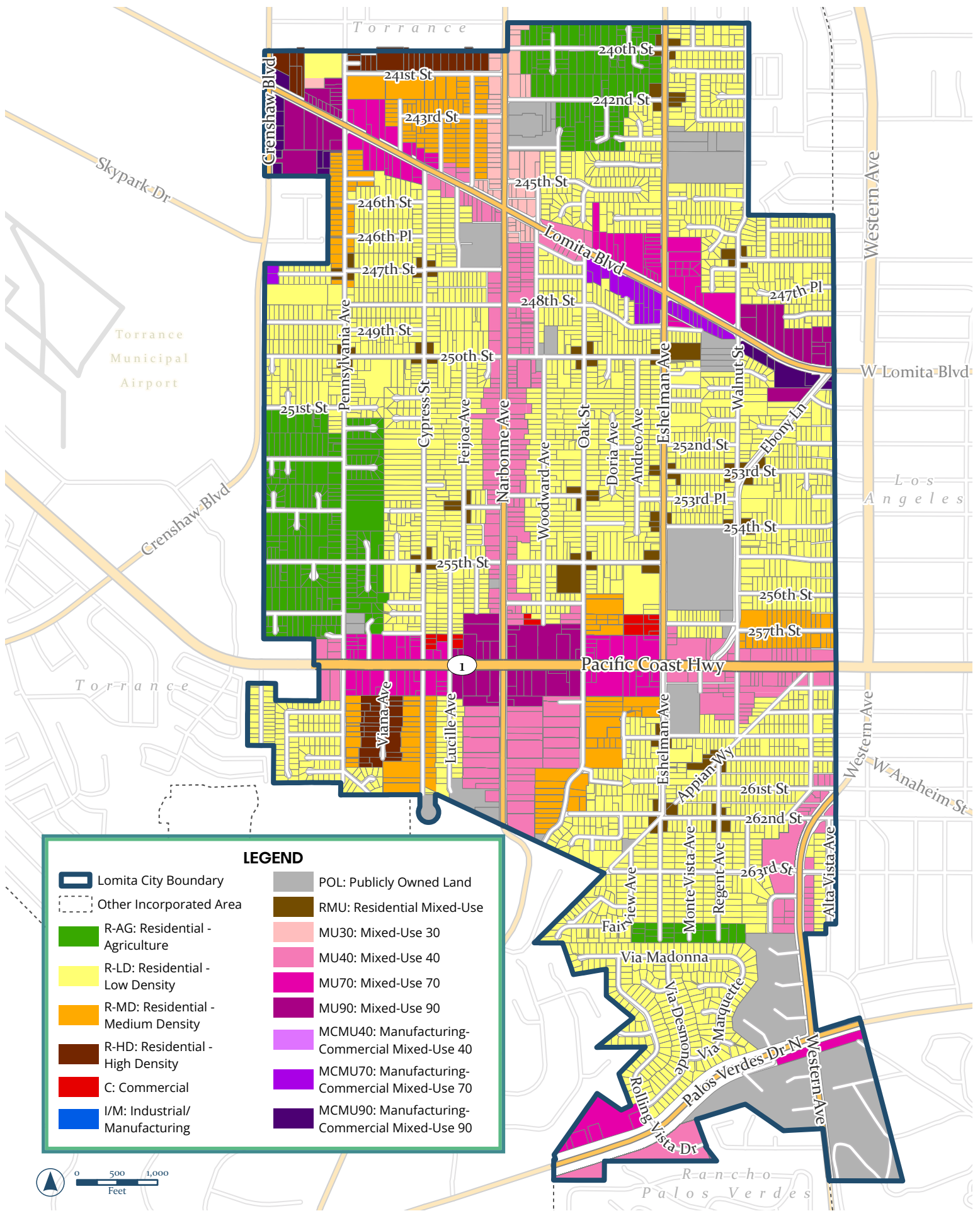
Alternative 3, Core and Perimeter, builds on Baseline and is perhaps the most transformational option relative to the city's current development state. Alternative 3 provides the catalyst for revitalization along Pacific Coast Highway and at other key nodes in the city by expanding where higher density mixed-use development can occur in Lomita. PCH, Lomita Boulevard, and Narbonne Avenue are transformed into active and appealing corridors by incorporating more intense mixed-use development patterns which generate larger buildings, greater housing options, more usable nonresidential square footage, and additional employment opportunities. This Alternative envisions Lomita attracting a more diverse cross-section of households and encouraging new desirable nonresidential uses to support the growing housing market.

As with Alternative 2, Core and Perimeter continues to preserve Downtown Lomita, maintaining the small town feel of the downtown, and also protects the city's existing lower density residential neighborhoods. Housing growth is focused along the city's main corridors with allowable density gradually increasing towards three key nodes in the city – at the east and west edges of Lomita Boulevard and at the intersection of Pacific Coast Highway and Narbonne Avenue. Lomita Boulevard would be “bookended” by the newly constructed Kaia South Bay Apartments on the western end of Lomita Boulevard and a project(s) of similar scale on the eastern end of Lomita Boulevard. Likewise, the node at PCH and Narbonne Avenue (which is already seeing new commercial investment interest, such as from Target and Grocery Outlet) would permit mixed-use development at densities of up to 70 du/ac, which would allow the node to gain enough critical mass to reinvigorate the area and help (re)create a walkable urban environment. Alternative 3 also emphasizes growth in the southern end of the city and would permit mixed-use development at densities of up to 40 du/ac on sites along Palos Verdes Drive North and Western Avenue.

The intent of this Alternative is to re-envision and revitalize Lomita's main corridors by incentivizing development on underutilized properties and creating environments in the city that are memorable and have a “sense of place.” The increased density will provide an atmosphere for commercial uses that may be missing from Lomita and which will cater to the growing population. New mixed residential-commercial development in Lomita will bring improved economic benefits and allow the city to compete with cities that currently dominate the regional retail and employment markets.

Alternative 3 imagines mixed-use development beyond the downtown core with an emphasis on realizing the development potential of the city's main corridors and injecting vitality into important areas such as along Pacific Coast Highway. Key nodes would see development at higher densities and intensities, which would bring new life to the areas and promote walkable urban places. Alternative 3 offers a range of new housing options while stimulating economic development in areas that are visible and easily accessible to regional transportation, minimizing traffic within the city and preventing negative externalities for the existing lower density neighborhoods. The new growth will simultaneously support existing businesses by creating more attractive and productive economic centers at key city locations, allowing for lively economic nodes.





LEGEND

Lomita City Boundary	POL: Publicly Owned Land
Other Incorporated Area	RMU: Residential Mixed-Use
R-AG: Residential - Agriculture	MU30: Mixed-Use 30
R-LD: Residential - Low Density	MU40: Mixed-Use 40
R-MD: Residential - Medium Density	MU70: Mixed-Use 70
R-HD: Residential - High Density	MU90: Mixed-Use 90
C: Commercial	MCMU40: Manufacturing-Commercial Mixed-Use 40
I/M: Industrial/Manufacturing	MCMU70: Manufacturing-Commercial Mixed-Use 70
	MCMU90: Manufacturing-Commercial Mixed-Use 90



Figure 7: Alternative 4, Neighborhood Nodes

ALTERNATIVE 4: NEIGHBORHOOD NODES

Alternative 4, Neighborhood Nodes, offers a vision for Lomita that maximizes housing growth over the planning horizon of the General Plan and provides new retail-commercial opportunities to serve the needs of local residents. Alternative 4 allows for housing growth at proportions significantly greater than the Business as Usual approach, and at densities and intensities higher than allowed under BAU. Similar to Alternative 3, new housing and new employment uses would grow in mixed-use formats along the main transportation corridors in the community on a smaller scale.

This approach more than any other recognizes the importance of expanded housing choices. Lomita is imagined as a city with a full range of attractive, attainable, and affordable housing options complemented by expanded employment opportunities. Alternative 4 builds from Alternative 3, Core and Perimeter, just as Alternative 3 built on Alternative 2, Baseline – each Alternative effectively adding a layer of density/intensity greater than the Alternative that preceded it.

Stemming from expressed public interest in walkability and a desire to have neighborhood-serving commercial uses within walking distance, Alternative 4 introduces a Neighborhood Mixed-Use (NMU) designation that would allow small businesses such as cafes, bakeries, and specialty food stores at certain intersections within the low-density residential neighborhoods. The designation would permit the conversion of residential structures to such uses to allow the businesses to blend in with the neighborhood and compliment the area. The designation would not preclude single-family homes from remaining single-family residential uses.

Mixed-use development for housing growth is maximized in this Alternative and is strategically allocated along the city's main corridors and at key nodes. As Lomita grows, Alternative 4 will focus that growth by increasing the density and intensity within key locations to allow for stable growth and to minimize impacts on the existing low-density residential neighborhoods. As new mixed-use activity centers develop over time and provide a range of new housing and employment choices, residents will be better linked to their place of work while providing businesses with a large clientele and a sufficient workforce nearby.



FISCAL CONSIDERATIONS

The fiscal impact analysis of General Plan land use alternatives compares the expected increase in City General Fund revenues with the increase in General Fund costs from increased demand for public services as a result of new development and the corresponding growth in the City's service population, which includes new residents and workers. As summarized in this section and described in detail in Appendix B, the analysis for Lomita's General Plan considers the four land use alternatives described previously in this Report.

While the impacts of the land use alternatives are quantified based on a stabilized buildout outcome (Buildout Potential), these impacts might evolve during buildout as well as subsequent years after completion. Due to uncertainty about budgetary and economic factors, this analysis does not consider the effect of external changes affecting the City's General Fund such as changes to State or federal laws affecting municipal budgets. In addition, the analysis is premised on the City's existing budgetary structure and assumes that there will not be any significant changes in the way in which the City provides services or levies local tax and fee rates. Finally, the analysis assumes that the current City compensation structure remains constant in real terms (e.g. adjusted for inflation).

It is also important to stress that net fiscal impacts illustrated in this analysis (annual surpluses or deficits) are simply indicators of fiscal performance; they do not mean that the City will automatically have annual surplus revenues or deficits, because it must have a balanced budget each year. Persistent shortfalls shown in a fiscal analysis may indicate the need to reduce service levels or obtain additional revenues; persistent surpluses will provide resources to reduce liabilities such as deferred maintenance, or to improve service levels.

The key findings presented in this section summarize the analysis completed for the land use alternatives. Detailed explanations of methodology for estimating each revenue and expenditure category will be provided as part of a separate report.

Key Findings

The key findings from the fiscal impact analysis are summarized in Table 7 and Table 8 and further described below. All results are expressed in constant 2023 dollars.

All four of the Alternatives are estimated to have a positive net fiscal impact on the City's General Fund at buildout. As shown in Table 2, the net fiscal surplus associated with the land use alternatives is estimated to range between \$725,000 and \$1,800,000, representing

Table 7: Estimated Annual Fiscal Impacts of Net New Development at Buildout

	Proposed Land Use Plan #1	Proposed Land Use Plan #2	Proposed Land Use Plan #3	Current Land Use Plan
Annual Increase in General Fund Revenues	\$2,040,771	\$3,391,464	\$4,374,745	\$1,305,561
Property Tax	\$512,830	\$821,245	\$1,004,364	\$357,808
Transfer Tax	\$32,821	\$49,568	\$56,057	\$26,336
Sales Tax	\$310,270	\$541,339	\$744,280	\$169,776
Motor Vehicle In-Lieu Fee	\$673,142	\$1,077,968	\$1,318,330	\$469,659
Other Revenues	\$511,707	\$901,345	\$1,251,715	\$281,982
Annual Increase in General Fund Expenditures	\$1,053,389	\$1,855,028	\$2,575,407	\$580,357
General Government	\$79,197	\$139,466	\$193,627	\$43,633
Public Safety	\$476,688	\$839,453	\$1,165,445	\$262,628
Community and Economic Development	\$182,358	\$321,135	\$445,844	\$100,469
Public Works	\$72,441	\$127,569	\$177,108	\$39,911
Parks and Recreation	\$242,704	\$427,405	\$593,382	\$133,716
Annual Net Fiscal Impact of Proposed Growth	\$987,382	\$1,536,436	\$1,799,338	\$725,204
% of Current GF Revenues	7%	11%	13%	5%

Sources: City of Lomita Adopted Biennial Operating & Capital Improvement Budget FY 2022-2024; DeNovo Planning Group; Economic & Planning Systems, Inc.



an increase of approximately five to 13 percent over the General Fund's current revenues. These net new fiscal benefits would provide funds that the City could use to expand levels of public services and facilities. The level of estimated fiscal benefit increases along with projected service population across the alternatives. Therefore, the Proposed Land Use Plan #3 (Neighborhood Nodes), which includes the largest increase in new service population, has the highest net fiscal benefit at buildout, followed by Proposed Land Use Plan #2 (Core Perimeter) and Proposed Land Use Plan #1 (Baseline). Buildout of the Current General Plan land use plan is estimated to have the lowest net fiscal benefit.

The finding that General Fund revenues will increase faster than costs, and therefore the net fiscal benefit will be higher with a greater increase in service population, stems in part from the assumption that many of the City's functions include a fixed cost component that will accommodate growth without a proportional increase in costs. For example, none of the Alternatives assume a major expansion in City owned or operated infrastructure or facilities such as roads, parks, public safety or community buildings (e.g. police, fire, library, etc.) relative to baseline trends. In addition, many City Departments include administrative components that do not typically expand in proportion to service population growth. While these results do not account for major infrastructure investments or changes to City policy that might impact municipal revenues or costs (e.g., taxes or service levels), the positive results under these "business-as-usual" conditions suggests that there is likely an opportunity as growth occurs for the City to make additional investments or changes in service provision to serve community goals and needs while still maintaining a balanced budget.

The analysis suggests that the net fiscal benefit per resident is lower than the net fiscal benefit per worker, and that the net fiscal impact of single-family residential units are greater than that of multifamily units. While the property values of non-residential uses are lower than those of residential uses, the relatively lower impacts of workers on municipal services relative to residents results in higher net fiscal benefits related to new workers, as shown in Table 8.

Within residential uses, both multifamily and single-family units have a positive net fiscal impact. However, the net fiscal impact of single-family units is estimated to be over 2.5 times greater than that of multifamily units. This is driven primarily by the higher property values associated with single-family units. However, while this analysis assumes the same household size for both types of units, it is likely that new multifamily units are likely to be smaller in size and have smaller household sizes than single-family units. This differential in household size will result in lower municipal service costs associated with multifamily units relative to single-family units and decrease the gap between their relative fiscal benefits.

While single-family development is likely to have a more favorable fiscal impact on a per unit basis, this is not necessarily the case on a per acre basis. For example, the fiscal benefits of a townhome project with 20 units per acre, will would be comparable to a single-family project with 8 units per acre, all else equal. This is an important consideration given the relatively built-out nature of the City and limited opportunity for single-family development.

Table 8: Costs and Revenues Per Person and Unit

Category	Density	Cost Per Person or Unit	Revenue Per Person or Unit By GF Category					Revenue Per Person or Unit	Net Fiscal Impact Per Person or Unit
			Sales Tax	Property Tax [1]	Transfer Tax [1]	Motor Vehicle In-Lieu Fee [1]	All Other GF		
Residents	<i>PPH</i>	\$315	\$87	\$164	\$140	\$216	\$176	\$782	\$467
Single Family	2.64	\$831	\$231	\$578	\$478	\$759	\$464	\$2,509	\$1,678
Multi-Family	2.64	\$831	\$231	\$236	\$219	\$310	\$464	\$1,460	\$628
Employees		\$315	\$91	\$271	\$222	\$343	\$176	\$1,103	\$788

[1] The per person revenue for property tax, transfer tax, and motor vehicle in-lieu fee is based on a weighted average of distribution of land uses under existing conditions. This factor will be different under different land use mix scenarios.



MOBILITY CONSIDERATIONS

This section provides a summary mobility assessment of land use alternatives for the City of Lomita General Plan Update (see Appendix C for the complete technical report). This analysis was prepared to assist with consideration of possible land use scenarios within the City of Lomita, in terms of their anticipated effect on the transportation network. For this effort, weekday daily, AM peak hour and PM peak hour trips were estimated for the land use alternatives utilizing industry-standard trip generation rates published in the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 11th Edition.

The City of Lomita General Plan Land Use Plan designates the permitted land uses within the city. For each land use plan alternative under consideration for the General Plan Update, the aggregate of trips from existing and future land uses were calculated. In addition, a trip comparison is provided between existing and proposed land uses to illustrate the added trips with each land use plan alternative. This information was prepared to support the preparation of the Land Use Alternatives Report, which will be used by the City to select the land use plan to represent the community's long-term vision in the City's General Plan Update.

Trip Generation rates were used to develop weekday daily, AM peak hour and PM peak hour trip generation for residential and non-residential land uses under each land use alternative. Trip rates were multiplied by the anticipated development quantity to estimate the associated number of trips with the implementation of each land use plan alternative. Detailed trip generation worksheets are provided in Appendix 1. It should be noted that the trip generation estimates for the land use alternatives do not take into account trip internalization (i.e., trips that stay within a site rather than vehicle trips external to a site) and switching to non-vehicle modes which can result from intensifying a mix of uses that is encouraged by mixed-use land use designations. However, the estimated are appropriate to compare the number of trips with each land use plan and the relative differences between alternatives.

Key transportation findings for this land use alternatives comparison are presented below:

- Trips from non-residential land uses are higher compared to trips from residential land uses on a daily basis and during the weekday PM peak hour.
- Alternative 1 (Baseline) is estimated to increase daily and peak hour trips in the city only by approximately 4 percent when compared to business-as-usual scenario.
- Alternative 2 (Core and Perimeter) is estimated to increase daily and peak hour trips in the city ranging from 10 to 11 percent when compared to business-as-usual scenario.
- Alternative 3 (Neighborhood Nodes) is estimated to increase daily and peak hour trips ranging from 14 to 16 percent when compared to business-as-usual scenario.
- The greatest changes in trips are a result of added multi-family housing. The proposed single-family housing would result in little change in trip generation.



INFRASTRUCTURE CONSIDERATIONS

All Land Use Alternatives anticipate increased growth through redevelopment of existing areas; increased growth and redevelopment would, in turn, result in impacts to the city's infrastructure system.

Development identified as part of the Alternatives would be distributed throughout the city, primarily along the major corridors. Stormwater and storm drainage facilities are the responsibility of the City in every case. Likewise, the City of Lomita's Public Works Department maintains the local water infrastructure throughout the city, except for a small percentage of the city's population that is serviced by California Water Service. Meanwhile, Los Angeles County Public Works maintains the city's local sewer facilities through a Consolidated Sewer Maintenance District (CSDM).

Potential impacts and recommendations for evaluations for each of the Land Use Alternatives are discussed below.

Alternative 1: Business as Usual

Under Alternative 1, Business as Usual (BAU), the existing land use setting in Lomita would remain unchanged. Nonetheless, there would continue to be some limited development potential with Alternative 1 although this potential growth is anticipated to be sporadic new infill development (residential or nonresidential).

The Environmental Impact Report (EIR) prepared for the current General Plan (1998) estimated buildout projections of 8,770 dwelling units and 9.4 million square feet of commercial uses. Based on existing development estimates and under Business as Unusual, a total of 8,945 dwelling units and 2.6 million square feet of nonresidential uses are anticipated over the next 20 years – only a 2 percent increase in current buildout projections for housing but significantly less square footage for nonresidential uses. Existing water, sewer, and stormwater infrastructure all have sufficient capacity under Business as Usual to accommodate growth with this Alternative.

Alternative 2: Baseline

Alternative 2, Baseline, reflects a scenario that can fully implement the 2021-2029 Lomita Housing Element and its required housing programs. Consistent with the adopted Housing Element, areas along Lomita Boulevard (east and west) and Narbonne Avenue (between Lomita Boulevard and PCH) would be redesignated for mixed-use development. The allowable density and intensity of development would increase on the affected parcels and along the identified corridors under Alternative 2.

During the 2021-2029 Housing Element Update process, infrastructure capacity/constraints were analyzed for housing growth. Per the analysis in the Housing Element, 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 (in a mixed-use format), if all of the identified sites in the Housing Element are redeveloped at their full capacity, this would create an additional demand for water of 230,000 gallons per day (258 acre-feet annually), which the City's water system has the capacity to satisfy. Sewage is treated at the Joint Water Pollution Control Plant (JWPCP) in Carson, which has a design capacity of 400 million gallons per day (MGD) and currently treats 280 MGD. Therefore, the JWPCP has a remaining capacity of approximately 120 MGD, which can accommodate the projected growth under Alternative 2. The City's existing storm drain infrastructure can accommodate the projected runoff from the potential development anticipated for Alternative 2. 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.



Alternative 3: Core and Perimeter

Alternative 3 provides for mixed-use development beyond the downtown core with an emphasis on realizing the development potential of the city's main corridors, including Pacific Coast Highway, Lomita Boulevard, Narbonne Avenue, Western Avenue, and Palos Verdes Drive North. As well, key nodes would see development at higher densities and intensities. Alternative 3 anticipates the replacement of approximately 116 acres of Commercial and Industrial land uses with a combination of Mixed-Use (MU) and Manufacturing-Commercial Mixed-Use (MCMU) land uses.

Due to the built-out nature of the city and the fact that any new mixed-use development would be infill, the change in land use will have little impact on surface drainage compared to existing conditions, and the stormwater impacts will be marginal. The City has a storm drain system comprised of catch basins and storm drain lines that convey stormwater runoff within roadways and underground before discharging into Los Angeles County Flood Control District (LACFCD) regional conveyance facilities. The City and LACFCD monitor and maintain their respective infrastructure to ensure the system functions effectively. Furthermore, the City of Lomita has a 5-Year Capital Improvement Plan (CIP) Master Plan in place, which includes a plan for future stormwater projects. Please note that these findings apply to Alternative 4 as well.

Although the water and wastewater characteristics of this Alternative will need to be determined, it is anticipated that water demand and wastewater generation will likely be increased beyond that projected for the current land uses. The City of Lomita's 2020 Urban Water Management Plan (UWMP) did not identify the land uses anticipated in this Alternative, and therefore the water and wastewater impacts have not been evaluated. An Infrastructure Technical Report to support the technical analysis included in the Environmental Impact Report will be prepared to determine water and wastewater impacts. Please note that these findings apply to Alternative 4 as well.

Alternative 4: Neighborhood Nodes

Alternative 4 maximizes housing growth over the planning horizon of the General Plan and provides new retail-commercial opportunities to serve the needs of local residents. The city's main corridors, including Pacific Coast Highway, Lomita Boulevard, Narbonne Avenue, Western Avenue, and Palos Verdes Drive North would see development at higher densities and intensities and a new Neighborhood Mixed-Use designation would allow commercial uses at certain intersections within the low-density residential neighborhoods. Alternative 4 anticipates the replacement of approximately 116 acres of Commercial and Industrial land uses with a combination of Mixed-Use (MU) and Manufacturing-Commercial Mixed-Use (MCMU) land uses. Furthermore, this Alternative anticipates the replacement of approximately 16 acres of Low Density residential land uses with Neighborhood Mixed-Use (NMU) land uses.



NEXT STEPS

PREFERRED LAND USE PLAN

The City Council, Planning Commission, GPAC, City staff, and the consultant team will use this Report to prepare and refine the Preferred Land Use Plan. First, the GPAC will make recommendations for land use and development intensity modifications to the Current Land Use Plan (Alternative 1: Business as Usual), considering the concepts described and the areas identified in this Report. Next, the Planning Commission and City Council will review the GPAC's input and recommendations, identify any recommended changes for consideration, and direct City staff and the consultant team to prepare the Preferred Land Use Plan.

As the map evolves in the coming weeks, and the Preferred Land Use Plan is developed, all materials will be posted on the project's website. Please refer to the Lomita Looking Up | General Plan Update website (lomita.generalplan.org) for additional information, including documents prepared for the project, community surveys, and information regarding upcoming meetings to discuss the project.

ENVIRONMENTAL IMPACT REPORT

An Environmental Impact Report (EIR), including all necessary technical studies, will be prepared for the General Plan Update and will analyze potential impacts associated with implementation of the General Plan. This analysis will be based on the buildout potential tied to the Preferred Land Use Plan, as described above. The EIR will clearly and comprehensively evaluate potential environmental impacts, identify mitigation measures and project alternatives that can reduce impacts to a less than significant level, and identify those impacts that cannot be reduced to a less than significant level, stated as "significant and unavoidable."

The EIR will serve as a "tiering document" to facilitate streamlined environmental review of all subsequent development and infrastructure projects undertaken in the city, which are consistent with the General Plan.

PUBLIC HEARINGS

Preparation of the Draft General Plan Policy Document and Draft Environmental Impact Report will take several months after the Preferred Land Use Plan is developed. Upon completion of these draft documents, the City will begin a public review period of the draft documents so that community members and other stakeholders may comment on the General Plan Update work products.

All material will be posted to the project website and the City will host an open house in early 2024 at the Civic Center so that community members can learn more about the General Plan Update, the Draft Policy Document, and any environmental impacts associated with the project. All community feedback on the draft documents will be summarized and delivered to the Planning Commission and City Council for their consideration alongside the draft documents.

The Draft General Plan and Draft EIR will be presented to the Planning Commission and City Council during the public review period to provide the community further opportunities to comment on the documents. Following completion of the Final EIR and revised Draft General Plan Policy Document, these documents will be brought to the Planning Commission for a recommendation and to City Council for consideration of adoption.

The City Council can, at any time, request modifications to the draft documents, including the Preferred Land Use Plan; however, any significant deviations from the Preferred Land Use Plan may necessitate additional technical analysis to ensure all potential impacts are adequately analyzed.

No draft documents should be construed as policy decisions or policy direction until such time as the required public hearings are complete and the City Council has made a decision on the draft documents.



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APPENDIX A ASSUMPTIONS



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Table A-1: General Plan Land Use Assumptions

General Plan Designation	Allowable Density and/or Floor Area Ratio	Effective Target Density and/or Floor Area Ratio ¹	Persons Per Household ²	Jobs Ratio (SF/Job)	Residential Distribution	
					Single-Family	Multifamily
Residential Designation						
Agricultural	0-10.89 du/ac	8.71 du/ac	2.64	-	100%	-
Low Density	5.8-10.89 du/ac	8.71 du/ac	2.64	-	90%	10%
Medium Density	10.9-19.8 du/ac	17.8 du/ac	2.64	-	25%	75%
High Density	19.8-43.6 du/ac	34.8 du/ac	-	-	-	100%
Nonresidential Designations						
Commercial	1:1 Maximum FAR	0.40 FAR	2.64	800	-	-
Neighborhood Mixed-Use	0-10.89 du/ac	8.71 du/ac	2.64	800	100%	-
	0.50:1 Maximum FAR	0.20 FAR				
Mixed-Use - 22	22 du/ac Maximum	11 du/ac	2.64	800	25%	75%
	1:1 Maximum FAR	0.35 FAR				
Mixed-Use - 30	20-30 du/ac	11 du/ac	2.64	800	25%	75%
	1:1 Maximum FAR	0.35 FAR				
Mixed-Use - 40	20-40 du/ac	14 du/ac	2.64	800	15%	85%
	1:1 Maximum FAR	0.30 FAR				
Mixed-Use - 70	20-70 du/ac	24 du/ac	2.64	800	-	100%
	1:1 Maximum FAR	0.30 FAR				
Mixed-Use - 90	20-90 du/ac	30 du/ac	2.64	800	-	100%
	1:1 Maximum FAR	0.25 FAR				
MCMU - 40	20-40 du/ac	14 du/ac	2.64	800	15%	85%
	1:1 Maximum FAR	0.30 FAR				
MCMU - 70	20-70 du/ac	24 du/ac	2.64	800	-	100%
	1:1 Maximum FAR	0.30 FAR				
MCMU - 90	20-90 du/ac	30 du/ac	2.64	800	-	100%
	1:1 Maximum FAR	0.25 FAR				
Industrial/Manufacturing	1:1 Maximum FAR	0.50 FAR	-	1,000	-	-
Limited Development Designations						
Publicly Owned Land	-	-	-	-	-	-
Right-of-Way	-	-	-	-	-	-

(1) The effective target density and/or floor area ratio represents a realistic average density or intensity of development across all designated acreage of a specific land use type and reflects the expectation that not all parcels will redevelop during the planning period (based on past experience and market trends, the City might expect to see 10-15% of parcels redevelop). These figures reflect reasonable expectations of development patterns in Lomita based on past development trends, market demand, land use objectives, and the percentage of parcels expected to be redeveloped during the planning period. Parcels may develop above or below the effective target density or intensity. For land use designations where residential and nonresidential development are allowed (Mixed-Use designations), the density represents the effective number of dwelling units assumed per acre across all acreage associated with that land use designation and the FAR represents the amount of nonresidential development (i.e., nonresidential development in addition to residential units). For example, the potential development projected for a 2 acre site designated MU-40 would be 28 units and 26,136 square feet of nonresidential development.

(2) Economic and Planning Systems, 2023.







APPENDIX B
FISCAL IMPACT MEMO



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MEMORANDUM

To: City of Lomita

From: Economic & Planning Systems

Subject: Overview of Fiscal Trends and Fiscal Impact Analysis of Proposed General Plan Land Use Alternatives

Date: October 3, 2023

Introduction

This memorandum provides an overview of budgetary trends in the City of Lomita (City) and of the fiscal impacts associated with the proposed land use alternatives being considered as part of the Lomita General Plan Update. It has been prepared by Economic & Planning Systems, Inc. (EPS) as part of a consultant team hired by the City and led by De Novo Planning Group to complete the General Plan Update.

A General Plan Update can alter the trajectory of a city's budget resources and needs, particularly through changes in land use growth patterns, service standards, and facility needs. Changes and growth in land use in Lomita will impact both major General Fund revenue sources, such as property and sales taxes, and major expenditure categories, such as public safety, public works, and community and economic development.

The analysis contained within this memo compares projected changes in City General Fund revenues and expenditures attributable to new development and the corresponding growth in the City's service population (i.e., new residents and workers). The analysis evaluates the impacts of potential new buildouts associated with three Proposed Land Use Plan Alternatives, as well as the impact associated with the buildout projected in the City's Current Land Use Plan. This analysis is intended to inform the City's consideration of the Land Use Alternatives, as well as General Plan goals that address fiscal sustainability. The findings presented in this memorandum are at the summary level, and additional details on the methodology behind the analysis will be provided in a separate document.

The Economics of Land Use



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To provide further context for these considerations, EPS has conducted a review of recent fiscal trends in the City. The review identifies the current distribution of revenue and expenditure categories in the City's General Fund and trends in those categories over the past decade, highlighting areas of fiscal opportunities or challenges that may be affected by the General Plan. This review is provided in the first section of this memorandum, followed by the summary of projected fiscal impacts of the proposed General Plan Land Use Alternatives.

Review of General Fund Fiscal Trends

The review in this section details the current distribution of and trends in those sources and uses, and highlights areas of fiscal opportunities or challenges that will be affected by the General Plan.

Revenue and Expenditure Categories

This section considers the distribution of General Fund revenues and expenditures in the City's fiscal year 2023/24 adopted budget (as reported in the City's FY Adopted Biennial Operating & Capital Improvement Budget for the fiscal years 2022-2024), focusing on categories that will be most directly impacted by the land use decisions made through the General Plan process.

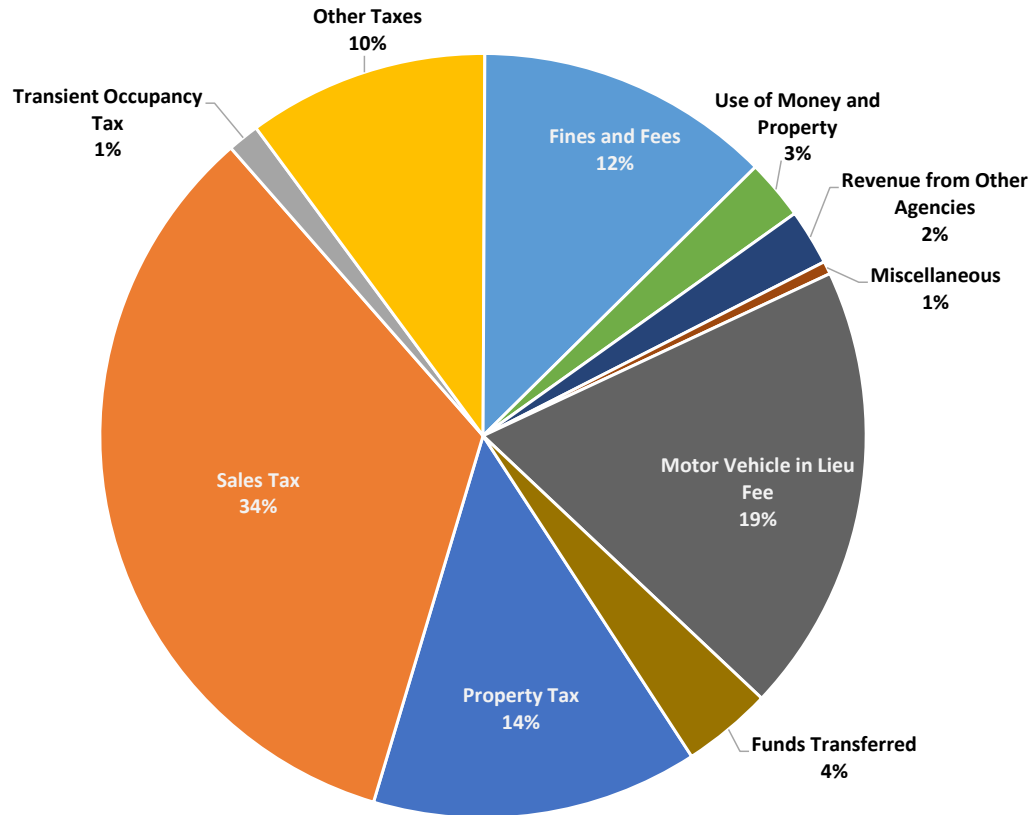
General Fund Revenues

Major General Fund revenues sources that are most likely to be impacted by changes in land use include property tax, motor vehicle in-lieu fee, sales tax, transient occupancy tax (TOT)¹, franchise taxes, and licenses fees. In Lomita, sales tax is a significant contributor to the City's General Fund, representing 34 percent of revenue in FY 2023/24 adopted budget, followed by the motor vehicle in-lieu fee at 19 percent, and property tax at nearly 14 percent. The remaining major revenue sources contribute relatively lower proportions of the total revenue, including TOT at one percent, franchise taxes at two percent, and licenses fees at nearly five percent. **Figure 1** displays the City's General Fund revenue distribution grouped by the following categories: Property Tax, Sales Tax, Motor Vehicle In-Lieu Fee, Transient Occupancy Tax, Other Taxes, Fines and Fees, Use of Money and Property, Revenue from Other Agencies, Miscellaneous, and Funds Transferred.²

¹ Transient occupancy tax (TOT) is tax levied on hotel rooms.

² The Other Taxes category consists of Development Tax, Business License Tax, Franchise Tax and Refuse Tax.

Figure 1 Lomita General Fund Revenue Distribution by Category, FY23/24



Source: City of Lomita Adopted Biennial Operating and Capital Improvement Budget Fiscal Year 2022-2024

Key factors affecting potential growth in these sources include the following:

- **Property Tax:** Lomita receives less than seven percent of total property tax revenue collected within the City limits, a relatively modest allocation compared to the Countywide average. While there are limitations on the City's ability to change the property tax rate or tax allocation factor, which is regulated by State law, the General Plan Update can consider opportunities to grow the City's overall assessed value, which drives property tax generation.

An additional consideration is that growth in assessed value for any given property is limited to 2 percent per year, absent a market transaction or significant physical alteration. Consequently, any growth in property tax above 2 percent annually requires new development, redevelopment of existing properties, and/or property ownership turn-over through market transactions. The General Plan can have a direct impact on supporting new development, through changes in zoning and stated commitments to supporting a variety of land use types. The Plan's influence on property reinvestment and turnover is less direct; however, the land use plan and its implied priorities can impact property values and drive market activity around

existing development. In general, to drive property tax revenue growth, the City would need to adopt plans and policies that support new development and / or the redevelopment and reuse of property that is under-utilized.

- **Sales Tax:** Retail trade is Lomita's third largest employment segment by share, and its largest General Fund revenue generator. In addition to the one-percent statewide Bradley-Burns tax, the City also levies an additional $\frac{3}{4}$ -cent local sales tax (Measure L), which has had a significant impact on sales tax revenue generation for the City since its adoption. In general, though, the City faces substantial competition for retail sales from neighboring jurisdictions, such as Torrance, which has more 24 shopping centers containing over 100,000 square feet. In addition, national changes in consumer behavior, such as the growth of e-commerce, will affect long-term trends in taxable sales. The General Plan can highlight a variety of policies that can help the retail sector strategically adapt to external forces.
- **Transient Occupancy Tax:** The City's hotel sector is quite modest, and TOT is a minor contributor to the General Fund. Looking ahead, there is opportunity, particularly along the Pacific Coast Highway, for the City to capture a greater portion of the regional visitor market given its proximity to Los Angeles International Airport and other tourist attractions. The General Plan can play a role in driving this land use sector through land use policy, initiatives that expand the local economy, and the provision and support of attractive community amenities that complement hospitality uses.
- **Property Tax in Lieu of Vehicle License Fee (PTILVLF):** Motor vehicle license fees (VLF) are an annual tax levied on motor vehicles operating in the State of California, based on vehicle value. Since 2004, when the State reduced the VLF rate, cities and counties have received compensation from the State to offset the associated revenue loss. Each jurisdictions' allocation increases annually in proportion of the growth of its gross assessed value. PTILVLF (referred to as Motor Vehicle In-Lieu Fee in the City budget) represents 19 percent of Lomita's General Fund revenue in FY 2023/24, the City's second largest revenue source. While it is not typical for PTILVLF to be such a major contributor to cities' General Fund revenues, the relatively modest revenues generated in Lomita from property tax and TOT for reasons described above, has elevated VLF to become a major revenue source for the City. As assessed value in the City grows through new development or redevelopment, revenues from PTILVLF will also increase. As such, the policies of the General Plan can affect the trend in PTILVLF in a similar way to how they affects trends in property tax revenues.
- **Franchise Tax and Licenses Fee:** The franchise tax and licenses fee category includes franchise fees (primarily paid by utility companies), business permit and license fees, and developer fees. New development and business activity, and associated growth in resident and worker population, drive these fees. Therefore, a land use plan that involves significant new development will have a positive impact on these sources.

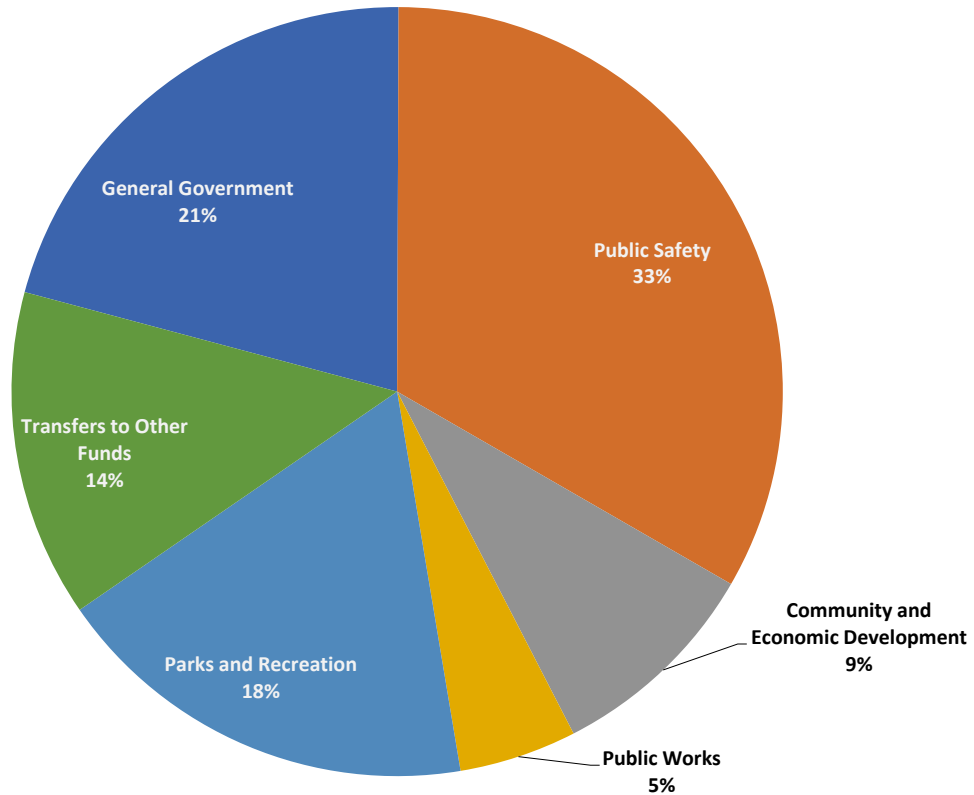
General Fund Expenditures

The General Fund is the primary fund used to pay for basic city services, programs, and daily operations of the City. **Figure 2** shows General Fund expenditures in the City grouped by the following categories: General Government, Public Safety, Community and Economic Development, Public Works, Parks and Recreation, and Transfers to Other Funds.

In FY 2023-24, a third of the General Fund budget is allocated to public safety, including police and fire services. About 21 percent is allocated to general government, which includes policy, management, and administration; about 14 percent is allocated to parks and recreation; and about 9 percent is allocated to community and economic development, which includes planning, building and safety, and code enforcement. A relatively small portion of General Fund expenditures are dedicated to public works, as infrastructure projects are typically funded by one-time revenues (such as grants) or dedicated City revenue funds separate from the General Fund.

Of these categories, public safety will be most significantly impacted by changes and growth in land use patterns. New development and new populations put additional burden on law enforcement and fire departments, particularly if the growth involves a larger service area. To a lesser extent, growth in land use patterns will also impact park and recreation services, as growing service population burdens the City's existing recreation facilities. Community development will also be impacted, although more modestly, by changes in land use patterns. Planning, building and safety, and code enforcement divisions all provide services to support new growth, and the need for these services will increase as new development accelerates, although these costs can be recovered at least in part through various building and permit fees. Policy, management, and administration would experience the least impact from a change in land use patterns, as these divisions tend to have more fixed staffing and operations costs that are not as directly sensitive to an increase in resident and worker populations.

Figure 2 Lomita General Fund Expenditure Distribution by Category, FY23/24



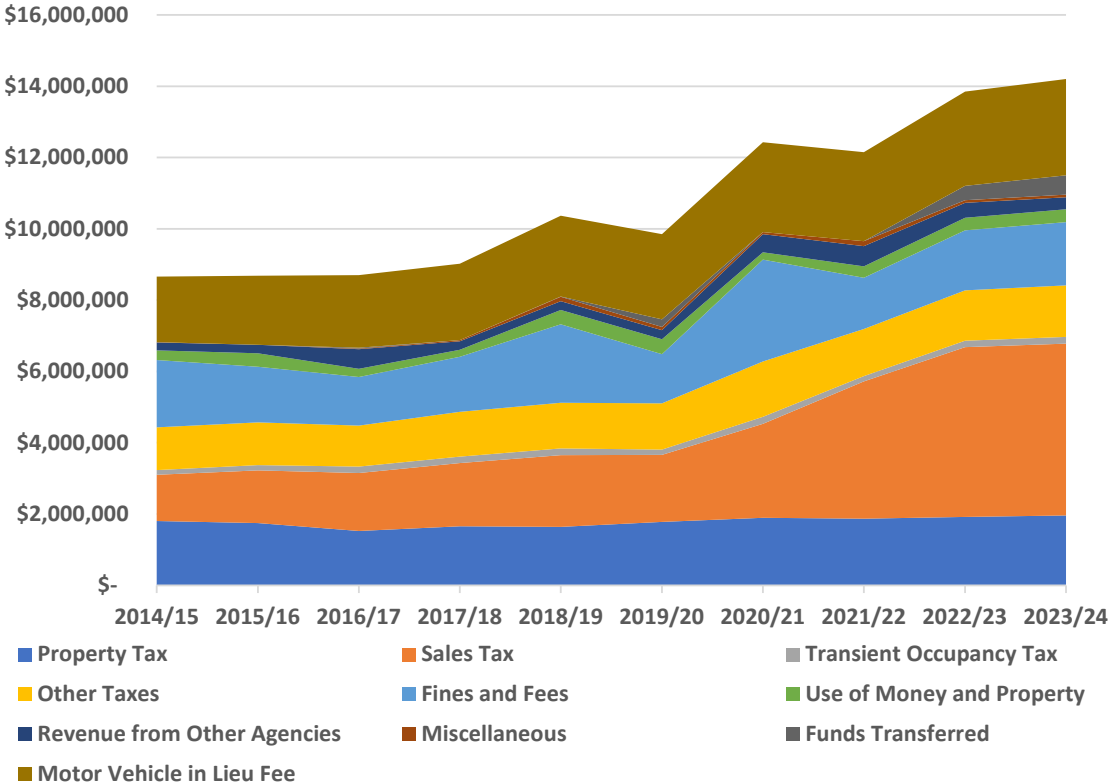
Source: City of Lomita Adopted Biennial Operating and Capital Improvement Budget Fiscal Year 2022-2024

Revenue and Expenditure Trends

From 2018 to 2020, the COVID-19 pandemic caused a dip in the General Fund revenues, specifically in the categories of Sales Tax, Franchise Tax and Licenses, and Other Revenue. Overall, however, the City's General Fund revenues and expenditures have been on a steady upward trajectory since 2014, as shown in **Figure 3**. Revenues increased by nearly 64 percent—an annual growth rate of 5.6 percent, faster than the regional inflation of 3.5 percent annually over the same period.³ Most revenue categories have remained generally stable in their relative contributions to the General Fund, except for sales tax, which increased significantly with the adoption of Measure L in 2020. In contrast, annual property tax generation has remained relatively stagnant, increasing only about 8 percent since 2014—an annual growth rate of less than 1 percent, significantly slower than the rate of regional inflation over the same period. This trend reflects low property turnover rates and limited new development in the City over the past decade.

³ In this analysis, to measure inflation, EPS used the Consumer Price Index for all goods in the West region.

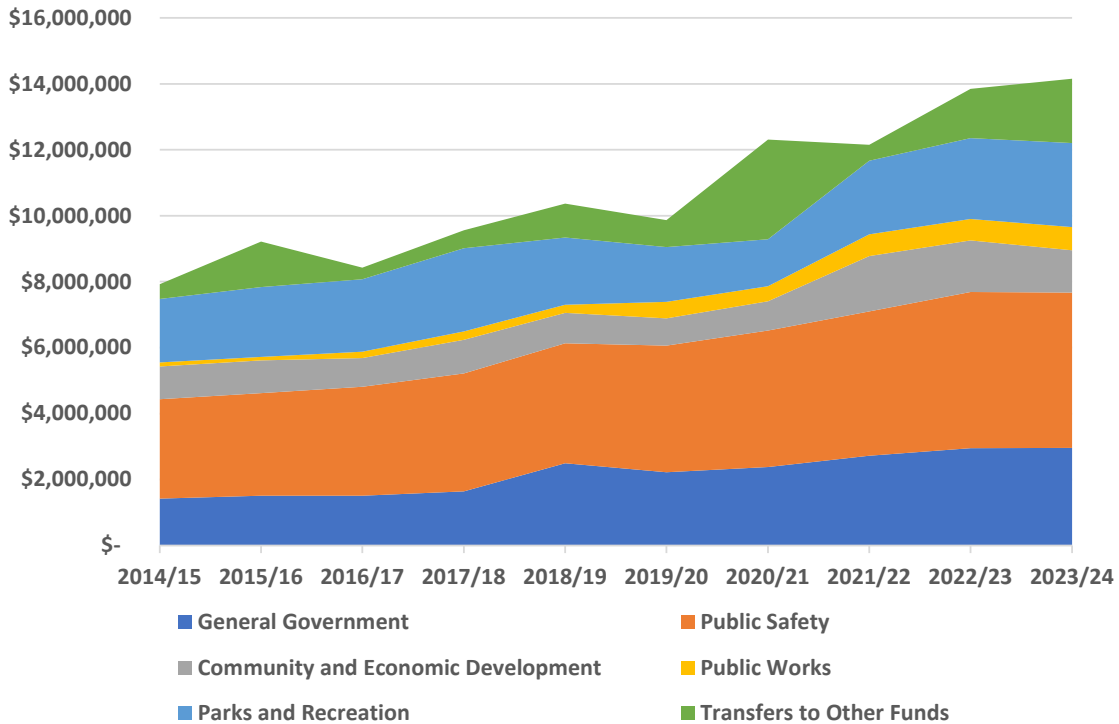
Figure 3 Trend in Lomita General Fund Revenues, FY14/15 to FY23/24



Source: City of Lomita Adopted Budgets

General Fund annual expenditures have grown more quickly than revenues—by about 79 percent, or 6.7 percent on average annually, as shown in **Figure 4**. While public safety has been the largest expenditure category throughout the past decade, expenditures for public works have grown fastest. These two expenditure categories are also likely to be the most impacted by new development and related new service population. At the same time, parks and recreation expenditures saw the slowest growth over the past decade, followed by community and economic development. While this trend may reflect greater efficiencies in providing these services, it is also a trend that should be monitored to ensure that the quality of City parks and recreation services and community development services are maintained at a desired level, particularly as the City continues to grow. In general, while the City has maintained a small budget surplus over the past decade, trends in revenue growth versus expenditure growth further underline the needs to act strategically in the near-term to expand revenue opportunities and create thoughtful efficiencies in expenditures.

Figure 4 Trend in Lomita General Fund Expenditures, FY14/15 to FY23/24



Source: City of Lomita Adopted Budgets

Conclusion

While the City’s General Fund has a diversity of revenue sources, it has been relatively reliant on sales tax revenue, a source that has become even more prominent since the adoption of Measure L. Recent developments in the City, such as the new Target on Pacific Coast Highway, suggest that retail sales will continue to be strong in the City. However, given the uncertain trends in the retail sector overall, the City should continue to look for ways to further diversify revenue sources as much as possible, including pursuing grant opportunities and supporting growth in lesser performing revenue-generating sectors such as hospitality. In addition, as the General Plan is implemented and drives new development, the associated growth has the potential to increase the General Fund’s other major revenue sources, particularly property tax, along with sales tax.

At the same time, more growth will bring greater needs for public safety, public infrastructure, and parks and recreation and community development services. While increased revenues will offset these expenditures in part, it will be important for the City to assess the public service costs of new projects upfront as much as possible and to take steps to manage these costs over time.

Fiscal Impact Analysis of Land Use Alternatives

The fiscal impact analysis of General Plan land use alternatives compares the expected increase in City General Fund revenues with the increase in General Fund costs from increased demand for public services as a result of new development and the corresponding growth in the City's service population, which includes new residents and workers. As summarized in this section, the analysis for Lomita's General Plan considers four land use alternatives under consideration for the Land Use Plan. The alternatives represent varying levels of potential new residential and non-residential land use development types. The first three alternatives— "Baseline", "Core Perimeter", and "Neighborhood Nodes"—represent new direction for the City's land use plan, while the fourth alternative reflects the buildout projected in the City's current General Plan Land Use Plan. The residential and employee growth over existing conditions that would result from the alternatives is summarized in **Table 1**.

While the impacts of the land use alternatives are quantified based on a stabilized buildout outcome (Buildout Potential), these impacts might evolve during buildout as well as subsequent years after completion. Due to uncertainty about budgetary and economic factors, this analysis does not consider the effect of external changes affecting the City's General Fund such as changes to State or federal laws affecting municipal budgets. In addition, the analysis is premised on the City's existing budgetary structure and assumes that there will not be any significant changes in the way in which the City provides services or levies local tax and fee rates. Finally, the analysis assumes that the current City compensation structure remains constant in real terms (e.g. adjusted for inflation).

It is also important to stress that net fiscal impacts illustrated in this analysis (annual surpluses or deficits) are simply indicators of fiscal performance; they do not mean that the City will automatically have annual surplus revenues or deficits, because it must have a balanced budget each year. Persistent shortfalls shown in a fiscal analysis may indicate the need to reduce service levels or obtain additional revenues; persistent surpluses will provide resources to reduce liabilities such as deferred maintenance, or to improve service levels.

The key findings presented in this section summarize the analysis completed for the land use alternatives. Detailed explanations of methodology for estimating each revenue and expenditure category will be provided as part of a separate report.

Table 1 Growth over Existing Development by Development Theme

Summary of Land Use Plans													
	Existing Development	Proposed Land Use Plan #1: Baseline			Proposed Land Use Plan #2: Core Perimeter			Proposed Land Use Plan #3: Neighborhood Nodes			Current General Plan		
		Buildout Potential	Growth from Existing	Percent Growth	Buildout Potential	Growth from Existing	Percent Growth	Buildout Potential	Growth from Existing	Percent Growth	Buildout Potential	Growth from Existing	Percent Growth
Development Space													
Housing Units	8,274	9,485	1,211	14.6%	10,421	2,147	25.9%	11,279	3,005	36.3%	8,946	672	8.1%
<i>SF Units</i>	4,777	5,252	475	9.9%	5,371	594	12.4%	5,268	491	10.3%	5,261	484	10.1%
<i>MF Units</i>	3,497	4,233	736	21.0%	5,050	1,553	44.4%	6,011	2,514	71.9%	3,685	188	5.4%
Nonresidential Space (Sq. Ft.) [1]	2,528,297	2,733,131	204,834	8.1%	2,881,533	353,236	14.0%	2,931,334	403,037	15.9%	2,635,158	106,861	4.2%
<i>Retail Sq. Ft.</i>	1,597,965	1,750,566	152,601	9.5%	1,861,125	263,161	16.5%	1,898,227	300,263	18.8%	1,677,576	79,611	5.0%
<i>Office Sq. Ft.</i>	375,361	411,207	35,846	9.5%	437,177	61,816	16.5%	445,892	70,531	18.8%	394,062	18,701	5.0%
<i>Industrial Sq. Ft.</i>	92,232	101,039	8,808	9.5%	107,421	15,189	16.5%	109,562	17,331	18.8%	96,827	4,595	5.0%
<i>Hotel Sq. Ft.</i>	79,362	86,941	7,579	9.5%	92,432	13,070	16.5%	94,274	14,912	18.8%	83,316	3,954	5.0%
<i>Govt./Inst./Rec Sq. Ft.</i>	383,378	383,378	-	0.0%	383,378	-	0.0%	383,378	-	0.0%	383,378	-	0.0%
Population													
Residents	21,843	25,040	3,197	14.6%	27,513	5,670	26.0%	29,777	7,933	36.3%	23,616	1,772	8.1%
<i>SF Residents</i>	12,611	13,867	1,255	10.0%	14,181	1,569	12.4%	13,907	1,296	10.3%	13,888	1,277	10.1%
<i>MF Residents</i>	9,232	11,174	1,942	21.0%	13,333	4,101	44.4%	15,869	6,637	71.9%	9,727	495	5.4%
Jobs	3,036	3,415	379	12.5%	3,601	565	18.6%	3,663	627	20.7%	3,217	181	6.0%
Total Service Population	23,027	26,372	3,345	14.5%	28,918	5,890	25.6%	31,205	8,178	35.5%	24,870	1,843	8.0%

[1] The distribution of non-residential space among different use types in the Alternatives is based on the current distribution in the City.

Source: DeNovo Planning Group; Economic & Planning Systems, Inc.

Key Findings

The key findings from the fiscal impact analysis are summarized in **Table 2** and **Table 3** and further described below. All results are expressed in constant 2023 dollars.

- ***All four of the Alternatives are estimated to have a positive net fiscal impact on the City's General Fund at buildout.*** As shown in **Table 2**, the net fiscal surplus associated with the land use alternatives is estimated to range between \$725,000 and \$1,800,000, representing an increase of approximately five to 13 percent over the General Fund's current revenues. These net new fiscal benefits would provide funds that the City could use to expand levels of public services and facilities. The level of estimated fiscal benefit increases along with projected service population across the alternatives. Therefore, the Proposed Land Use Plan #3 (Neighborhood Nodes), which includes the largest increase in new service population, has the highest net fiscal benefit at buildout, followed by Proposed Land Use Plan #2 (Core Perimeter) and Proposed Land Use Plan #1 (Baseline). Buildout of the Current General Plan land use plan is estimated to have the lowest net fiscal benefit.

The finding that General Fund revenues will increase faster than costs, and therefore the net fiscal benefit will be higher with a greater increase in service population, stems in part from the assumption that many of the City's functions include a fixed cost component that will accommodate growth without a proportional increase in costs. For example, none of the Alternatives assume a major expansion in City owned or operated infrastructure or facilities such as roads, parks, public safety or community buildings (e.g. police, fire, library, etc.) relative to baseline trends. In addition, many City Departments include administrative components that do not typically expand in proportion to service population growth. While these results do not account for major infrastructure investments or changes to City policy that might impact municipal revenues or costs (e.g., taxes or service levels), the positive results under these "business-as-usual" conditions suggests that there is likely an opportunity as growth occurs for the City to make additional investments or changes in service provision to serve community goals and needs while still maintaining a balanced budget.

Table 2 Estimated Annual Fiscal Impacts of Net New Development at Buildout

	Proposed Land Use Plan #1	Proposed Land Use Plan #2	Proposed Land Use Plan #3	Current Land Use Plan
Annual Increase in General Fund Revenues	\$2,040,771	\$3,391,464	\$4,374,745	\$1,305,561
Property Tax	\$512,830	\$821,245	\$1,004,364	\$357,808
Transfer Tax	\$32,821	\$49,568	\$56,057	\$26,336
Sales Tax	\$310,270	\$541,339	\$744,280	\$169,776
Motor Vehicle In-Lieu Fee	\$673,142	\$1,077,968	\$1,318,330	\$469,659
Other Revenues	\$511,707	\$901,345	\$1,251,715	\$281,982
Annual Increase in General Fund Expenditures	\$1,053,389	\$1,855,028	\$2,575,407	\$580,357
General Government	\$79,197	\$139,466	\$193,627	\$43,633
Public Safety	\$476,688	\$839,453	\$1,165,445	\$262,628
Community and Economic Development	\$182,358	\$321,135	\$445,844	\$100,469
Public Works	\$72,441	\$127,569	\$177,108	\$39,911
Parks and Recreation	\$242,704	\$427,405	\$593,382	\$133,716
Annual Net Fiscal Impact of Proposed Growth	\$987,382	\$1,536,436	\$1,799,338	\$725,204
% of Current GF Revenues	7%	11%	13%	5%

Sources: City of Lomita Adopted Biennial Operating & Capital Improvement Budget FY 2022-2024; DeNovo Planning Group; Economic & Planning Systems, Inc.

- The analysis suggests that the net fiscal benefit per resident is lower than the net fiscal benefit per worker, and that the net fiscal impact of single-family residential units are greater than that of multifamily units.*** While the property values of non-residential uses are lower than those of residential uses, the relatively lower impacts of workers on municipal services relative to residents results in higher net fiscal benefits related to new workers, as shown in **Table 3**.

Within residential uses, both multifamily and single-family units have a positive net fiscal impact. However, the net fiscal impact of single-family units is estimated to be over 2.5 times greater than that of multifamily units. This is driven primarily by the higher property values associated with single family units. However, while this analysis assumes the same household size for both types of units, it is likely that new multifamily units are likely to be smaller in size and have smaller household sizes than single-family units. This differential in household size will result in lower municipal service costs associated with multifamily units relative to single-family units and decrease the gap between their relative fiscal benefits.

While single-family development is likely to have a more favorable fiscal impact on a per unit basis, this is not necessarily the case on a per acre basis. For example, the fiscal benefits of a townhome project with 20 units per acre, will would be comparable to a single-family project with 8 units per acre, all else equal. This is an important consideration given the relatively built-out nature of the City and limited opportunity for single-family development.

Table 3 Costs and Revenues Per Person and Unit

Category	Density	Cost Per Person or Unit	Revenue Per Person or Unit By GF Category					Revenue Per Person or Unit	Net Fiscal Impact Per Person or Unit
			Sales Tax	Property Tax [1]	Transfer Tax [1]	Motor Vehicle In-Lieu Fee [1]	All Other GF		
Residents	<i>PPH</i>	\$315	\$87	\$164	\$140	\$216	\$176	\$782	\$467
Single Family	2.64	\$831	\$231	\$578	\$478	\$759	\$464	\$2,509	\$1,678
Multi-Family	2.64	\$831	\$231	\$236	\$219	\$310	\$464	\$1,460	\$628
Employees		\$315	\$91	\$271	\$222	\$343	\$176	\$1,103	\$788

[1] The per person revenue for property tax, transfer tax, and motor vehicle in-lieu fee is based on a weighted average of distribution of land uses under existing conditions. This factor will be different under different land use mix scenarios.

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APPENDIX C
MOBILITY IMPACT MEMO



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MEMORANDUM

Date: October 3, 2023

Project #: 28980

To: Amanda Tropiano and Perry Banner; De Novo Planning Group

From: Fernando Sotelo and Bincy Koshy; Kittelson & Associates, Inc.

Project: City of Lomita General Plan Update

Subject: Land Use Alternatives Trip Generation Assessment

This memorandum documents an assessment of land use alternatives for the City of Lomita General Plan Update. This analysis was prepared to assist with consideration of possible land use scenarios within the City of Lomita, in terms of their anticipated effect on the transportation network. For this effort, weekday daily, AM peak hour and PM peak hour trips were estimated for the land use alternatives utilizing industry-standard trip generation rates published in the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 11th Edition.

The City of Lomita General Plan Land Use Plan designates the permitted land uses within the city. For each land use plan alternative under consideration for the General Plan Update, the aggregate of trips from existing and future land uses were calculated. In addition, a trip comparison is provided between existing and proposed land uses to illustrate the added trips with each land use plan alternative. This information was prepared to support the preparation of the Land Use Alternatives Report, which will be used by the City to select the land use plan to represent the community's long-term vision in the City's General Plan Update.

LAND USE ALTERNATIVES

Four Land Use Alternatives have been developed by the project team:

- Alternative 1 (Current General Plan)
- Alternative 2 (Baseline)
- Alternative 3 (Core and Perimeter)
- Alternative 4 (Neighborhood Nodes)

These Land Use Alternatives are intended to serve as a starting point for discussion of different scenarios for the City and to provide context for citywide discussion regarding potential land use changes throughout Lomita. Potential development under each land use theme, plus the existing land use mix, is provided in Table 1. Alternative 1 (Current GP) reflects the land use direction provided by the currently adopted General Plan for Lomita. Alternative 2 (Baseline), Alternative 3 (Core and Perimeter), and

Alternative 4 (Neighborhood Nodes) all explore how the City can strategically plan for its future by accommodating new residential and nonresidential development in key locations throughout the community in different ways that reflect the community’s vision for the future of Lomita.

Table 1 – Summary of Land Use Alternatives

Uses	Existing Conditions	Current GP	Baseline	Core & Perimeter	Neighborhood Nodes
Residential Units	8,274	8,945	9,485	10,422	11,279
Population	21,843	23,616	25,040	27,513	29,777
Nonresidential (SF)	2,528,297	2,635,158	2,733,131	2,881,533	2,931,334
Jobs	3,036	3,217	3,415	3,601	3,663

Source: De Novo Planning Group, October 2, 2023.
 Notes: SF= Square feet

Table 2 compares the projected amount of housing and nonresidential development in the city by 2045 under each Alternative, with existing development (2023) included for reference. The potential buildout numbers are based on expected density and intensity levels for each land use type, as described in the Land Use Alternatives Report.

Table 2 – Summary of Potential Buildout Under Land Use Alternatives

Uses	Existing Conditions	Current GP	Baseline	Core & Perimeter	Neighborhood Nodes
Single-Family Housing Units	4,777	5,261	5,252	5,371	5,268
Multi-Family Housing Units	3,497	3,685	4,233	5,050	6,011
Nonresidential (square feet)	2,528,297	2,635,158	2,733,131	2,881,533	2,931,334

Source: De Novo Planning Group, October 2, 2023.

TRIP GENERATION COMPARISON

ITE trip generation rates were used to develop weekday daily, AM peak hour and PM peak hour trip generation for residential and non-residential land uses under each land use alternative. Trip rates were multiplied by the anticipated development quantity to estimate the associated number of trips with the implementation of each land use plan alternative. Detailed trip generation worksheets are provided in Appendix 1. It should be noted that the trip generation estimates for the land use alternatives do not take into account trip internalization (i.e., trips that stay within a site rather than vehicle trips external to a site) and switching to non-vehicle modes which can result from intensifying a mix of uses that is encouraged by mixed-use land use designations. However, the estimated are appropriate to compare the number of trips with each land use plan and the relative differences between alternatives.

Tables 3 presents the weekday daily trip generation for existing conditions and each land use plan alternative. Overall, the number of daily trips from non-residential uses are higher compared to residential uses.

Table 3 – Weekday Daily Trip Generation Summary

Land Use/Code	Existing	Current GP	Baseline	Core & Perimeter	Neighborhood Nodes
Single-family Housing	45,047	49,609	49,531	50,653	49,677
Multi-family Housing	23,570	24,834	28,528	34,039	40,515
Nonresidential	93,572	97,527	101,153	106,646	108,489
Total Trips	162,189	171,970	179,211	191,337	198,681

Source: Kittelson & Associates, 2023.

Table 4 shows the percentage increase in trips compared to the Alternative 1, which is the current general plan land use plan. The comparison of trips shown in Table 4 shows that when compared to the current General Plan, the Baseline alternative is estimated to increase daily trips and peak hour trips in the city by approximately 4 percent. In addition, the Core and Perimeter alternative is estimated to increase daily and peak hour trips in the city by approximately 11 percent and the Neighborhood Nodes alternative is estimated to increase daily trips and peak hour trips in the city by approximately 16 percent.

Table 4 – Weekday Trip Generation Daily Comparison with Current GP

Land Use/Code	Baseline	Core & Perimeter	Neighborhood Nodes
Single-family Housing	+0%	+2%	+0%
Multi-family Housing	+15%	+37%	+63%
Nonresidential	+4%	+9%	+11%
Total Trips	+4%	+11%	+16%

Source: Kittelson & Associates, 2023.

Tables 5 and 6 present a summary of the weekday AM peak hour trips for each land use plan alternative, and their respective increases over the current GP land use plan. During the weekday AM peak hour, the number of trips from residential uses are higher compared to non-residential uses. The comparison of trips shown in Table 6 shows that compared to the current General Plan, the Baseline scenario is estimated to increase weekday AM peak hour trips in the city by approximately 4 percent. In addition, the Core and Perimeter scenario is estimated to increase weekday AM peak hour trips in the city by approximately 11 percent and the Neighborhood Nodes scenario is estimated to increase weekday AM peak hour trips in the city by approximately 16 percent. These increases are consistent with those on a daily basis.

Table 5 – Weekday AM Peak Hour Trip Generation Summary

Land Use/Code	Existing	Current GP	Baseline	Core & Perimeter	Neighborhood Nodes
<i>Single-family Housing</i>	3,344	3,683	3,677	3,760	3,688
<i>Multi-family Housing</i>	1,399	1,474	1,693	2,020	2,404
Nonresidential	2,124	2,214	2,296	2,420	2,462
Total Trips	6,866	7,370	7,666	8,201	8,554

Source: Kittelson & Associates, 2023.

Table 6 – Weekday AM Peak Hour Trip Generation Comparison with Current GP

Land Use/Code	Baseline	Core & Perimeter	Neighborhood Nodes
<i>Single-family Housing</i>	0%	2%	0%
<i>Multi-family Housing</i>	15%	37%	63%
Nonresidential	4%	9%	11%
Total Trips	4%	11%	16%

Source: Kittelson & Associates, 2023.

Tables 7 and 8 present a summary of the weekday PM peak hour trips for each land use plan alternative, and their respective increases over the current GP land use plan. The number of weekday PM peak hour trips from non-residential uses are higher compared to residential uses. The comparison of trips shown in Table 8 shows that when compared to the current General Plan, the Baseline alternative is estimated to increase weekday PM peak hour trips in the city by approximately 4 percent. In addition, the Core and Perimeter alternative is estimated to increase weekday PM peak hour trips in the city by approximately 10 percent and the Neighborhood Nodes scenario is estimated to increase weekday PM peak hour trips in the city by approximately 14 percent. These are slightly lower (1 to 2 percent) than on a daily basis.

Table 7 – Weekday PM Peak Hour Trip Generation Summary

Land Use/Code	Existing	Current GP	Baseline	Core & Perimeter	Neighborhood Nodes
Single-family Housing	4,490	4,945	4,937	5,049	4,952
Multi-family Housing	1,783	1,879	2,159	2,576	3,066
Nonresidential	8,596	8,960	9,293	9,797	9,967
Total Trips	14,870	15,784	16,389	17,422	17,984

Source: Kittelson & Associates, 2023.

Table 8 – Weekday PM Peak Hour Trip Generation Comparison with Current GP

Land Use/Code	Baseline	Core & Perimeter	Neighborhood Nodes
Single-family Housing	0%	2%	0%
Multi-family Housing	15%	37%	63%
Nonresidential	4%	9%	11%
Total Trips	4%	10%	14%

Source: Kittelson & Associates, 2023.

KEY FINDINGS

Key transportation findings for this land use alternatives comparison are presented below:

- Trips from non-residential land uses are higher compared to trips from residential land uses on a daily basis and during the weekday PM peak hour.
- Alternative 1 (Baseline) is estimated to increase daily and peak hour trips in the city only by approximately 4 percent when compared to business-as-usual scenario.
- Alternative 2 (Core and Perimeter) is estimated to increase daily and peak hour trips in the city ranging from 10 to 11 percent when compared to business-as-usual scenario.
- Alternative 3 (Neighborhood Nodes) is estimated to increase daily and peak hour trips ranging from 14 to 16 percent when compared to business-as-usual scenario.
- The greatest changes in trips are a result of added multi-family housing. The proposed single-family housing would result in little change in trip generation.

Appendix 1 Detailed Trip Generation Tables

Statistical Comparison

	Existing	Current GP/BAU	1: Baseline	2: Core Perimeter	3: Neighborhood Nodes
Units	8,274	8,945	9,485	10,422	11,279
Single Family	4,777	5,261	5,252	5,371	5,268
Multifamily	3,497	3,685	4,233	5,050	6,011
Population	21,843	23,616	25,040	27,513	29,777
Single Family	12,611	13,888	13,867	14,181	13,907
Multifamily	9,232	9,727	11,174	13,333	15,869
Nonresidential SF	2,528,297	2,635,158	2,733,131	2,881,533	2,931,334
Jobs	3,036	3,217	3,415	3,601	3,663

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Land Use/Code	Average Rate	Fitted Curve Equation	Existing Units		Current GP/BAU Units		1: Baseline Units		2: Core Perimeter Units		3: Neighborhood Nodes Units	
			Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve
Single Family Detached Housing	210	$LN(T)+0.92*L$ $n(N)+2.68$	45,047	35,378	49,609	38,661	49,531	38,605	50,653	39,409	49,677	38,710
Single Family Attached Housing	215	$T=7.62*(N)-50.48$	34,394	36,350	37,877	40,036	37,818	39,973	38,674	40,880	37,929	40,091
Multifamily Housing (Low-Rise)	220	$T=6.41*(N)+7.531$	23,570	22,491	24,834	23,694	28,528	27,206	34,039	32,448	40,515	38,607
Multifamily Housing (Mid-Rise)	221	$T=4.77*(N)-46.46$	15,876	16,634	16,728	17,529	19,216	20,143	22,929	24,044	27,291	28,627
Shopping Center	820	$T=26.11*(N)+5863.73$	93,572	71,698	97,527	74,488	101,153	77,046	106,646	80,921	108,489	82,221
Total			162,189	129,567	171,970	136,843	179,211	142,857	191,337	152,778	198,681	159,538

Land Use/Code	Average Rate	Existing Units		Current GP/BAU Units		1: Baseline Units		2: Core Perimeter Units		3: Neighborhood Nodes Units	
		Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve
Single Family Detached Housing	210	N/A	N/A	N/A	N/A	0%		2%		0%	
Single Family Attached Housing	215	N/A	N/A	N/A	N/A	0%		2%		0%	
Multifamily Housing (Low-Rise)	220	N/A	N/A	N/A	N/A	15%		37%		63%	
Multifamily Housing (Mid-Rise)	221	N/A	N/A	N/A	N/A	15%		37%		63%	
Shopping Center	820	N/A	N/A	N/A	N/A	4%		9%		11%	
Total		N/A	N/A	N/A	N/A	4%		11%		16%	

UPDATED TABLES

Trip Generation Estimates - Daily						
Land Use/Code	Average Rate	Existing Units	Current GP/BAU Units	1: Baseline Units	2: Core Perimeter Units	3: Neighborhood Nodes Units
Single Family Detached Housing	210	45,047	49,609	49,531	50,653	49,677
Multifamily Housing (Low-Rise)	220	23,570	24,834	28,528	34,039	40,515
Shopping Center	820	93,572	97,527	101,153	106,646	108,489
Total		162,189	171,970	179,211	191,337	198,681

Trip Generation Estimates - Daily % Change Compared to Current GP/BAU						
Land Use/Code	Average Rate	Existing Units	Current GP/BAU Units	1: Baseline Units	2: Core Perimeter Units	3: Neighborhood Nodes Units
Single Family Detached Housing	210	N/A	N/A	0%	2%	0%
Multifamily Housing (Low-Rise)	220	N/A	N/A	15%	37%	63%
Shopping Center	820	N/A	N/A	4%	9%	11%
Total		N/A	N/A	4%	11%	16%

Statistical Comparison

	Existing	Current GP/BAU	1: Baseline	2: Core Perimeter	3: Neighborhood Nodes
Units	8,274	8,945	9,485	10,422	11,279
Single Family	4,777	5,261	5,252	5,371	5,268
Multifamily	3,497	3,685	4,233	5,050	6,011
Population	21,843	23,616	25,040	27,513	29,777
Single Family	12,611	13,888	13,867	14,181	13,907
Multifamily	9,232	9,727	11,174	13,333	15,869
Nonresidential SF	2,528,297	2,635,158	2,733,131	2,881,533	2,931,334
Jobs	3,036	3,217	3,415	3,601	3,663

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Trip Generation Estimates - AM													
Land Use/Code	Average Rate	Fitted Curve Equation	Existing Units		Current GP/BAU Units		1: Baseline Units		2: Core Perimeter Units		3: Neighborhood Nodes Units		
			Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve	
Single Family Detached Housing	210	0.7	$\ln(T) = 0.91 \cdot \ln(x) + 0.12$	3,344	2,513	3,683	2,743	3,677	2,739	3,760	2,796	3,688	2,747
Single Family Attached Housing	215	0.48	$T = 0.52 \cdot (x) - 5.70$	2,293	2,478	2,525	2,730	2,521	2,726	2,578	2,787	2,529	2,734
Multifamily Housing (Low-Rise)	220	0.4	$T = 0.31 \cdot (x) + 22.85$	1,399	1,107	1,474	1,165	1,693	1,335	2,020	1,588	2,404	1,886
Multifamily Housing (Mid-Rise)	221	0.37	$T = 0.44 \cdot (x) - 11.61$	1,294	1,527	1,363	1,610	1,566	1,851	1,869	2,211	2,224	2,633
Shopping Center	820	0.84	$T = 0.59 \cdot (x) + 133.55$	2,124	1,625	2,214	1,688	2,296	1,746	2,420	1,834	2,462	1,863
Total				6,866	5,245	7,370	5,596	7,666	5,820	8,201	6,218	8,554	6,496

Trip Generation Estimates - AM % Change Compared to Current GP/BAU												
Land Use/Code	Average Rate	Fitted Curve	Existing Units		Current GP/BAU Units		1: Baseline Units		2: Core Perimeter Units		3: Neighborhood Nodes Units	
			Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve
Single Family Detached Housing	210		N/A	N/A	N/A	N/A	0%		2%		0%	
Single Family Attached Housing	215		N/A	N/A	N/A	N/A	0%		2%		0%	
Multifamily Housing (Low-Rise)	220		N/A	N/A	N/A	N/A	15%		37%		63%	
Multifamily Housing (Mid-Rise)	221		N/A	N/A	N/A	N/A	15%		37%		63%	
Shopping Center	820		N/A	N/A	N/A	N/A	4%		9%		11%	
Total			N/A	N/A	N/A	N/A	4%		11%		16%	

UPDATED TABLES

Trip Generation Estimates - AM						
Land Use/Code	Existing Units	Current GP/BAU Units	1: Baseline Units	2: Core Perimeter Units	3: Neighborhood Nodes Units	
Single Family Detached Housing	3,344	3,683	3,677	3,760	3,688	
Multifamily Housing (Low-Rise)	1,399	1,474	1,693	2,020	2,404	
Shopping Center	2,124	2,214	2,296	2,420	2,462	
Total	6,866	7,370	7,666	8,201	8,554	

Trip Generation Estimates - AM % Change Compared to Current GP/BAU						
Land Use/Code	Existing Units	Current GP/BAU Units	1: Baseline Units	2: Core Perimeter Units	3: Neighborhood Nodes Units	
Single Family Detached Housing	N/A	N/A	0%	2%	0%	
Multifamily Housing (Low-Rise)	N/A	N/A	15%	37%	63%	
Shopping Center	N/A	N/A	4%	9%	11%	
Total	N/A	N/A	4%	11%	16%	

Statistical Comparison

	Existing	Current GP/BAU	1: Baseline	2: Core Perimeter	3: Neighborhood Nodes
Units	8,274	8,945	9,485	10,422	11,279
Single Family	4,777	5,261	5,252	5,371	5,268
Multifamily	3,497	3,685	4,233	5,050	6,011
Population	21,843	23,616	25,040	27,513	29,777
Single Family	12,611	13,888	13,867	14,181	13,907
Multifamily	9,232	9,727	11,174	13,333	15,869
Nonresidential SF	2,528,297	2,635,158	2,733,131	2,881,533	2,931,334
Jobs	3,036	3,217	3,415	3,601	3,663

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Trip Generation Estimates - PM													
Land Use/Code	Average Rate	Fitted Curve Equation	Existing Units		Current GP/BAU Units		1: Baseline Units		2: Core Perimeter Units		3: Neighborhood Nodes Units		
			Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve	
Single Family Detached Housing	210	$Ln(T)=0.94*Ln(x)+0.27$	4,490	3,764	4,945	4,121	4,937	4,115	5,049	4,203	4,952	4,127	
Single Family Attached Housing	215	$T=0.60*(x)-3.93$	2,723	2,862	2,999	3,153	2,994	3,148	3,062	3,219	3,003	3,157	
Multifamily Housing (Low-Rise)	220	$T=0.43*(x)+20.55$	1,783	1,524	1,879	1,605	2,159	1,841	2,576	2,192	3,066	2,605	
Multifamily Housing (Mid-Rise)	221	$T=0.39*(x)+0.34$	1,364	1,364	1,437	1,437	1,651	1,651	1,970	1,970	2,344	2,345	
Shopping Center	820	$Ln(T)=0.72*Ln(x)+3.02$	8,596	5,776	8,960	5,950	9,293	6,109	9,797	6,346	9,967	6,425	
Total			14,870	11,064	15,784	11,676	16,389	12,065	17,422	12,741	17,984	13,157	

Trip Generation Estimates - PM % Change Compared to Current GP/BAU													
Land Use/Code	Average Rate	Fitted Curve	Existing Units		Current GP/BAU Units		1: Baseline Units		2: Core Perimeter Units		3: Neighborhood Nodes Units		
			Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve	
Single Family Detached Housing	210	N/A	N/A	N/A	N/A	N/A	0%		2%		0%		
Single Family Attached Housing	215	N/A	N/A	N/A	N/A	N/A	0%		2%		0%		
Multifamily Housing (Low-Rise)	220	N/A	N/A	N/A	N/A	N/A	15%		37%		63%		
Multifamily Housing (Mid-Rise)	221	N/A	N/A	N/A	N/A	N/A	15%		37%		63%		
Shopping Center	820	N/A	N/A	N/A	N/A	N/A	4%		9%		11%		
Total		N/A	N/A	N/A	N/A	N/A	4%		10%		14%		

UPDATED TABLES

Trip Generation Estimates - PM						
Land Use/Code	Existing Units	Current GP/BAU Units	1: Baseline Units	2: Core Perimeter Units	3: Neighborhood Nodes Units	
Single Family Detached Housing	4,490	4,945	4,937	5,049	4,952	
Multifamily Housing (Low-Rise)	1,783	1,879	2,159	2,576	3,066	
Shopping Center	8,596	8,960	9,293	9,797	9,967	
Total	14,870	15,784	16,389	17,422	17,984	

Trip Generation Estimates - PM % Change Compared to Current GP/BAU						
Land Use/Code	Existing Units	Current GP/BAU Units	1: Baseline Units	2: Core Perimeter Units	3: Neighborhood Nodes Units	
Single Family Detached Housing	N/A	N/A	0%	2%	0%	
Multifamily Housing (Low-Rise)	N/A	N/A	15%	37%	63%	
Shopping Center	N/A	N/A	4%	9%	11%	
Total	N/A	N/A	4%	10%	14%	