



CITY OF LOMITA CITY COUNCIL REPORT

TO: City Council **Item No. SCH 9**

FROM: Ryan Smoot, City Manager

PREPARED BY: Sheri Repp Loadsman, Planner

MEETING DATE: June 1, 2021

SUBJECT: Discussion and Consideration to Accept the 2020 Annual Progress Report on the General Plan and Implementation of the Housing Element

RECOMMENDATION

Accept the 2020 Report on the progress of the General Plan and on the implementation of the Housing Element.

BACKGROUND

Government Code Section 65400 mandates that by April 1st of each year the local planning agency shall submit a report to the State Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) a report that provides the progress of the implementation of the Housing Element. HCD provides the forms and definitions to be used by local governments in the preparation of their Annual Progress Report (APR) to ensure consistency and clarity in the annual reports on the housing element from year to year, and across agencies. Staff submitted the completed forms, attached to this report for reference, to HCD and OPR per the deadline.

This report reviews the activities that took place to implement the Lomita General Plan between January 1, 2020 and December 31, 2020. This annual report provides a means to monitor the success of implementing the General Plan and determine if changes need to be made in the plan or its implementation programs. The General Plan is the foundation development policy document of the City of Lomita. It defines the framework by which the physical, economic and human resources of the City are to be managed and utilized over time. As an informational document, the General Plan acts to clarify and articulate the intentions of the City with respect to the rights and expectations of the public, property owners, and prospective investors and business interests. The General Plan is available for public review at City Hall and on the City's website.

General Plan Status

The current Lomita General Plan was adopted by the Lomita City Council on May 4, 1998. State law requires that the General Plan include seven elements. These mandatory elements must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. State law allows the City to adopt any additional general plan elements that the City deems necessary. Additionally, the elements of the general plan may combine elements as it deems necessary. The City of Lomita General Plan combines the Open Space and Conservation elements into a single element titled the Resource Management Element. The following is a breakdown of the City's General Plan:

Lomita GP Elements	Required GP Elements	Date of Last Comprehensive Revision	Description
Land Use Element	Land Use	May 4, 1998	Provides for the types, density or intensity, design and distribution of existing and potential City areas.
Circulation Element	Circulation	May 4, 1998	Identifies the street pattern and other circulation infrastructure and transportation systems needed to support the uses identified in the Land Use Element.
Housing Element	Housing	February 3, 2014	Identifies and provides an analysis of existing and projected housing needs, an evaluation of housing constraints, a statement of goals, policies, quantifiable objectives and financial resources, and scheduled programs for the preservation, improvement, and development of housing.
Resource Management Element	Conservation Open Space	May 4, 1998	Identifies important local resources and the necessary preservation programs to prevent their destruction and exploitation and to ensure that conservation efforts are consistent and equitable.
Safety Element	Safety	May 4, 1998	Provides for the protection of lives and property from the adverse effects of natural and human caused hazards.

Noise Element	Noise	May 4, 1998	Identifies the sources and outlines policy to protect land uses against adverse noise levels associated with necessary circulation and related activity.
Economic Development Element	Economic Development (Optional)	May 4, 1998	Defines the objectives, policies and proposals for improved employment, business retention and expansion, and fiscal growth of the community
Implementation Element	Implementation (Optional)	May 4, 1998	Provides a guide for the General Plan's implementation by listing the policies and programs within each of the individual elements.

Local governments are required to keep their General Plans current and internally consistent. There is no specific requirement that a local government update its General Plan on a particular timeline, except for the Housing Element, which is required to be updated every eight years. If a city does not adopt a Housing Element within the required timeframe, subsequent updates must be completed on a 4-year schedule rather than an 8-year schedule until two consecutive updates have been prepared on time, among other consequences.

In 2019, SB 99 required the update of the Safety Element upon the next revision of the Housing Element. Following the approval of the Local Hazard Mitigation Plan by FEMA in 2018, the City of Lomita was awarded a CalOES Grant in the amount of \$63,525 for the Safety Element Update. In October 2020, the City Council retained Dudek to provide consultant services related to the preparation of a comprehensive Safety Element Update.

In November 2020, the City Council also retained Dudek to provide consultant services related to the Housing Element Update. The City of Lomita was awarded a LEAP grant in the amount of \$150,000 to fund the update to the Housing Element.

GENERAL PLAN AMENDMENTS AND MAJOR PLANNING ACTIVITIES

The most recent General Plan Amendment was processed in 2017, where the Land Use Designation was changed from Commercial and Industrial to High Density Residential to accommodate the 220-unit Picerne apartment project located at 24000 Crenshaw Boulevard. The Picerne Apartment Project is detailed in the major projects list. The General Plan Amendment also provided that the allowable development intensity of 19.8 to 43.6 units per net acre could be increased to 88 units per acre subject to approval of a Specific Plan. The Crenshaw Boulevard Specific Plan approved the Picerne Apartment Project at 88 units per acre.

There were no amendments to the General Plan during the 2020 reporting period. The following is a summary of major activities during the reporting period of January 1, 2020 to December 31, 2020

Land Use Element

- In 2019, the City of Lomita applied for funding through the California Department of Housing and Community Development (HCD) SB2 Planning Grant program to assist with the development of an Accessory Dwelling Program and to update zoning ordinances, processes and procedures to facilitate housing production. The City received confirmation of its funding award of \$160,000 in April 2020.
 - The ADU Program will provide useful guides, prototypes, and resources that equip homeowners undertaking construction of an ADU, and to expedite the permitting process. The City will produce or update resources, such as submittal checklist, a project calculator, and if feasible, prototypes of architectural designs that may apply toward ADU construction.
 - Numerous housing related bills became effective on January 1, 2020 requiring the City’s zoning requirements to be amended for compliance with the new housing legislation. With the assistance of a planning consultant, the City will provide various ordinance amendments and process improvements to streamline the entitlement process for housing projects.

- There were 2 text amendments to the Lomita Municipal Code in 2020. There were no zone changes.

Case Number	Description	Location
ZTA 2020-01	ZTA to modify Fence Height Requirements	Commercial Zones City Wide
ZTA 2020-02	ZTA to modify parking requirements	Residential Uses City Wide
CA 2020-02	Adoption of Fire Code	City Wide

Housing Element

On February 19, 2014, the 2014-2021 Housing Element was certified by the State Housing and Community Development Department (HCD). Having a certified element is beneficial because the City is eligible to apply for certain state housing grants/programs that require applicants to have certified and adopted housing elements in order to qualify. Having a certified Housing Element also provides legal protection against housing-related lawsuits when the City approves development projects.

The Regional Housing Needs Assessment (RHNA), which is required by state law, is a method of allocating housing units to jurisdictions throughout the State. Using State population data, HCD mandates that a certain amount of housing units be constructed

within all regional planning areas throughout the State. The Metropolitan Planning Organization (MPO) to which Lomita is subject is Southern California Association of Governments (SCAG). SCAG, in collaboration with HCD, calculated the number of existing and projected housing units that must be constructed within the six counties and 191 cities in Southern California. During the fifth housing element cycle, SCAG was responsible for allocating 412,000 units throughout the region. Lomita was assigned to construct 47 housing units.

The information below is a summary of housing unit activity in Lomita during 2020. This information is a summary of Tables A through F submitted to the State of California's Housing and Community Development Department.

Income Level	RHNA Allocation by Income	Units Permitted 2014-2020	Total Remaining RHNA by Income Level
Very Low	12	0	12
Low	7	9	
Moderate	8	35	
Above Moderate	20	306	
Total	47	350	12

During the 2020 reporting period the following residential units were issued construction permits and were reported by income category:

Address	Description	No. of Dwelling Units	Income Category
1747-1749 257th Street	Mutli-Family: 1 Detached & 2 Attached	3	Above Moderate
1751 257th St.	Single-Family	1	
2340 246th St.	ADU	1	Above Moderate
24814 ½ Cypress St.	ADU	1	Above Moderate
24200 Crenshaw Blvd.	Picerne Multi-Family Apartments	220	Above Moderate
2331 Evans ½ Ct.	Accessory Dwelling Unit	1	Above Moderate
24813 Narbonne Ave.	Multi-Family Attached	5	Above Moderate
24817 Narbonne Ave.	Multi-Family Attached	5	Above Moderate
24819 Narbonne Ave	Multi-Family Attached	5	Above Moderate
24710 & 24712 Pennsylvania Ave.	Multi-Family Attached	2	Above Moderate
1911 ½ Alcor St.	Accessory Dwelling Unit	1	Above Moderate
Total Units			245

The HCD forms attached to this report detail other significant information such as the number of housing applications received and approved during the 2019 calendar year and the housing programs that the City continues to administer in conjunction with Los Angeles County.

The goals and policies of the General Plan elements are implemented through the actions of the City Council, Commissions and appropriate divisions of City Hall. A comprehensive review of the General Plan is anticipated to be necessary to provide internal consistency following the update to the Housing Element and Safety Element. During the approval of the annual budget, funds will be identified to provide for a comprehensive review and update of the General Plan within the next 2-4 years.

OPTIONS:

1. Accept the report.
2. Reject the report.
3. Provide further direction.

FISCAL IMPACT

None.

ATTACHMENT

1. HCD 2020 Annual Housing Report

Reviewed by:



Gary Y. Sugano
Assistant City Manager

Approved by:



Ryan Smoot
City Manager

Reviewed by:



Greg Kapovich
Community and Economic Development Director