

IMPLEMENTATION ELEMENT



City of Lomita
General Plan Update

INTRODUCTION TO THE IMPLEMENTATION ELEMENT

This section of the Lomita General Plan will serve as the guide for the General Plan's implementation. Table 9-1 lists the policies contained in the elements that comprise the

Lomita General Plan. Within Table 9-1, policies are listed as they appear in the individual elements. In the right hand column programs are identified by name which will be effective in implementing the individual policies.

The programs referred to in Table 9-1 are described in the individual elements. These programs are also identified in each of the elements and are described in Section 9.2 of this element. The individual programs are listed in alphabetical order to assist in their identification.

**Table 9-1
Policies and Programs Matrix**

General Plan Policies	Implementation Programs
Land Use Element Policies	
<i>Land Use Policy 1.</i> The City will promote the use of buffers and other development standards between more intensive land uses to protect established residential neighborhoods from noise, light and glare, and other adverse impacts typically associated with non-residential development.	Environmental Review Design Review
<i>Land Use Policy 2.</i> The City will strive to promote the provision of schools, parks and recreation areas to serve the residential neighborhoods.	Zoning Conformity Program Joint-Use Facilities
<i>Land Use Policy 3.</i> The City will promote the development of convenient and complete shopping facilities to serve the residential neighborhoods consistent with the City's economic development policy.	Zoning Incentives
<i>Land Use Policy 4.</i> The City will promote a healthy and congenial environment for shopping by striving to provide adequate parking, safe and efficient circulation and shopping district recognition.	Zoning Incentives Code Enforcement
<i>Land Use Policy 5.</i> The City will promote the maintenance of a circulation system that protects the established residential neighborhoods.	Zoning Conformity Program Capital Improvement Program
<i>Land Use Policy 6.</i> The City will strive to see that adequate public utilities and services are provided to protect the established residential neighborhoods.	Capital Improvement Program Police and Fire Services Review
<i>Land Use Policy 7.</i> Commercial development and employment opportunities will be promoted to maintain a sound economic base and to stimulate investment in the City.	Zoning Incentives
<i>Land Use Policy 8.</i> The City will coordinate capital improvement projects to maintain a sound economic base and stimulate investment in the City.	Capital Improvement Program
<i>Land Use Policy 9.</i> The City will work to protect and promote property values by promoting the more efficient use of underutilized properties and structures consistent with the City's economic development policy.	Zoning Incentives Zoning Conformity
<i>Land Use Policy 10.</i> The City will promote the improvement of aesthetic and visual qualities of the community by landscaping and beautifying streets and highways and by implementing development standards for private improvements.	Roadway Improvement Program Roadway Landscaping Program.

General Plan Policies	Implementation Programs
<i>Land Use Policy 11.</i> The City will promote the maintenance and expansion of cultural activities within the community, the library, the local museum, and special events, and by sponsoring various social events.	Cultural Awareness Program
<i>Land Use Policy 12.</i> To plan for the orderly future growth and development, the City will maintain the planning studies and surveys of the General Plan undertaken as part of its preparation and review and periodically update the General Plan, and other related plans and ordinances critical to the Land Use Element's implementation.	Environmental Review
<i>Land Use Policy 13.</i> The City will work to manage growth and development in the City consistent with historic development trends in the City.	Zoning Conformity Program Environmental Review
<i>Land Use Policy 14.</i> The City will promote a healthy and congenial environment for business, where properly zoned	Zoning Conformity Program
<i>Land Use Policy 15.</i> The City may allow the opportunity for new mixed use development in the economic redevelopment area.	Zoning Conformity Program
<i>Land Use Policy 16.</i> The City will endeavor to have periodic reviews of flight related issues with the City of Torrance Airport.	Inter-Agency Coordination Program
<i>Land Use Policy 17.</i> The City will promote the maintenance and preservation of activities that contribute to the City's economic and employment base.	Cultural Awareness Zoning Incentives
<i>Land Use Policy 18.</i> The City will identify and promote conservation of Lomita's natural and cultural resources.	Environmental Review Program Cultural Resource Management Program
<i>Land use Policy 19.</i> The City will strive to develop a pedestrian friendly downtown that is economically viable and promotes a range of activities.	Downtown revitalization
Circulation Element Policies	
<i>Circulation Element Policy 1.</i> The City will encourage the development of an increasingly safe and efficient freeway service in the area and discourage the use of local streets in the City for non-local and regional through traffic except in emergency situations.	Caltrans Coordination Capital Improvement Program.
<i>Circulation Element Policy 2.</i> The City will strive to provide a system of signalization which will augment and assist in the safe and efficient movement of traffic through the City. The City will investigate the feasibility of participating in a regional signalization program (such as the ATSAC program) with neighboring jurisdictions.	Inter-Agency Coordination Program and Signalization Program.
<i>Circulation Element Policy 3.</i> The City will develop and maintain a logical local circulation system based on a hierarchy of streets which serve the existing and future needs of the City. The City will evaluate the need to "reopen" roads now closed to through traffic.	Capital Improvement Program.
<i>Circulation Element Policy 4.</i> The City will be proactive in assessing the impact of future land uses and development on the local circulation system.	Mitigation Fee Program Environmental Review
<i>Circulation Element Policy 5.</i> The City will continue to promote the use of public transit and other alternative forms of transit to reduce travel expense, energy use, environmental impact, and congestion.	Transportation Demand Management Program Public Transit Program.
<i>Circulation Element Policy 6.</i> The City will encourage the development, maintenance, and improvement of pedestrian-oriented facilities, where appropriate, to ensure the safety and use of pedestrian movement throughout the City and as a means to reduce traffic. The City will also encourage the maintenance and improvement of bicycle oriented facilities, where appropriate, to ensure the safety and use of bicycle movement throughout the City	Transportation Demand Management Program Public Transit Program.

General Plan Policies	Implementation Programs
<i>Circulation Element Policy 7.</i> The City will evaluate parking restrictions/regulations to increase the availability of parking whenever possible without jeopardizing safety.	Parking Review Program.
<i>Circulation Element Policy 8.</i> The City will strive to establish a beautification program for major roadways in Lomita.	Roadway Improvement Program
<i>Circulation Element Policy 9.</i> The use of alternative fueled vehicles for local and Dial-A-Ride services will be investigated.	Public Transit Review Program.
Housing Element Policies	
<i>Housing Element Policy 1.</i> The City will strive to promote the development and maintenance of an inventory of housing stock which provides a healthy and safe environment for all citizens of Lomita.	Zoning Conformity Program
<i>Housing Element Policy 2.</i> The City will work to protect the quality of the sound housing stock and rehabilitate substandard dwelling units in the City.	Code Enforcement Program Housing Program.
<i>Housing Element Policy 3.</i> The City will strive to correct blighted neighborhood conditions and encourage the upgrading of substandard housing units.	Code Enforcement Program Housing Program.
<i>Housing Element Policy 4.</i> The City will strive to meet the needs of a socially and economically diverse population.	Housing Assistance Program
<i>Housing Element Policy 5.</i> The City will encourage diversity of housing types, sizes, locations, and costs in accordance with the City's land use policies and ordinances.	Zoning Conformity Program
<i>Housing Element Policy 6.</i> The City will promote and encourage the use of flexible and innovative techniques of site and housing design within the framework of the Zoning Ordinance and Building Code	Zoning Conformity Program and Design Review Program
<i>Housing Element Policy 7.</i> The City will continue to promote "Fair Housing" laws.	Fair Housing Program
<i>Housing Element Policy 8.</i> The City will strive to make sure that the new residential development pays its own way in terms of infrastructure.	Mitigation Fee Program
Resource Management Element Policies	
<i>Resource Management Policy 1.</i> The City will work to expand recreational open space areas and facilities to meet current and projected needs of Lomita residents.	Quimby Ordinance Joint Use Facilities Program
<i>Resource Management Policy 2.</i> The City will strive to increase the size, acreage, and accessibility of local parks and school playgrounds.	Joint Use Facilities Program
<i>Resource Management Policy 3.</i> The City will continue to cooperate with other agencies to expand regional park facilities accessible to Lomita residents. Lomita will work with public transit providers to increase bus services to existing regional facilities.	Inter-Agency Coordination Program Public Transit Program
<i>Resource Management Policy 4.</i> Lomita will continue to seek available funding (State, Federal, etc) for the expansion of school playground areas in Lomita and the City will investigate strategies for the shared use of facilities. The City will also investigate the feasibility of development of these facilities as part of an independent school district.	Joint Use Facilities Program
<i>Resource Management Policy 5.</i> The City will encourage the use of innovative site planning techniques in the planning of new residential development in order to free inaccessible vacant land for use as passive and active open space.	Design Review Program

General Plan Policies	Implementation Programs
<i>Resource Management Policy 6.</i> The City will strive to protect and enhance the lower density character of development in the community and preserve those environmental amenities found in Lomita.	Environmental Review Zoning Conformity Program
<i>Resource Management Policy 7.</i> The City will allow moderate and high density land uses only in areas capable of supporting such uses, as indicated in the Lomita Land Use Plan.	Environmental Review Zoning Conformity Program
<i>Resource Management Policy 8.</i> The City will promote the use of open space buffer areas to separate incompatible land uses which may also be designed to provide open space for recreational use.	Design Review Program
<i>Resource Management Policy 9.</i> The City will continue to provide for large lots and keeping of animals in the City's agriculturally zoned residential areas, pursuant to the requirements of the City of Lomita General Plan	Zoning Conformity Program
<i>Resource Management Policy 10.</i> The City will maintain current restrictions on building height in order to protect the views from elevated areas in Lomita such as that which has been done in the residential areas. Height studies are to be performed when required, pursuant to the City's environmental review process.	Zoning Conformity Program Environmental Review
<i>Resource Management Policy 11.</i> The City will promote the use of open space to conserve and enhance the health and safety of Lomita residents.	Zoning Conformity Program
<i>Resource Management Policy 12.</i> The City will undertake an evaluation of non-producing oil wells to determine if they are officially abandoned in conformance with all applicable laws.	Inter-Agency Coordination Program
<i>Resource Management Policy 13.</i> The City will cooperate with the SCAQMD to further reduce smog pollution and will strive to mitigate major stationary sources of air pollution in the City	Air Quality Program
<i>Resource Management Policy 14.</i> The City will continue efforts to prevent any situation from developing outside the City's boundaries which could have an adverse effect upon the residents of Lomita or the environment (e.g. opposing any additional jet or commuter air traffic at Torrance Airport).	Inter-Agency Coordination Program
<i>Resource Management Policy 15.</i> The City will continue to oppose the construction of a freeway through any part of the City of Lomita.	Caltrans Coordination Program
<i>Resource Management Policy 16.</i> The City will strive to develop a more adequate water distribution system.	Capital Improvement Program Water Conservation Program
<i>Resource Management Policy 17.</i> Lomita will work towards the protection of stormwater quality in the City, in accordance with the NPDES	Stormwater Pollution Prevention
Safety Element Policies	
<i>Safety Policy 1.</i> The City will assist in providing aid and in the restoration of services and business to a level that enables residents and businesses to return to normal activities as soon as possible following a natural or man-made disaster.	Emergency Preparedness Program
<i>Safety Policy 2.</i> The City will develop and support a realistic emergency preparedness plan which would quickly become operational should the area be affected by a disaster.	Emergency Preparedness Program
<i>Safety Policy 3.</i> The City will cooperate with public service providers to inform property owners regarding the potential fire and safety hazards that could affect buildings and structures	Police & Fire Services Review Program

General Plan Policies	Implementation Programs
<i>Safety Policy 4.</i> The City will cooperate with public service providers to establish procedures and plans to minimize injuries and the possible loss of life, disruption of public services, and damage to or destruction of property, associated with major disasters.	Police & Fire Services Review Program
<i>Safety Policy 5.</i> The City will work with qualified geologists and engineers to develop a base of information concerning geologic hazards which must be considered at the earliest possible point in the review of future development proposals.	Environmental Review Program.
<i>Safety Policy 6.</i> The City will cooperate in the conduct of public safety education information programs, focusing on natural and man-made hazards; the prevention of and safety programs; and the appropriate preparation for, and reaction to, local or regional disasters.	Emergency Preparedness Program
<i>Safety Policy 7.</i> The City will strive to minimize the number of existing structures and conditions that represent seismic, fire, and safety hazards through the enforcement of building codes.	Fire Safety Program Code Enforcement Program
<i>Safety Policy 8.</i> The City will require geologic reports as a pre-requisite to the issuance of building permits for major structures for those areas where known or suspected geologic hazards are present.	Environmental Review
<i>Safety Policy 9.</i> The City will consider geologic and seismic data to guide in the placement and development of essential public structures such as schools, police and fire facilities, hospitals, and other types of critical installations.	Environmental Review
<i>Safety Policy 10.</i> The City will support the ongoing efforts of the Safety Commission, including, but not limited to, the Neighborhood Watch, Bird Dog Program, etc.	Police & Fire Services Review Program Adopt-A-Park Program
<i>Safety Policy 11.</i> The City will review existing water infrastructure and supplies needed in the event of natural disasters and work to correct any deficiencies.	Police & Fire Services Review Program
<i>Safety Policy 12.</i> The City will continue to work with the Torrance Airport and review all applicable development and planning proposals to ensure the public's safety is not compromised.	Inter-Agency Coordination Program.
<i>Safety Policy 13.</i> The City will develop lighting standards appropriate for public safety	Zoning Conformity Program
<i>Safety Policy 14.</i> The City will keep abreast of current law enforcement issues and work with the Los Angeles County Sheriff's Department to identify appropriate solutions	Police & Fire Services Review Program
<i>Safety Policy 15.</i> The City will continue to support the enforcement of regulations concerning safe vehicle operation (drunk driving, unregistered vehicle, etc.).	Inter-Agency Coordination Program.
<i>Safety Policy 16.</i> The City will, through planning and code enforcement, strive to ensure that pedestrian walkways are unobscured and maintained.	Zoning Conformity Program Design Review Program
<i>Safety Policy 17.</i> The City of Lomita will continue to support and foster a dialog with the four hill cities to consider the formation of cooperative agreements in areas of public safety, emergency response, and public services (Community Service Officer, Neighborhood Watch, etc.).	Inter-Agency Coordination Program
<i>Safety Policy 18.</i> The City will seek to avoid or minimize the seismic risk to existing developed areas and new and redeveloping areas of the City by carefully designating land uses and requiring special building design (in accordance with the latest adopted Uniform Building Code) in identified fault zones and in areas subject to geologic hazards and risk.	Environmental Review

General Plan Policies	Implementation Programs
<i>Safety Policy 19.</i> The City will require developers to provide appropriate measures to mitigate potential problems and risk relative to terrain, soils, slope stability and erosion in order to reduce hazards.	Environmental Review Design Review Program
<i>Safety Policy 20.</i> The City will strive to identify structures and land uses which are located in areas prone to flooding and identify appropriate mitigation.	Environmental Review Design Review Program
<i>Safety Policy 21.</i> The City will provide public safety education and information, focusing on potential hazards in the City, the prevention of life or property-threatening events, and the appropriate preparation and reaction in the event of an emergency.	Environmental Review Program Hazardous Materials Control Program Design Review Program
<i>Safety Policy 22.</i> The City will evaluate and consider strategies to provide cost-effective levels of emergency services for City residents, businesses, and visitors.	Police & Fire Services Review Program
<i>Safety Policy 23.</i> The City will strive to provide a five minute or less response time in at least 80 percent of the calls for service.	Police & Fire Services Review Program
<i>Safety Policy 24.</i> The City will work to reduce the potential for loss of life and property in Lomita due to natural, technical, and civil disasters by maintaining an optimum state of preparedness in the event of a community-wide disaster	Emergency Preparedness Program
<i>Safety Policy 25.</i> The City will review future development and redevelopment for compliance with City codes for adequate protection of public health and safety.	Design Review Program Building Code Review Program
<i>Safety Policy 26.</i> Coordination among City officials, and between City officials and other agencies that provide disaster response or relief services, will be promoted.	Inter-Agency Coordination Program
<i>Safety Policy 27.</i> The City will cooperate and coordinate with those agencies responsible for overseeing and/or regulating the transport of flammable gas/liquid distribution systems to ensure that adequate emergency plans are operational.	Inter-Agency Coordination Program
Noise Element Policies	
<i>Noise Policy 1.</i> The City, through implementation of the General Plan, will seek to locate noise sensitive land uses in areas subject to noise levels consistent with City established noise standards.	Zoning Conformity Program Environmental Review
<i>Noise Policy 2.</i> The City will adhere to planning guidelines which include noise control for the interior space of new residential, commercial and industrial developments in areas of the City subject to high ambient noise levels. Noise levels for all residential units should be attenuated to a maximum interior noise level of 45 dB.	Acoustical Analysis Program Noise Control Program
<i>Noise Policy 3.</i> In planning future development, the City will adhere to planning guidelines and regulations concerning noise control and mitigation of outdoor noise in residential developments	Acoustical Analysis Program Noise Control Program
<i>Noise Policy 4.</i> Noise control requirements will be considered in all new City equipment purchases.	Noise Control Program
<i>Noise Policy 5.</i> The City will continue to work with other agencies to enforce the state and federal occupational health and safety regulations concerning exposure to noise.	Noise Control Program Inter-Agency Coordination Program
<i>Noise Policy 6.</i> The City will seek to reduce or eliminate unnecessary noise near noise sensitive areas, such as parks, residential areas, hospitals, libraries, convalescent homes, etc.	Noise Control Program

General Plan Policies	Implementation Programs
<i>Noise Policy 7.</i> The City will continue to monitor noise throughout Lomita and enforce the standards and regulations of the City's Noise Control Ordinance.	Noise Control Program
<i>Noise Policy 8.</i> The City will continue to review its policies and regulations regarding noise control and abatement.	Noise Control Program.
<i>Noise Policy 9.</i> The City will continue to encourage the enforcement of noise control regulations such as the State Vehicle Code Noise Standards for automobiles, trucks, and motorcycles operating within the City, as well as any contractual agreements pertaining to noise control.	Inter-Agency Coordination Program
<i>Noise Policy 10.</i> The City will continue to support implementation and enforcement of noise control procedures for the Torrance Airport, including supporting those actions which minimize noise exposure associated with aircraft flyovers within the City.	Inter-Agency Coordination Program
<i>Noise Policy 11.</i> The City will work to ensure that noise attenuation standards set forth in the Airport Environs Land Use Plan for residential, commercial, and industrial development, within the planning boundaries for the Torrance Airport are adhered to.	Inter-Agency Coordination Program
<i>Noise Policy 12.</i> The City will work with surrounding cities to control noise created by current and/or future development along the City's boundaries.	Inter-Agency Coordination Program
<i>Economic Development Element Policies</i>	
<i>Economic Development Policy 1.</i> The City will promote and support revitalization within the City's commercial districts.	
<i>Economic Development Policy 2.</i> The City will continue to encourage the development of prosperous tourist, commercial, and entertainment uses along Pacific Coast Highway.	Design Review Program
<i>Economic Development Policy 3.</i> The City will promote the improvement and revitalization of existing commercial areas and neighborhood shopping centers.	Code Enforcement Program
<i>Economic Development Policy 4.</i> The City will encourage a balance of land uses within Lomita to meet the needs of residents and visitors.	Zoning Conformity Program Redevelopment
<i>Economic Development Policy 5.</i> The City will encourage a diversity of land uses and businesses within the commercial districts.	Zoning Conformity Program.
<i>Economic Development Policy 6.</i> The City will oversee maintenance or expansion of the infrastructure to keep pace with the development envisioned under the Land Use Plan.	Capital Improvement Program
<i>Economic Development Policy 7.</i> The City will work to develop strategies to reduce infrastructure costs for future development within the City's commercial districts as a means to stimulate economic development.	Mitigation Fee Program
<i>Economic Development Policy 8.</i> The City will strive to attract destination-oriented businesses that will stimulate commercial activity and investments in the community.	
<i>City of Lomita General Plan, 1998</i>	

DESCRIPTION OF PROGRAMS

This section of the Implementation Element contains a listing of programs which will be effective in the implementation of the Lomita General Plan. Each program is first described and the steps for the program's implementation are then summarized. The programs are arranged in alphabetical order to aid in their identification.

Acoustical Analysis (Regulation)

Description: The City will require that applications for new single-family and multiple-family residential units on sites located within a CNEL contour of 65 dBA or greater (as indicated in the Noise Element) include an acoustical analysis. This analysis will determine the nature and extent of measures that will be required to reduce interior ambient noise levels to 45 CNEL. These noise control measures must reduce noise levels within the interior living space of the units to a CNEL of 45 dBA. These requirements are consistent with Federal guidelines established by the Department of Housing and Urban Development (HUD) and the State's guidelines for land use and noise exposure.

Implementation: Step #1- Preparation of Base Map indicating areas of concern with periodic updating required for the map. Noise contour mapping was completed as part of the City's General Plan update. Step #2 - Staff must be informed in how to determine whether a noise analysis will be required. Step #3 - Noise analysis will be conducted on a project specific basis and the nature and extent of any requisite mitigation will be based on the results of the noise study.

Adopt a Park/Park Watch (Program)

Description: The City will analyze the feasibility of implementing an adopt-a-park program along with a "park watch" program. Individual neighborhoods will be encouraged to become involved with the

operation, maintenance and safety of their parks through an expanded Neighborhood Watch Program.

Implementation: Step #1- Coordination with the Los Angeles County Sheriff's Department to expand the scope of the Neighborhood Watch Program to include the monitoring of local parks. Step #2 - Establish a program by which individuals, organizations, and businesses can "adopt" a local City park. Qualifications for "park adoption" will be identified by the City Parks and Recreation Department Park. Individuals, organizations, and businesses, as part of their adoption, may agree to assist in park maintenance, financing of improvements, security, etc.

Air Quality Planning (Staff Activity)

Description: The City of Lomita will continue to participate in the regional planning efforts being undertaken by the South Coast Air Quality Management District and the Southern California Association of Governments to develop and implement strategies to improve regional air quality.

Implementation: Step #1 - The City of Lomita will continue to work with the SCAQMD and SCAG.

Building Code Review (Program)

Description: The City will periodically review, and if necessary, modify the Uniform Building Code to reflect current technology and regulations.

Implementation: Step #1- Procedures for the periodic review of the UBC will be identified by the Community Development Director. Step #2 - Review will be undertaken by designated individuals to identify appropriate changes that should be considered. Step #3 - Amendments to the City's Codes will be made, as required.

Caltrans Coordination (Staff Activity)

Description: The City will coordinate efforts with Caltrans to upgrade Pacific Coast Highway. The purpose of this undertaking is to ensure the City is fully appraised of roadway and facility

improvement efforts in the early stages of planning and design.

Implementation: Step #1- The City will continue to work with Caltrans and the MTA, as appropriate. Step #2 - The City will request to be on all notification lists for future projects that may impact the City.

Capital Improvement Planning (Program)

Description: The City's Capital Improvement Program (CIP) is a five-year plan which indicates the timing of major capital expenditures. Individual projects are reviewed and ranked on an annual basis and may include street scape upgrades, installation of traffic signals, slurry seal for streets, sidewalk repair, and sewer line upgrades. The City will continue to update, review, and implement its CIP.

Implementation: Step #1- CIP will undergo annual updating and review. This process is currently being implemented.

City Water Conservation (Regulation)

Description: The City will continue to implement its Water Conservation Ordinance. In addition, the City will review the ordinance to ensure it promotes the use of xeriscape landscaping, water conserving materials, and devices that reflect current technology. The City shall review, and as appropriate, develop water conservation programs for public facilities (Civic Center, parks, maintenance yards, etc.).

Implementation: Step #1- Water conservation measures and activities will continue.

Code Enforcement (Regulation)

Description: Code enforcement efforts (funding and staffing) will continue as applicable.

Implementation: Step #1- Code enforcement measures and activities will continue.

Cultural Awareness (Program)

Description: The City shall continue to implement programs for increasing cultural awareness in the

community. The City will cooperate with local organizations (such as the local historical society) and individuals to acquire resource materials concerning the local history and culture. These materials may include books, photographs, artifacts, furniture, etc. and would be donated to the local museum or library.

Implementation: Step #1- A staff representative will be designated as staff liaison with local community groups and organizations. Step #2 - The City will continue to support cultural resource conservation and preservation efforts in the City.

Cultural Resource Management (Regulation)

Description: This regulation requires that, should archaeological or paleontological resources be uncovered during excavation and grading activities, all work would cease until appropriate salvage measures are established. Appendix K of the CEQA Guidelines shall be followed for excavation monitoring and salvage work that may be necessary. The Conservation Element indicates those areas with a "high potential" for cultural sensitivity.

Implementation: Step #1- Notification that resources have been encountered (notification may come from field monitors, construction crews, etc. Step #2 - Salvage will be undertaken pursuant to Appendix K requirements outlined in CEQA.

Design Review (Program)

Description: The City shall continue to implement its current design review procedures. The purpose of the design review process is to ensure that building design, architecture, and site layouts are compatible with surrounding development. Design guidelines will also be prepared for the Commercial district located in the vicinity of Narbonne Avenue and Lomita Boulevard.

Implementation: Step #1- Procedures for design review will be maintained. Step #2 - Materials for public distribution will be prepared describing design guidelines and the design review process.

Disaster Response Database (Program)

Description: The program involves the creation of a data base that identifies key personnel and resources in the City which would assist in relief efforts. This database will identify medical professionals, heavy equipment operators, and volunteers trained in first aid and search and rescue. The data base would identify other volunteers that would staff emergency collection centers, distribution centers, and otherwise assist in the recovery efforts. The data base would also indicate the availability of heavy equipment, generators, and other materials and supplies that would be useful in the event of an emergency. This information and the appropriate procedures would then be incorporated into the City's Emergency Preparedness Plan.

Implementation: Step #1- The City, with the assistance of the Safety Commission, will outline the process for creating the Disaster Response Database. Step #2- Volunteers will be recruited to undertake the necessary surveys and to make contacts required in the identification of volunteers and resources. Step #3- Once the data base is complete, the information will be published in "hard copy" format to ensure it is available in the event of an emergency

Downtown Improvement (Program)

The City of Lomita will develop a comprehensive strategy for revitalizing the Downtown. This planning area corresponds to the Downtown Moratorium Area. This program may involve the preparation of a Specific Plan containing Land Use Plan, Design Guidelines, and Infrastructure Plan. Finally, the City of Lomita Zoning Ordinance will be amended to include a "Downtown" zone district. The development standards for this Zone will restrict institutional land uses within the downtown area.

Implementation: Step # 1 - The City undertake an economic baseline study for the downtown to identify those uses that will be encouraged in the planning area. Step # 2 - The city will prepare design guidelines applicable to the downtown area. Step # 3 - The City will initiate the preparation of a specific plan and/or Zoning Ordinance amendment.

Energy Conservation (Regulations)

Description: The City shall continue to enforce the energy conservation standards in Title 24 of the California Administrative Code, the Uniform Building Code, and other state laws on energy conservation design, insulation and appliances. Energy needs shall be evaluated and conservation measures incorporated into new development in accordance with Appendix F of the State CEQA Guidelines. Other measures that would reduce energy consumption during construction and operation of the structures shall be encouraged.

Implementation: Step #1- City will continue to implement Title 24 requirements. Step #2 - The City will work with the Southern California Edison and the Southern California Gas to promote energy conservation.

Environmental Review (Regulations)

Description: The City shall continue to evaluate the environmental impacts of new development and provide mitigation measures prior to development approval, as required by the California Environmental Quality Act (CEQA). Environmental review shall be provided for major projects and those that will have a potential to adversely impact the environment. Issue areas that will be addressed in the environmental analysis includes: earth and geology, air quality, water and hydrology, plant life, animal life, noise, light and glare, land use, natural resources, risk of upset, population, housing, traffic and circulation, public services, energy, utilities, human health, aesthetics, recreation, and cultural resources. In compliance with CEQA, the City shall also assign responsibilities for the verification of the implementation of mitigation measures.

Implementation: Step #1- Environmental review procedures are in place.

Emergency Preparedness (Program)

Description: The City has a Multi-hazard Functional Plan which outlines responsibilities and procedures the City will follow in the event of an emergency or city-wide disaster. Specific emergency functions and operations, available resources (fire stations, emergency shelters,

hospitals and clinics, resource persons, etc.), and mutual aid agreements are described in the Plan. The City shall regularly update its Multi-Hazard Functional Plan for Emergency Operations.

Implementation: Step #1- The City's Emergency Plan shall continue to undergo review on a periodic (and regular) basis.

Fair Housing (Program)

Description: The City will continue to implement existing housing or assistance programs including those which are financed in whole or part through Community Development Block Grants. Residents experiencing housing discrimination in the City will be referred to the appropriate service provider and or referral agency.

Implementation: Step #1- Ongoing continuation of an existing program.

Fire Safety (Regulation)

Description: Certain design standards have been established by the City of Lomita and the Los Angeles County Fire Department to ensure the site planning and building design consider public safety and fire prevention. These standards include requirements governing emergency access, roadway widths, clearance around structures, location of fire lanes, fire flow, building materials, alarms, and fire suppression equipment. New development must conform to any applicable standards and regulations.

Implementation: Step #1- All new development plans must be submitted to the Los Angeles County Fire Department for review and comment during the plan check process.

Fire Prevention (Program)

Description: The City shall work with the County Fire Department to promote fire prevention and fire safety programs. The City shall also encourage periodic inspections by the Fire Department of existing structures, for compliance with fire safety standards and practices.

Implementation: Step #1- All new development plans must be submitted to the Fire Department for

review and comment during the Plan Check process. Appropriate review must be completed for the review process to continue.

Hazardous Materials Control (Regulation)

Description: The City shall continue to cooperate with County, State, and Federal agencies involved in the regulation of hazardous materials storage, use, and disposal. The City shall work with the Los Angeles County Fire Department in requiring hazardous materials users and generators to prepare safety procedures for responding to accidental spills and emergencies. The Los Angeles County Fire Department shall also work with local law enforcement officials in regulating the transport of hazardous materials through the City. The City will also continue to promote the safe disposal of "hazardous and toxic substances" used in private households through the support of "Hazardous Materials Collections" conducted at specific locations and times within the City.

Implementation: Step #1- The City will continue to work with other agencies involved in the regulation of hazardous materials.

Historic Building Code (Regulation)

Description: The City will adopt alternate building code standards for historic structures, as authorized by the State Historical Building Code.

Implementation: Step #1- City staff will amend the development code to include provisions for the maintenance, rehabilitation, and preservation of historic structures.

Fair Housing (Program)

Description: The City will continue to implement existing housing-related programs including those which are financed in whole or part through Community Development Block Grants. Staff will also pursue other housing programs (HOME, HOPE, etc.) which may be used to assist low-and moderate- income households in the City.

Implementation: Step #1- Ongoing continuation of an existing program.

Inter-agency Coordination (Staff Activity)

Description: Designated representatives from the City shall meet with other responsible agencies concerning issues related to planning and development in the City.

Implementation: Step #1- Community Development Director will identify organizations and agencies that must be periodically contacted. Environmental Services Coordinator will be required to review proposed plans and environmental documents and prepare appropriate responses. Step #2 - Designated Environmental Coordinator will serve as a staff liaison to the SCAQMD and SCAG. Individual will be responsible for reporting to the Community Development Director.

Joint Use Facilities (Program)

Description: The City will continue to support existing joint agreements with the Los Angeles Unified School District and explore opportunities for expanding joint use agreements to include other schools. The City will continue joint use agreements with other special districts.

Implementation: Step #1- Existing joint-use agreements will be continued where appropriate.

Mitigation Fee (Program)

Description: The City will explore strategies to ensure the public does not bear an undue burden associated with new development. The City will determine a reasonable and fair method of assessing new development the cost of providing any additional infrastructure required by the development.

Implementation: Step #1- Mitigation fee strategy study will be initiated by the City Administrator.

Noise Control (Regulations)

Description: The federal and state governments have established noise guidelines and regulations for the purpose of protecting citizens from potential hearing damage and various other adverse physiological, psychological, and social effects associated with noise. The federal government

specifically preempts local control of noise emissions from aircraft, railroads, and interstate highways, so as not to impose undue burden on interstate or foreign commerce. The Occupational Safety and Health Act (OSHA) of 1970, establishes noise exposure standards in the work place. The City shall support the standards outlined in these regulations and these standards and requirements will be reflected in the City's Noise Control Ordinance (which is patterned after the County's).

Nonconforming Ordinance (Regulation)

Description: The City shall revise its Nonconforming Ordinance to ensure that it meets current objectives of the community.

Implementation: Step #1- The City will review the existing nonconforming ordinance. Staff shall prepare a report which will be submitted to the City Council and Planning Commission describing provisions of the ordinance and any problems which have been experienced related to its implementation. Step 2- The current brochure will continue to be distributed at the planning counter and/or at pre-application meetings. Information will include a description of the ordinance and how a property owner may bring their property into conformance with City codes.

Parks Gift Catalogues (Program)

Description: The City will analyze the feasibility of preparing and distributing a gift catalogue for specific items that will be used for the Community's benefit. The catalogue will identify improvements that may be purchased for use in City Parks.

Implementation: Step #1- The City Council will authorize the Parks and Recreation Department to indicate how this program will be implemented. Step #2- The Council, following consideration of the study, will provide direction to the City's Parks and Recreation Department in how to proceed.

Parking Ordinance Review (Program)

Description: The City shall evaluate the existing parking standards provided in the City's Zoning Ordinance.

Implementation: Step #1 - The City Administrator will initiate the study of the City's parking standards. Step #2- The Council, following consideration of the study, will provide direction regarding how to proceed.

Parkway Landscaping (Program)

Description: The City shall evaluate the feasibility of establishing a parkway landscaping and maintenance program.

Implementation: Existing program is ongoing and will be continued. Existing program will be subject to annual review as part of the City budget and CIP review.

Police & Fire Services Review (Program)

Description: The City shall regularly review the adequacy of law enforcement services and fire protection and emergency services in the City. This shall be part of the annual budget review of contracts with the County Fire Department and the County Sheriff's Department. The City shall work with the County Sheriff's Department and the Los Angeles County Fire Department to correct any identified deficiencies. Local law enforcement officials and the Los Angeles County Fire Department shall review proposed development plans.

Implementation: Step #1- Annual reports concerning each Department will be submitted to the City Council for consideration.

Public Transit (Program)

Description: The City will evaluate the feasibility to modify routes, schedules, and fares of local transit service to achieve circulation goals and policies (e.g., coordinate the local transit system with the regional transit system). The City will work with the MTA and transit service agencies in adjacent communities to identify the most beneficial route and stops in the City.

Implementation: Step #1- An individual from the Public Works Department will be assigned as liaison between the City and transit providers. Step #2- The City will provide development plans

for those projects which may affect public transit services.

Public Transit Review (Program)

Description: This program involves a review of existing and future policies and procedures with regards to the purchase, insurance, and maintenance of all City vehicles. The purpose of this program is to devise and initiate an adequate and truly cost effective "Dial-A-Ride" program which will maximize the acquisition of public and government funds where applicable and available, while maintaining an optimum level of convenient and comfortable service for its users.

Implementation: Step #1- City Administrator will initiate review.

Quimby Act Ordinance (Regulation)

Description: The City will continue to implement its Park Development Fee ordinance as set forth the proposed adoption of provisions in the subdivision ordinance for the declaration of land for park use pursuant to Section 66477 of the California Government Code. The Government Code permits local governments to exact land dedications, in-lieu fees, or a combination of both for park and recreation purposes as a condition of approving a final subdivision or parcel map.

Implementation: Existing ordinance will continue to be implemented.

Park Development and Renovation (Program)

Description: The City will evaluate strategies to protect and renovate existing public open space from encroachment or conversion to other uses. Any new development will comply with the guidelines set forth by the American Disabilities Association (ADA). Opportunities for new park development will be explored as part of this program.

Implementation: Step #1- Potential improvements will be programed into the City's CIP.

Signalization (Program)

Description: The City will strive to provide optimum signalization on major thoroughfares to maximize circulation efficiency, such as participation in a regional signalization program.

Implementation: Step #1- City staff will outline need and strategy for improved signalization. Coordination with Caltrans and MTA in this regard will be undertaken. Step #2- City staff will present their findings to the City Council for direction.

Stormwater Pollution Prevention

Description: The City will develop programs and measures designed to prevent pollutants from entering the storm drain system. These shall include measures to be imposed during construction activities, handouts for residential uses and best management practices (BMPs) for non-residential uses. The City shall also implement projects to maintain stormwater quality, such as street sweeping, catch basin grills, signs, etc.

Implementation: Step #1 - City staff will develop a list of BMPs to be required for construction activities and for non-residential uses. Step #2 - City staff will develop handouts of practices for stormwater prevention to be given to all residences.

Traffic and Circulation Studies

Description: The City Traffic Commission will evaluate the feasibility of altering the circulation and traffic patterns for a number of roadways in the City. One task will include an assessment of Narbonne Avenue to assess the feasibility of converting that portion of the roadway in the vicinity of the "downtown to a two-lane roadway. This would enable one-street angled parking to be provided immediately in front of businesses. It would also result in a reduction in travel speeds through the area which would make the area more pedestrian friendly. A second study will be undertaken to evaluate the feasibility of re-opening a number of local streets that were previously closed-off. These studies will involve the requisite study by the Commission and public testimony to

determine whether these approaches are acceptable to the community at large.

Implementation: Step #1- The Traffic Commission will petition the Council for direction regarding the study of converting portions of Narbonne Avenue to a two lane roadway through the downtown. Step #2- Traffic feasibility study will be undertaken and the results considered by the City's decision makers. Step #3- The Traffic Commission will identify those roadways which should be considered for "reopening" to through traffic. The potential list will then be considered by the City Council for further review.

Transit Centers (Program)

Description: The Land Use Plan calls for the intensification of development in a number of key areas of the City. Transit centers consisting of bus turnouts and loading areas, weatherproof shelters, information center, emergency phones, and in some areas, park and ride facilities will be expanded as part of this future development.

Implementation: Step #1- The lead City Agency will be designated by the City Administrator. Step #2- Designated lead agency will prioritize list of candidate projects and indicate the extent of subsequent review and planning. Step #3- Findings will be presented to the City Council where direction will be given.

Transportation Demand Management (Program)

Description: The City will review and continue to implement the Transportation Demand Management Ordinance. The purpose of the TDM Ordinance is to indicate appropriate measures that may be incorporated into a project's design or overall operations to reduce traffic.

Implementation: Existing TDM Ordinance will continue to be implemented.

Zoning Conformity (Program)

Description: The City will review the Zoning Ordinance to ensure the development standards are consistent with those identified in the Land Use Element. The City will initiate appropriate changes

to the Zoning Map to ensure conformity between the Land Use Element and Zoning Map.

Implementation: Step #1- City staff will identify those areas where zoning category is inconsistent with the adopted General Plan designation. Step #2- Rezoning for applicable parcels will be undertaken.

Zoning Incentives (Program)

Description: The City will identify areas and opportunities for new development and redevelopment and to encourage reinvestment in the City and expand economic base.

Implementation: Step #1 - City staff will analyze development potential in the city's commercial areas. Step #2 - Allow relaxation of parking standards or other zone variances as an incentive to developers.