

INTRODUCTION



City of Lomita
General Plan

INTRODUCTION TO THE LOMITA GENERAL PLAN

The City of Lomita General Plan provides the policy framework to guide the City into the 21st century. The General Plan will serve as the City's preeminent guide for the long range planning of physical development within the community. The general plan consists of an integrated and internally consistent set of policies and implementing programs which were developed by the *General Plan Advisory Committee* comprised of citizens serving on various City commissions.

FORMAT OF THE LOMITA GENERAL PLAN

The Lomita General Plan focuses on a number of key issues that are of the greatest concern to the community. These issues are arranged according to the following chapters or *elements*:

- The *Land Use Element* designates the general location, distribution, and extent of development permitted within the City. The Element includes standards for population density and development intensity for each land use category.
- The *Circulation Element* indicates the general location and the extent of existing and proposed roadways and other transportation-related infrastructure which will serve the City.
- The *Housing Element* evaluates the existing and projected housing needs of the City and establishes policies, objectives, and programs for the preservation, improvement, and development of housing to meet projected local and regional housing needs.
- The *Resource Management Element* provides for the conservation, development, and maintenance of important natural and man-

made resources. The Element's scope has also been expanded to consider recreational facilities and open space resources.

- The *Safety Element* establishes standards and plans for the protection of the community from a variety of hazards including earthquake, flood, fire, and geologic hazards.
- The *Noise Element* examines the existing and future noise environment within the City and establishes policies, programs, and standards related to noise control.
- The *Economic Development Element* serves as a strategic plan for the City's economic development and revitalization.

OVERVIEW OF THE CITY

The City of Lomita is located 26 miles south of downtown Los Angeles and is bounded by the City of Torrance on the north and west; the City of Los Angeles to the east; and the City of Rolling Hills Estates on the southwest. Southeast of Lomita is the City of Rancho Palos Verdes and unincorporated County land. The City's total land area is 1,261 acres or 1.97 square miles. Exhibit 1-1 shows the City's location.

Freeway access to the City is provided indirectly by Pacific Coast Highway (SR-1), which runs in an east-west direction through the City's southern section. Pacific Coast Highway connects to the Harbor Freeway (SR-110) approximately 3.5 miles to the east. Crenshaw Boulevard and Western Avenue are major arterial roadways along the western and eastern borders of the City of Lomita and provide connections to the San Diego Freeway (I-405) approximately 8.0 miles to the north.

The City of Lomita "began" as a residential tract (Lomita Subdivision) in the early 1900's and became part of the oil drilling land and agricultural area in the 1920's. The Lomita Subdivision covered seven square miles in 1907. As the lots were sold, water wells, a school, a general store (with a post office), and other businesses soon

followed. In 1923, oil in the area was discovered while drilling for water. The resulting "oil boom" in the area led to the conversion of residential lots into oil fields. Rapid growth occurred in the Lomita area, as egg ranches, fruit orchards and agricultural uses formed the community. Lomita became a center for the agriculture and oil extraction activities in the South Bay area.

In the 1940's and 1950's, portions of the Lomita Subdivision were annexed by adjacent cities. By 1964, only 1.87 square miles of the Lomita Subdivision remained when the City of Lomita finally incorporated. The City subsequently annexed land to the southeast and now covers 1.97 square miles.

Today, the City is almost completely developed and the remaining vacant land is limited to scattered parcels. Existing development in the City is characterized by residential neighborhoods at varying densities, with commercial uses concentrated along Pacific Coast Highway, Lomita Boulevard, Crenshaw Boulevard, Narbonne Avenue and Western Avenue.

The City's January 1997 population is estimated, by the California Department of Finance, to be 20,302 persons. The 1997 housing stock consists of 8,313 dwelling units, consisting primarily of single-family detached units. The vacancy rate is 4.66 percent and the average household size is 2.54 persons per household.

PLANNING PROCESS

As part of the Lomita General Plan update, the City formed a General Plan Advisory Committee (GPAC) which represented a cross-section of the community and its interests. The GPAC members consisted of various representatives from City Commissions, the Harbor Hills housing project, the Los Angeles Unified School District, the Chamber of Commerce, and other resident and business groups in the City.

The GPAC identified the concerns and interests of the City, along with any issues that needed to be addressed in the General Plan. The GPAC was

charged with developing the goals and policies for the various elements of the General Plan, as well as for identifying the desired changes in land use designations in the Land Use Plan.

The draft General Plan, including the draft Land Use Plan, was then subject to public review, during which hearings and community meetings were held to solicit comments and input from residents and affected agencies. The draft General Plan was further refined based on public comments and changes requested by the Lomita Planning Commission and City Council, prior to adoption.

The General Plan shall be subject to annual review to ensure that the goals, policies and programs in the various Elements are implemented. In addition, the General Plan shall be reviewed to ensure that its provisions reflect the goals of the City. Amendments to the General Plan shall be made at most four times in a year, as allowed under State Law.

LOMITA GENERAL PLAN



EXHIBIT 1-1
LOCATION OF THE CITY
Source: Blodgett/Baylosis Associates

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