

GPAC MEETING AGENDA

Meeting: General Plan Advisory Committee #7

Date/Time: February 26, 2024 | 5:30 PM

Location: Lomita City Hall, 24300 Narbonne Avenue

AGENDA DETAILS

I. CALL TO ORDER

II. CONSULTANT PRESENTATION

- a. Draft Land Use Goals and Policies
- b. Draft Resource Management Goals and Policies
- c. Draft Noise Goals and Policies

III. ROUNDTABLE DISCUSSION

IV. PUBLIC COMMENT OPPORTUNITY

MEMORANDUM

To: Lomita General Plan Advisory Committee

From: Perry Banner, De Novo Planning Group

Subject: Policy Set Review #1: Land Use, Resource Management, and Noise

Date: February 22, 2024

The February 26th General Plan Advisory Committee (GPAC) meeting will focus on a discussion, feedback, and input on the Draft General Plan Land Use, Resource Management (Open Space and Conservation), and Noise Policy Sets.

LAND USE, RESOURCE MANAGEMENT, AND NOISE POLICY SETS

The Draft Land Use, Resource Management, and Noise Policy Sets include goals, policies, and implementation actions related to each topic addressed within these sets. These goals, policies, and actions will represent the core of the General Plan Land Use, Resource Management, and Noise Elements.

The Final Land Use, Resource Management, and Noise Elements will include their respective policy sets, which will be revised based on the GPAC's discussion and input from City staff, and will include introductory language explaining the purpose, intent, and scope of the element. The final elements will also include graphics, maps, and other items, such as call-out boxes to illustrate key concepts and define key terms. The Land Use Element will also include a description of the land use designations.

Please note that Draft Policy Sets for Circulation/Mobility and Economic Development will be discussed at the March 6, 2024 GPAC meeting. Also recall that the Housing Element and Safety Element were both recently updated and will not be revised during this General Plan Update.

When reading the policy sets, please keep in mind that the General Plan is a blueprint for a city's growth and development. The General Plan provides high-level, long-range policy guidance on a range of issues, including land use, open space, conservation, noise, circulation, housing, and public safety.

The General Plan is implemented through a number of City plans and regulations, including the Zoning Code.

WORK EXERCISE

Please consider the following questions and be prepared to discuss.

Draft Land Use Policy Set

1. In reviewing the Draft Land Use Policy Set, which addresses the topics of a balanced land use pattern, comprehensive land development, urban form and placemaking, infrastructure and services, and community health and wellness, do you feel that all of the key issues raised by the GPAC related to land use have been adequately addressed?
2. Are there goals, policies, or actions that you disagree with?
3. Are there goals, policies, or actions that you feel should be revised or added?

Draft Resource Management Policy Set

1. In reviewing the Draft Resource Management Policy Set, which addresses the topics of parks, recreation, and open space; historic and cultural resources; air quality; greenhouse gas reduction; sustainability and energy resources; water resources; and waste management and recycling, do you feel that all of the key issues raised by the GPAC related to resource management have been adequately addressed?
2. Are there goals, policies, or actions that you disagree with?
3. Are there goals, policies, or actions that you feel should be revised or added?

Draft Noise Policy Set

1. In reviewing the Draft Noise Policy Set, which addresses the topics of noise compatibility and noise generators, do you feel that all of the key issues raised by the GPAC related to noise have been adequately addressed?
2. Are there goals, policies, or actions that you disagree with?
3. Are there goals, policies, or actions that you feel should be revised or added?

ATTACHMENTS

1. Draft Land Use Policy Set
2. Draft Resource Management Policy Set
3. Draft Noise Policy Set

Introduction to Land Use

The Land Use Element is a guide to land use planning in Lomita and provides a framework for the land use patterns and urban form of the city. In coordination with the Circulation, Housing, and Resource Management Elements, it defines how the city's buildings and public spaces – homes, stores, offices, parks, streets, and sidewalks – should organize and shape the community in the future. The Land Use Element, which includes the Land Use Map (Figure LU-1), identifies how and where land will be used in the future – for housing, commercial and industrial uses, public facilities, parks, open space, and transportation. The Land Use Element identifies the range of allowed uses and development densities and intensities permitted by the Land Use Plan. Overall, this element is designed to:

- Preserve and protect the city's existing residential neighborhoods;
- Direct future growth to key opportunity areas along the city's primary transportation corridors;
- Support quality expanded housing and employment opportunities; and
- Promote a strong sense of place and identity in Lomita.

Organization of Element

The Land Use Element goals and policies address each of the following topics as they relate to Lomita:

- Balanced Land Use Pattern
- Comprehensive Land Development
- Urban Form and Placemaking
- Infrastructure and Services
- Community Health and Wellness



Overview

The Land Use Element provides for a development and resource conservation pattern that preserves and protects Lomita's unique small-town character while promoting opportunities for expanded housing options, economic development, and local job growth. Ensuring that Lomita has sufficient capacity and flexibility to support a diverse mix of land uses is essential to the community's ability to thrive and be economically sustainable over time; the Economic Development Element provides important complementary policy direction to support the City's land use priorities.

State law requires the Land Use Element to address the following, to the extent they are locally relevant:

- Proposed general distribution, general location, and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land;
- Population density and building intensity; and
- Areas subject to flooding (the Lomita General Plan addresses this topic within the context of its Safety Element).

Background information regarding land use is presented in Chapter 2 of the General Plan Update Existing Conditions Report.

Planning Area Boundaries

City Limits

The *City Limits* include all area within the City's corporate boundary, over which the City exercises land use authority and provides public services.

Sphere Of Influence

A city's *Sphere of Influence* (SOI) is the probable physical boundary and service area of a local agency, as adopted by a Local Agency Formation Commission (LAFCO). An SOI may include both incorporated and unincorporated areas within which a city or special district will have primary responsibility for the provision of public facilities and services. Lomita's SOI is coterminous with its city limits, meaning it is the same as its city limits.

Planning Area

The *Planning Area* is the geographic area for which the General Plan provides a framework for long-term growth and resource conservation. State law requires the General Plan to include all territory within Lomita's incorporated area as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (California Government Code Section 65300). The Planning Area, as shown in Figure LU-2, includes the entire city limits (approximately 1,228 acres).



Land Use Designations

The Land Use Designations in this General Plan specify the type of allowed uses associated with each designation. Zoning, specific plans, and individual development projects must be consistent with the intensities allowed under the General Plan.

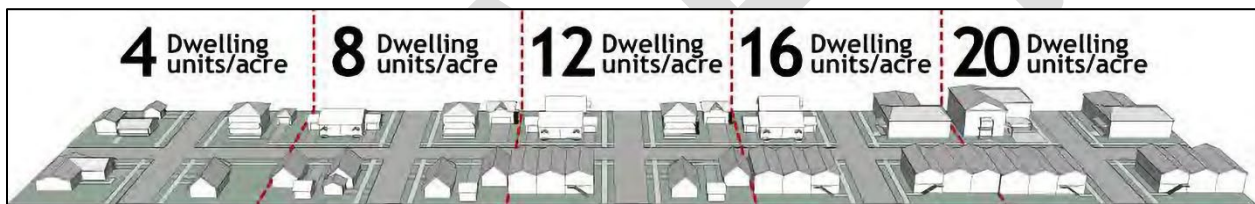
Land Use Classification System

The Land Use Map (Figure LU-1) illustrates the various types and distribution of land uses planned for the community. The land use classification system includes nine land use designations. Land use designations identify the types and nature of development allowed in particular locations depicted on the Land Use Map (Figure LU-1).

The residential category includes four land use designations that allow for a range of housing types and densities. The nonresidential grouping includes a variety of jobs-generating designations (Manufacturing/Commercial) as well as designations that serve the public good (Publicly Owned Land). Finally, the mixed land use category allows for the development of residential and nonresidential development on the same project site in mixed-use formats.

Density

Density refers to the intensity of residential uses in terms of a range, from a minimum to a maximum, of dwelling units per gross acre. Various building configurations representing different densities are shown below.



Buildout Potential

State General Plan law requires that the Land Use Element indicate the maximum densities and intensities permitted within the Land Use Plan. The land use designations shown on the Land Use Map are described in detail in this Element. Table LU-1 lists each of the land use designations shown on the Land Use Map and provides a corresponding indication of maximum density or intensity of allowable development. Maximum allowable development on individual parcels of land is governed by these measures of density or intensity. The table also includes the effective overall level of development within each land use designation within the city. These effective levels of development represent an anticipated overall density and intensity of development for Lomita and are, therefore, less than the absolute maximum allowed for an individual parcel of land. For various reasons, many parcels in the community have not been developed to maximum density or intensity and, in the future, maximum development as described in this Element can be expected to occur only on a limited number of parcels. Actual future development would depend on future real estate and labor market conditions, property owner preferences and decisions, site-specific constraints, land turnover, and other factors. Additionally, new development and growth are largely dictated by existing development conditions. Very few communities in California actually develop to the full potential allowed in their respective General Plans during the planning horizon.

The overall future development in Lomita is anticipated to occur at the expected level of density and/or intensity indicated in Table LU-1. Development at a density or intensity between the expected and maximum levels is desired when projects offer exceptional design quality, important public amenities or benefits, or other factors that promote important goals and policies of the General Plan. For the residential land use designations, projects are expected to build to a density at least as high as the lowest density allowed by the respective designation.



Residential Land Use Designations

Residential – Agricultural (R-AG); 0 – 10.89 du/ac

The Residential – Agricultural land use designation provides for the development of residential uses of lower density and identifies 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 Residential – Low Density intensity standards, if the lot sizes for individual units are less than 10,000 square feet.

Residential – Low Density (R-LD); 5.8 – 10.89 du/ac

The Residential – Low Density land use designation provides for the development of single-family residential land uses. The allowable development density is 5.8 to 10.89 units per net acre.

Residential – Medium Density (R-MD); 10.9 – 19.79 du/ac

The Residential – Medium Density land use designation 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.

Residential – High Density (R-HD); 19.8 – 43.6 du/ac

The Residential – High Density land use designation 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.

Nonresidential Land Use Designations

Manufacturing-Commercial (M-C); FAR 1:1

The Manufacturing-Commercial land use designation provides for a range of commercial uses and 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.

Publicly Owned Land (POL)

The Publicly Owned Land land use designation provides for facilities built and maintained for public uses, such as the Civic Center, Fire Station, County Offices, Library, Museum, and Navy Fields. The designation also applies to public schools, parks, and other public and quasi-public uses.

Mixed Land Use Designations

Mixed-Use – 30 (MU30); 20 – 30 du/ac, FAR 1:1

The Mixed-Use – 30 land use designation 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 intends to support lower-scale development in the city's historic center, with a focus on maintaining smaller-scale development.

The designation permits residential development densities of 20 to 30 units per net acre. The maximum intensity of nonresidential development is a FAR of 1:1. For projects including residential and nonresidential components, the density requirements shall apply to the residential component, and the FAR shall apply to the nonresidential component. Standalone commercial projects are allowed.



Mixed-Use – 40 (MU40); 20 – 40 du/ac, FAR 1:1

The Mixed-Use – 40 land use designation provides for the development of residential and nonresidential development on the same project site in mixed-use formats, either vertically or horizontally.

The designation permits residential development densities of 20 to 40 units per net acre. The maximum intensity of nonresidential development is a FAR of 1:1. For projects including residential and nonresidential components, the density requirements shall apply to the residential component, and the FAR shall apply to the nonresidential component. Standalone commercial projects are allowed.

Mixed-Use – 70 (MU70); 20 – 70 du/ac, FAR 1:1

The Mixed-Use – 70 land use designation provides for the development of residential and nonresidential development on the same project site in mixed-use formats, either vertically or horizontally.

The designation permits residential development densities of 20 to 70 units per net acre. The maximum intensity of nonresidential development is a FAR 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. Standalone commercial projects are allowed.

DRAFT



Table LU-1 General Plan Land Use 2045 Potential Buildout Summary

Land Use Designation	Acres ¹	Allowed Density and/or Building Intensity	Assumed Density and/or Building Intensity ²	Units	Population	Nonresidential Square Feet	Jobs
RESIDENTIAL LAND USES							
Residential – Agricultural	90	0 – 10.89 du/ac	8.71 du/ac	785	2,072	0	0
Residential – Low Density	505	5.8 – 10.89 du/ac	8.71 du/ac	4,398	11,610	0	0
Residential – Medium Density	66	10.9 – 19.79 du/ac	17.8 du/ac	1,130	2,983	0	0
Residential – High Density	25	19.8 – 43.6 du/ac	34.8 du/ac	868	2,291	0	0
<i>Residential Subtotal</i>	686	--	--	7,181	18,956	--	--
NONRESIDENTIAL LAND USES							
Manufacturing-Commercial	11	FAR 1:1	0.3 FAR	--	--	141,646	177
Publicly Owned Land ³	63	No max	--	--	--	0	0
<i>Nonresidential Subtotal</i>	74	--	--	--	--	141,646	177
MIXED LAND USES							
Mixed-Use – 30	13	20 – 30 du/ac, FAR 1:1	11 du/ac, 0.35 FAR	146	385	202,124	253
Mixed-Use – 40	136	20 – 40 du/ac, FAR 1:1	14 du/ac, 0.3 FAR	1,883	4,972	1,816,303	2,270
Mixed-Use – 70	73	20 – 70 du/ac, FAR 1:1	24 du/ac; 0.3 FAR	1,949	5,146	950,655	1,188
<i>Mixed Land Use Subtotal</i>	222	--	--	3,978	10,503	2,969,082	3,711
Totals	982	--	--	11,159	29,459	3,110,728	3,888

1. Acres are given as adjusted gross acreages, which do not include the right-of-way for major roadways. Numbers are rounded to the nearest whole number.
2. Density/building intensity includes both residential density, expressed as dwelling units per acre, and nonresidential intensity, expressed as floor area ratio (FAR), which is the amount of building square feet in relation to the size of the lot. An assumed density and/or building intensity is used in Table LU-1 to establish potential buildout totals. Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel, and are, on average, lower than allowed by the General Plan. Accordingly, the projections in this General Plan do not assume buildout at the maximum density or intensity, but are adjusted downward to account for variations in development.
3. The Publicly Owned Land designation accommodates a variety of institutional uses with very limited current or future development potential.



GOAL LU-1 BALANCED LAND USE PATTERN

Preserve a balanced land use pattern that meets the diverse needs of Lomita's residents and businesses, providing a full range of housing options, offering a variety of employment and recreation opportunities, and promoting a robust local economy.

The General Plan provides for a mix of land uses, including housing, employment, retail and services, entertainment, and arts and culture. The intent of this goal is to promote "complete neighborhoods" that offer a range of housing options, provide a variety of amenities and goods and services within walking distance, and have a high level of connectivity for pedestrians, bicycles, and vehicles. By providing a diverse mix of land uses to meet current and future community needs, the City is working towards a more resilient and vibrant community that residents are proud to call home.

LU-1 Policies

- LU-1.1 **Land Use Planning.** Promote a comprehensive approach to land use planning that is socially, economically, and environmentally sustainable; enhances community livability and public health; offers choices in housing, jobs, amenities, and transportation; reduces pollution, greenhouse gas emissions, and the expenditure of non-renewable resources; and provides opportunities for meaningful public engagement in land use decisions.
- LU-1.2 **Focused Growth.** Focus new higher density mixed-use development along major corridors and within key activity nodes to expand housing opportunity, preserve the character of existing single-family neighborhoods, promote active transportation options, and enhance economic vitality.
- LU-1.3 **Employment/Housing Balance.** Strive to balance levels of employment and housing within the community to provide more opportunities for residents to work locally, reduce commute times, and improve air quality.
- LU-1.4 **Thriving Downtown.** Promote economic opportunities in Downtown Lomita through a mixture of housing, destination-type commercial uses, eateries, entertainment, and civic uses such as cultural and performing arts facilities. Support pedestrian-friendly and human-scaled development within the downtown area to reduce vehicle trips and parking demand.
- LU-1.5 **Neighborhood-Serving Uses.** Support the development of neighborhood-scaled retail and service uses nearby residences to meet daily needs and reduce vehicle trips.
- LU-1.6 **Capture Local Spending.** Encourage the development of a broad range of commercial uses that capture a greater share of local spending and reduce residents' reliance upon travel to nearby communities.
- LU-1.7 **Developable Parcels.** Facilitate the consolidation of small lots into larger developable parcels (at least 0.50 acres) along Lomita Boulevard and Pacific Coast Highway to create new opportunities for financially viable development that supports the City's desired land use mix.
- LU-1.8 **Mixed-Use.** Create opportunities for development projects that mix housing with commercial uses to enable Lomita's residents to live close to businesses and employment, improving multi-modal travel and increasing social interaction.



LU-1 Actions

- LU-1a Update the City's Zoning Ordinance (Title XI, Chapter 1 of the Lomita Municipal Code) and Zoning Map as appropriate to ensure consistency with this Land Use Element and designations shown on the Land Use Map (Figure LU-1). As part of the update, address the following items:
- a. *[Add items that should be addressed in the Zoning Code Update].*
 - b. *Reevaluate permitted uses in Downtown, Commercial (D-C) zone [identified by City staff as an issue that has prevented property owners from being able to rent space].*
 - c. *Lot size minimums [identified by George in GPAC, particularly in Mixed Use Overlay zone (10,000 sf minimum lot size) – many lots are smaller than the minimum prescribed in the Zoning Code].*
- LU-1b Review the Zoning Ordinance and update as appropriate to reflect the goals, policies, and implementation actions included in this General Plan.
- LU-1c Develop a quantitative methodology for a desired land use mix to meet current and future needs, increase regional competitiveness, and maintain a fiscally responsible mix of residential and nonresidential development. Monitor development activity on an annual basis and devise strategies, as necessary, to achieve the desired land use mix.
- LU-1d Establish in lieu fees for or establish provisions for granting development incentives such as building height and development intensity when projects provide community benefits, including, but not limited to, payment of community benefits fee, publicly accessible open space/parks, additional affordable housing, public art, infrastructure improvements beyond those required for the development, and other amenities.
- LU-1e Initiate a coordinated process to regularly review and adjust population assumptions and forecasts in conjunction with the California Department of Finance, Southern California Association of Governments (SCAG), and the County of Los Angeles in order to adequately plan for growth, including jobs-housing balance projections.



GOAL LU-2 COMPREHENSIVE LAND DEVELOPMENT

New development is economically and environmentally sustainable, improves quality of life, and complements our existing community.

When making land use decisions in the city, it is important to consider relationships between different types of land uses. At its most basic level, new development should be compatible with surrounding uses to minimize potential conflicts. The guiding principle, however, is that new development projects should be complementary, with each use benefiting the other. Successful integration of land uses not only reduces conflicts, but maximizes productive use of the land, improves connectivity, and allows for a more efficient provision of public infrastructure and services. The intent of this goal is to take a comprehensive approach to land development that will result in a community where new growth is sensitively integrated with existing development, including residential neighborhoods, and improves quality of life in Lomita.

LU-2 Policies

- LU-2.1 **Corridor Revitalization.** Revitalize the city's main corridors by promoting a diverse mix of complementary uses, including retail, office, residential, and other compatible uses, that serve as focal points of the community and foster neighborhood identity and vitality.
- LU-2.2 **Compatible Uses.** Require compatibility between land uses to enhance livability and promote healthy lifestyles.
- LU-2.3 **Development Tradeoffs.** Ensure that new development projects provide a net community benefit, economically or qualitatively.
- LU-2.4 **Residential Neighborhoods.** Protect established residential neighborhoods by requiring new development to be compatible with surrounding uses, including through appropriate building massing and scale, and to minimize impacts related to the operation of the use.
- LU-2.5 **Mixed-Use Design Integration.** Require residential and nonresidential portions of mixed-use buildings and sites to be well-integrated through site and building design that ensures compatibility among different uses on the same site.
- LU-2.6 **Comprehensive Land Use Analysis.** Pursue a balance of fiscal and qualitative community benefits when making land use decisions.
- LU-2.7 **Flexible Standards.** Allow and attract innovative and emerging businesses through flexible use and zoning requirements.
- LU-2.8 **Enforcement of Standards.** Continue to strengthen a robust and proactive code enforcement program that partners with community stakeholders and is responsive to community needs.
- LU-2.9 **Multi-Jurisdictional Coordination.** Coordinate with neighboring jurisdictions to address land use compatibility within areas surrounding Lomita, including, but not limited to, flight-related issues (from Torrance Municipal Airport) and hillside development.



LU-2 Actions

- LU-2a Ensure all projects are reviewed and processed per the California Environmental Quality Act (CEQA) Guidelines.
- LU-2b Analyze land use compatibility through the development review process to require adequate buffers and/or architectural enhancements that protect sensitive receptors (e.g., residences, schools, day care centers, hospitals, nursing homes) from intrusion of development activities that may cause unwanted nuisances and health risks.
- LU-2c Consider establishing a program to encourage the redevelopment of underutilized and non-conforming properties. This could include, but is not limited to, the following:
- a. Work with stakeholders to develop and maintain a list of potential infill and redevelopment sites;
 - b. Evaluate potential incentives to promote infill and redevelopment;
 - c. Review and amend the Zoning Ordinance, as needed, to remove barriers to infill and redevelopment and to incorporate flexibility in standards, where appropriate; and
 - d. Target public infrastructure investments to designated areas and proactively support private investment in these areas.



GOAL LU-3 URBAN FORM AND PLACEMAKING

Maintain a distinctive and authentic sense of place.

Urban form reflects the structural elements of a city and the general pattern of development intensity and building height. It encompasses a city's natural features, buildings, transportation corridors, open space, public facilities, as well as activity centers and focal elements. Placemaking is the process of creating quality places that people want to live, work, play, and learn in. As Lomita grows, new development should contribute to a "sense of place" that is connected, active, sociable, and welcoming. This goal advances a people-centric vision of Lomita that enhances the city's urban form and contributes to the community's quality of life, economic vitality, and character.

LU-3 Policies

- LU-3.1 **Memorable Places.** Elevate the quality of public and private design to enhance Lomita's local identity and create a more vibrant, livable, walkable, and sustainable city.
- LU-3.2 **Local Identity.** Promote imaginative and distinctive building and site design features, such as entry monuments, public art, decorative landscaping, wayfinding signage, and architectural elements that project Lomita's positive image and community character at key locations and city gateways.
- LU-3.3 **Older Neighborhoods and Businesses.** Facilitate the rehabilitation of older residential neighborhoods and commercial properties to prevent blight and maintain the quality of the built environment.
- LU-3.4 **Promote the City's Image.** Encourage land uses, development projects, and design features that promote the city's image as a forward-thinking, supportive, and business-friendly community.
- LU-3.5 **Preserve Neighborhood Character.** Preserve the character and uniqueness of existing residential neighborhoods.
- LU-3.6 **Active Streetscapes.** Create safe, inviting, and beautiful streetscapes that facilitate social interaction and improve active transportation along corridors.
- LU-3.7 **Community-Oriented Downtown.** Celebrate the small-town feel of Downtown Lomita through innovative policy and design solutions that reinforce downtown as the focal point of the community, including through targeted investment, pedestrian-scaled design, and cultural programming.
- LU-3.8 **Public Gathering Spaces.** Support the provision of attractive public gathering spaces and encourage community-wide events programming within these spaces to strengthen social engagement and provide visual relief throughout the city.
- LU-3.9 **Visual Clutter.** Promote the beautification, accessibility, and safety of the city and streetscape through the undergrounding of utility lines and aboveground equipment.



LU-3 Actions

- LU-3a Design and implement a citywide branding program that supports a cohesive identity for Lomita, and attract investment in the community. This program could include design features such as monuments at key gateways and entry points; pedestrian-scaled wayfinding signage in the downtown; and public art installations; as well as a coordinated and enhanced online and social media presence.
- LU-3b Encourage land use decisions and design features for development or redevelopment in Downtown Lomita that:
- a. Enhance and restore historical resources;
 - b. Are compatible with and complementary to the small-town feel of the downtown;
 - c. Provide thoughtful solutions to the existing lack of parking;
 - d. Provide pedestrian-oriented amenities such as sidewalks, street furniture, parklets, and plazas; and
 - e. Increase landscaping for shading, beautification, and screening.

DRAFT



GOAL LU-4 INFRASTRUCTURE AND SERVICES

Provide efficient, equitable, and reliable infrastructure and services to support existing and future development.

Infrastructure provides the physical and organizational means of production and distribution for essential services required for community function. The City actively plans for the provision and financing of infrastructure and services to maintain quality of life. This requires coordination of a number of public and private partners that provide essential public goods and services throughout the community. This goal reflects the City's commitment to providing efficient, equitable, and reliable infrastructure and services to current and future residents and businesses in Lomita.

LU-4 Policies

- LU-4.1 **Capital Improvements.** Coordinate capital improvement projects and prioritize infrastructure investments that best meet the city's most critical needs and add value to the community.
- LU-4.2 **Fair Share.** Require that new development pays its fair share towards providing necessary improvements to public facilities and infrastructure in the city.
- LU-4.3 **Public Facility Plans.** Maintain and implement public facility master plans, in collaboration with appropriate regional, state, and federal laws, to identify infrastructure needs, funding sources, and to implement improvements for public facilities and services in Lomita.
- LU-4.4 **Smart Cities.** Employ "smart cities" planning principles and technologies that improve service quality and process efficiency, and more effectively engage and empower stakeholders.
- LU-4.5 **Community Benefit.** Collaborate with community stakeholders to expand recreational, educational, and cultural opportunities, including through cost-sharing agreements, joint use of facilities, or acquisition.
- LU-4.6 **Equitable Distribution.** Ensure public services and facilities reflect changing population needs and are equitably distributed and accessible, with priority assigned to improving areas that are underserved.
- LU-4.7 **Sustainable and Resilient Practices.** Support public facility and capital improvement site design and building practices that promote sustainability, energy efficiency, and resiliency.
- LU-4.8 **Regional Services Providers.** Grow and maintain relationships with the various regional facility and service providers to deliver high levels of service within Lomita, and to plan for new development.



LU-4 Actions

- LU-4a When community-desired facilities and services are beyond the City's financial resources to provide, support community-driven efforts to establish special funding and financing districts, such as assessment districts, landscape and lighting maintenance districts, business improvement districts, or community facilities districts, whether citywide or limited to a defined neighborhood, district, or corridor.

- LU-4b Set up regular meetings with agency staff to maintain relationships and expand opportunities for improvement (or something like that)

DRAFT



GOAL LU-5 COMMUNITY HEALTH AND WELLNESS

Emphasize health and well-being.

A healthy community has access to high-quality goods and services, such as healthy food, medical care, fitness centers, and recreational facilities; low exposure to pollution, including hazardous materials and poor air and water quality; and provides ample opportunities for citizen involvement in decision-making processes. This goal seeks to improve the health and well-being of all residents through appropriate land uses, policies, programs, and environmental review.

LU-5 Policies

- LU-5.1 **Health and Well-being.** Consider the effects of land use planning decisions on the overall health and well-being of the community and its residents.
- LU-5.2 **Healthy Neighborhoods.** Support the creation of healthy and safe neighborhoods by: proactively addressing land use conflicts and incompatible uses; promoting land use patterns that are well connected, reduce vehicle trips, and encourage active transportation; and designing public spaces that are comfortable, welcoming, and feel safe to all.
- LU-5.3 **Active Transportation.** Promote land use patterns that facilitate active transportation to encourage healthy and active lifestyles, as well as improve overall physical health for residents.
- LU-5.4 **Physical Activity.** Increase the availability of space and activities that promote community health and physical activity such as parks and recreation facilities, community gardens, and safe pedestrian infrastructure.
- LU-5.5 **Greenspace Benefits.** Promote tree planting, tree preservation, and drought tolerant landscaping as a means of improving public health and providing other environmental and economic benefits.
- LU-5.6 **Food Systems.** Promote the development of uses that support healthy and sustainable local food systems, including grocery stores, food cooperatives, farmers' markets, community gardens, and context-sensitive urban agriculture.
- LU-5.7 **Expanded Private Offerings.** Promote the development and use of privately-owned properties that meet community needs for recreation, health, wellness, and art and culture.
- LU-5.8 **Support Local Schools.** Strengthen partnerships between the City of Lomita and Los Angeles Unified School District by expanding collaborative efforts (e.g., through joint-use agreements, grant funding, and planning efforts) to promote safe, supportive, and effective learning environments that foster school and community pride.
- LU-5.9 **Community Input.** Engage residents with meaningful and effective public participation to provide input and involve them in the decision-making process for community facility improvements and programming.



LU-5 Actions

- LU-5a Create and maintain an inventory of the city's pedestrian facilities such as sidewalks, street crossings, lighting, shade trees, or benches, in order to improve pedestrian mobility in all areas of the city.
- LU-5b Support the Los Angeles Unified School District (LAUSD), and in particular, Lomita Magnet Elementary School, Eshelman Avenue Elementary School, Fleming Middle School, and Narbonne High School, including, through actions that include, but are not limited to:
- a. Establish a cooperative working relationship and proactively partner with LAUSD and other community-based organizations in order to increase efficiency of local school services and joint facilities use.
 - b. Develop and implement a campaign designed to improve public perception of LAUSD within Lomita including consistent promotion of positive aspects of LAUSD schools in Lomita.
 - c. Widely recognize and celebrate students and faculty within LAUSD in recognition of outstanding achievements.

DRAFT



Figure LU-1 Land Use Map

DRAFT



This page intentionally left blank.

DRAFT



Figure LU-2 Planning Area

DRAFT



This page intentionally left blank.

DRAFT

Introduction to Noise

Noise is generally defined as loud, unpleasant, unexpected, or undesired sound, and can disrupt the way people live and work. The effects of noise depend on its loudness, duration, and the time of day. Many sources of excessive noise – such as construction equipment and high-volume transportation corridors – also produce excessive vibration, which can adversely affect health and well-being. Based on the known effects of noise and vibration, local, state, and federal government agencies have established noise thresholds to protect public health and safety.

Certain land uses are more sensitive to higher levels of noise and vibration. Residential uses, schools, libraries, healthcare centers, senior homes, and recreational areas are much more sensitive to noise than commercial and industrial uses. Locating new development of any of these sensitive receptors in the vicinity of noise-intensive commercial or industrial uses can adversely affect sensitive receptors and is considered a potential land use conflict. The goals and policies in this element promote a healthy noise environment in Lomita for sensitive receptors and commercial and industrial uses.

The overall purpose of the Noise Element is to address major noise sources and to promote safe and comfortable noise levels throughout the community. The Noise Element contains goals, policies, and actions that seek to reduce community exposure to excessive noise levels through noise control standards and regulations.

Acoustic Terminology

Stationary noise means a source of sound or combination of sources of sound that are included and normally operated within the property lines of a facility. Common examples include heating, ventilation, and air conditioning (HVAC) systems, loading docks, and machinery.

A-weighted decibels (dBA) are a numerical expression of the relative loudness of sounds in air as perceived by the human ear.

Average noise exposure over a 24-hour period is presented as a day-night average sound level, or Ldn.

Community Noise Equivalent Level (CNEL) measures the average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and after the addition of ten decibels to sound levels in the night between 10:00 p.m. and 7:00 a.m.

Sensitive receptors are noise sensitive locations and uses where human activity may be adversely affected by nuisance noise from nearby stationary, non-transportation, and transportation noise sources. Examples include residential areas, schools, hospitals, personal care, and public assembly uses.

Organization of Element

The Noise Element will address each of the topics below as they relate to Lomita. The goals and policies of this element are organized around the following topics:

- Noise Compatibility
- Noise Generators



GOAL N-1 NOISE COMPATIBILITY

Ensure compatibility between new development projects, existing adjacent land uses, and envisioned future noise conditions.

Noise levels within the community can affect the everyday quality of life for people who live, work, and visit Lomita. Detrimental noise impacts can be minimized or avoided by considering the relationship between land uses and ensuring potential conflicts are addressed early in the planning and design process.

N-1 Policies

- N-1.1 **Sensitive Uses.** Protect noise sensitive land uses from excessive, unsafe, or otherwise disruptive noise levels.
- N-1.2 **Noise Standards.** Adopt, maintain, and enforce regulations that establish the acceptable noise standards identified in Table N-1.
- N-1.3 **Noise Exposure.** Consider the noise compatibility of existing and future development when making land use planning decisions. Require development and infrastructure projects to be consistent with the land use compatibility standards contained in Table N-1 and the Lomita Municipal Code to facilitate acceptable noise exposure levels for existing and future development.
- N-1.4 **Noise Mitigation.** Require new development to mitigate excessive noise to the standards indicated in Table N-1 and the Lomita Municipal Code through best practices, including building location and orientation, building design features, placement of noise-generating equipment away from sensitive receptors, shielding of noise-generating equipment, placement of noise-tolerant features between noise sources and sensitive receptors, and use of noise-minimizing materials.
- N-1.5 **Acoustical Studies.** Consider requiring acoustical studies for new discretionary developments and transportation improvements that have the potential to affect existing noise-sensitive uses such as residential areas, schools, libraries, and healthcare facilities; and for projects that would introduce new noise-sensitive uses into an area where existing noise levels may exceed the thresholds identified in this element. For projects that are required to prepare an acoustical study, the following mobile and stationary noise source criteria shall be used to determine the significance of those impacts.
- A. Mobile Noise Sources:
- Where existing traffic noise levels are within or below the “normally acceptable” noise criteria at the affected land use (see Table N-1), a readily perceptible 5 dBA CNEL or greater increase in roadway noise will be considered significant;
 - Where existing traffic noise levels fall within the “conditionally acceptable” noise criteria at a sensitive land use, a +3 dBA CNEL or greater increase in roadway noise levels will be considered significant; and
 - Where existing traffic noise levels exceed the “conditionally acceptable” noise criteria at a sensitive land use, a +1.5 dBA CNEL or greater increase in roadway noise levels will be considered significant.
- B. Stationary and Non-Transportation Noise Sources:
- A significant impact will occur if a project results in an exceedance of the noise level standards contained in this element, or the project will result in an increase in ambient noise levels by more than 3 dB, whichever is greater.



- N-1.6 **Mixed-Use Development.** Ensure that mixed-use structures and projects are designed to prevent transfer of noise and vibration from non-residential areas to residential areas.
- N-1.7 **Roadway Noise.** Encourage nonmotorized transportation alternatives for local trips and the implementation of noise sensitivity measures in the public realm, including traffic-calming road design, natural buffers, and setbacks to decrease excessive motor vehicle noise.
- N-1.8 **Enforcement.** In cases where the City's noise standards are exceeded, work with Code Enforcement to require compliance.
- N-1.9 **Regional Noise Impacts.** Coordinate with neighboring cities and transportation providers such as Caltrans to minimize regional traffic noise and noise conflicts between land uses along the city's boundaries.

DRAFT



N-1 Actions

- N-1a Monitor changes in the California Building Code and other federal and state laws and regulations related to noise and incorporate necessary changes into the Municipal Code and building codes as required.
- N-1b Review the Lomita Municipal Code and update as necessary so that the noise standards are consistent with this General Plan, including Table N-1, and to require new residential, mixed-use with a residential component, and other noise-sensitive development to be designed to minimize noise exposure to noise sensitive uses through incorporation of site planning and architectural techniques. Any update shall also include noise standards for residential uses within a mixed-use development, which may differ from other adopted residential noise standards.
- N-1c Review new development and transportation projects for compliance with the noise requirements established in this General Plan, including the standards established in Table N-1 and the Lomita Municipal Code. Where necessary, require new development to mitigate excessive noise through best practices, including building location and orientation, building design features, placement of noise-generating equipment away from sensitive receptors, shielding of noise-generating equipment, placement of noise-tolerant features between noise sources and sensitive receptors, and use of noise-minimizing materials.
- N-1d For discretionary projects with the potential to generate noise impacts which exceed the standards identified in this General Plan, require acoustical studies to be prepared. The studies shall include representative noise measurements, estimates of existing and projected noise levels, and mitigation measures necessary to facilitate compliance with this element.
- N-1e Review the locations of proposed projects with the potential to generate stationary noise in relation to sensitive receptors through the discretionary project review process. Limit delivery or service hours for stores and businesses with loading areas, docks, or trash bins that front, side, border, or gain access on driveways next to residential and other noise sensitive areas. Only approve exceptions if full compliance with the nighttime limits of the noise regulations is achieved.



Table N-1: Land Use Compatibility for Community Noise Exposure

Land Use Category	Community Noise Exposure (Ldn or CNEL, dB)					
	55	60	65	70	75	80
Residential – Low Density Single Family, Duplex, Mobile Home	Green		Yellow		Orange	Red
Residential – Multi-Family	Green		Yellow	Orange	Red	
Hotels, Motels	Green		Yellow	Orange		Red
Schools, Libraries, Churches, Hospitals, Personal Care	Green		Yellow	Orange		Red
Auditoriums, Concert Halls, Amphitheaters	Yellow		Orange	Red		
Sports Arena, Outdoor Spectator Sports	Yellow			Red		
Neighborhood Parks and Playgrounds	Green		Yellow	Red		
Office Buildings, Business, Commercial, Professional	Green			Yellow		Orange
Industrial, Manufacturing, Utilities, Agriculture	Green				Yellow	Orange
	<p>NORMALLY ACCEPTABLE Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.</p> <p>CONDITIONALLY ACCEPTABLE New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design.</p> <p>NORMALLY UNACCEPTABLE New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.</p> <p>CLEARLY UNACCEPTABLE New construction or development should generally not be undertaken.</p>					
<p><i>Note: Where a proposed use is not specifically listed, the use shall comply with the standards for the most similar use as determined by the City.</i></p>						



GOAL N-2 NOISE GENERATORS

Minimize noise and vibration from stationary and mobile sources.

Certain activities and types of uses are known to generate high levels of noise and vibration that can negatively impact surrounding areas. These include: stationary sources, such as heating, ventilation, and air conditioning (HVAC) systems, loading docks, and machinery; mobile sources, such as cars and airplanes; and construction noise. The following policies and actions address specific sources of excessive noise and vibration through strategies designed to reduce and limit community noise exposure.

N-2 Policies

- N-2.1 **Stationary Noise.** Minimize noise impacts from stationary sources, including commercial and industrial facilities adjacent to residential uses or zones where residential uses are permitted.
- N-2.2 **Transportation Related Noise.** Reduce noise generated from traffic and transit to the extent feasible.
- N-2.3 **Torrance Municipal Airport.** Work with the Airport Land Use Commission to ensure that local noise concerns are proactively addressed.
- N-2.4 **Construction Noise.** Require construction activities to minimize noise and vibration impacts to reduce the disturbance from new development and enforce limits on construction hours as included in the Lomita Municipal Code.
- N-2.5 **Temporary Emergency Operations and Emergency Equipment Usage.** Temporary emergency operations or emergency equipment usage are exempt from noise standard criteria set by this element.
- N-2.6 **Special Events.** Temporary special events which generate noise in excess of local noise standards including, but not limited to, festivals, concerts, parades, and other similar activities may be considered on a case-by-case basis through issuance of a temporary use permit.
- N-2.7 **Vibration Studies.** Require vibration impact studies for new discretionary development and transportation improvements whose construction utilizes pile drivers within 200 feet of existing buildings or vibratory rollers within 50 feet of existing buildings.
- N-2.8 **Community Education.** Provide education to the community regarding potential noise sources and how to reduce them or report violations.



N-2 Actions

- N-2a Actively enforce the noise standards identified within the Lomita Municipal Code to reduce impacts to the extent feasible. Update and amend the Lomita Municipal Code as appropriate.
- N-2b Continue to monitor development projects in adjacent jurisdictions and comment on projects with the potential for noise impacts in Lomita.
- N-2c Require all construction activity to comply with the limits (maximum noise levels, hours and days of allowed activity) established in the Lomita Municipal Code in order to reduce impacts associated with temporary construction noise to the extent feasible.
- N-2d Enforce the provisions of the most current California Motor Vehicle Code regarding muffler maintenance and exhaust systems.
- N-2e Evaluate the City's noise complaint and response process. Consider developing a procedure for residents to file noise complaints online against activities and uses that may be violating the Municipal Code.
- N-2f Require vibration impact studies for all new discretionary projects, including those related to development and transportation, whose construction utilizes pile drivers within 200 feet of existing buildings or vibratory rollers within 50 feet of existing buildings. The studies shall include a detailed mitigation plan to avoid any potential significant impacts to existing structures due to groundborne vibrations, based on the California Department of Transportation's Construction Vibration Guidance Manual.



GOAL RM-1 PARKS, RECREATION, AND OPEN SPACE

Maintain a system of high-quality and well-maintained parks, recreational facilities, and open spaces that promote active transportation, exercise, and social connection.

Parks, recreation, and open space facilities all contribute to the well-being of a community. There are nine parks in the city, which include Lomita Park and the Marc Fosnaugh Gymnasium, Navy Field owned by the U.S. Navy and used for Lomita Little League, and Takaishi Japanese Garden on the grounds of the Civic Center. These publicly accessible spaces provide for physical activity and leisure and foster social connections among community members. This goal aims to preserve, expand, and improve parks and open spaces, and encourage healthy and active lifestyles.

RM-1 Policies

- RM-1.1 **Parks and Recreation Facility Amenities.** Develop parks, recreational facilities, and open spaces with amenities that meet the community's needs and preferences, including but not limited to play areas for children, sports courts and fields, dog parks, community meeting rooms, and accessibility updates.
- RM-1.2 **Project Prioritization.** Prioritize parks and recreation capital improvement projects in neighborhoods and areas most in need, such as where residents are not within a ten-minute walk to a park, open space, or joint use facility.
- RM-1.3 **Navy Field.** Explore the City acquisition of Navy Field and the feasibility of redeveloping the site into a new park with space for a new Public Works yard.
- RM-1.4 **Accessibility.** Require publicly accessible parks and recreation facilities to comply with the Americans with Disabilities Act (ADA) to accommodate a diversity of ages and abilities.
- RM-1.5 **Safe Routes.** Provide safe pedestrian and bicycle pathways to parks, recreational facilities, and open space areas to foster a sense of community well-being and to promote active lifestyles.
- RM-1.6 **Maintenance.** Ensure regular maintenance of parks, recreational facilities, open space areas, and public amenities to uphold appearance, usability, and safety.
- RM-1.7 **Funding for Parks.** Continue to research grant funding opportunities and other sources of funding for the acquisition and construction of parks and recreation facilities to meet the diverse recreational needs of the community.
- RM-1.8 **Partnerships and Joint Use Agreements.** Engage with the school district, local and regional agencies, and private developers to establish partnerships and joint use agreements aimed at expanding the range of recreational facility options available to the public.
- RM-1.9 **Green Streets.** Ensure the consistent integration of street trees along sidewalks and property frontages.
- RM-1.10 **Park Assessment.** Seek input from the community on the needs and investment priorities for public parks and recreational facilities.
- RM-1.11 **Community Events and Festivals.** Program community events and festivals in parks and public spaces throughout the city, prioritizing areas with significant foot traffic such as the Civic Center.



RM-1 Actions

- RM-1a Determine the costs associated with the acquisition, development, and operation of a new park and Public Works yard on the Navy Field site and initiate discussions with the U.S. Navy regarding the transfer of the site to the City.
- RM-1b Conduct accessibility assessments for all public parks and recreation facilities at least every five years.
- RM-1c Install adequate lighting, designated crosswalks, and clear signage to improve pedestrian connections between residential and open space areas.
- RM-1d Develop a maintenance schedule for parks, recreational facilities, and open space areas and update it at least every two years.
- RM-1e Research available grant funding for parks and public open space improvements and strive to apply for at least one grant per year.
- RM-1f Identify potential partners interested in cooperative efforts to expand recreational opportunities for community members and conduct proactive outreach as appropriate.
- RM-1g Engage with community members through surveys, workshops, and other public forums to receive feedback on the needs and priorities for parks and recreational facilities.

DRAFT



GOAL RM-2 HISTORIC AND CULTURAL RESOURCES

Sustain Lomita's strong community awareness of, and appreciation for, its history and cultural heritage.

Preservation of the city's historic and cultural resources is critical for maintaining the community's character. These resources help link the community to the past, offering insight into Lomita's rich history. The intent of this goal is to preserve and protect Lomita's cultural heritage, including historic buildings and structures, archaeological sites and tribal cultural resources, and paleontological resources.

RM-2 Policies

- RM-2.1 **Preservation.** Ensure the preservation of the city's historical past.
- RM-2.2 **Historic Properties.** Encourage the voluntary designation of potentially historic properties as landmarks or historic districts.
- RM-2.3 **Tribal Consultation.** In accordance with state, local, and tribal intergovernmental consultation requirements, consult with Native American tribes that may be impacted by proposed development and land use policy changes, as necessary.
- RM-2.4 **Historic Preservation.** Evaluate the condition of historic buildings, the costs of rehabilitation, and the feasibility of preservation or conservation alternatives when considering the demolition or movement of historic structures. When possible, encourage the adaptive reuse of the historic structure.
- RM-2.5 **Funding for Preservation.** With input and involvement of stakeholder groups, seek adequate funding and support from public and private sources that aim to protect historic and cultural resources within the city.



RM-2 Actions

- RM-2a Assess development proposals for potential impacts to sensitive historic, archaeological, tribal cultural, and paleontological resources pursuant to the California Environmental Quality Act (CEQA).
- RM-2b Evaluate the feasibility of implementing a local historic registry program that provides incentives for retrofitting and building maintenance, as well as public recognition, of the local resource.
- RM-2c Consider conducting a historic properties inventory that takes into consideration buildings, neighborhoods, and other features of historic, architectural, or cultural significance.
- RM-2d Notify appropriate tribes of the opportunity for consultation for the purpose of preserving, or mitigating impacts to, cultural places located on land within the City's jurisdiction that may be affected by any proposed adoption or amendment to the General Plan or a specific plan.

DRAFT



GOAL RM-3 AIR QUALITY

Improve air quality and reduce air pollutant emissions.

Air quality is important for a city to maintain community health and reduce the incidence of respiratory illness. Air quality is especially important due to Lomita's location in the South Coast Air Basin (SCAB), which does not meet state and federal air quality standards. Regional cooperation among all agencies in the basin is necessary to achieve desired improvements to air quality. This goal is intended to assist the City in reducing local air pollutant emissions through land use and transportation strategies.

RM-3 Policies

- RM-3.1 **Regional Air Quality.** Coordinate with state and regional agencies such as the South Coast Air Quality Management District (SCAQMD), the Southern California Association of Governments (SCAG), the South Bay Cities Council of Governments (SBCCOG), and the California Air Resources Board (CARB) to address air quality issues.
- RM-3.2 **Land Use Planning.** Reduce concentrated air pollution and the incidence of respiratory illness through the land use planning process by diversifying the land use mix, bringing compatible uses closer together, reducing Vehicle Miles Traveled (VMT), and applying other similar measures.
- RM-3.3 **Stationary and Mobile Sources.** Seek to reduce air pollutant emissions through regulation of stationary and mobile sources of air pollution, as feasible.
- RM-3.4 **Sustainable Technology.** Encourage new and emerging technologies that could decrease air pollution.
- RM-3.5 **Public Education.** Raise public awareness of the impacts of air pollution on physical health and the environment.
- RM-3.6 **Grant Funding.** Explore grant funding from state, federal, and non-governmental organizations for clean air projects to improve air quality and decrease air pollutant emissions.



RM-3 Actions

- RM-3a Coordinate with the SCAQMD to further reduce smog pollution and mitigate major stationary sources of air pollution in the city.
- RM-3b As applicable, review new residential and nonresidential development projects during the CEQA process for potential air quality impacts to residences and other sensitive receptors.
- RM-3c Integrate smart technology equipment into urban infrastructure that can monitor and provide real time air quality data.
- RM-3d Conduct educational outreach to residential and business community stakeholders about air quality standards, air pollution impact on physical health and the environment, and best practices to improve overall air quality.
- RM-3e Identify state, federal, and non-governmental organizations that provide grant funding for clean air projects.

DRAFT



GOAL RM-4 GREENHOUSE GAS REDUCTION

Commit to reducing municipal greenhouse gas emissions and achieving a low carbon future.

Climate change is primarily attributed to an increase in the amount of greenhouse gases (GHGs) that trap heat in the Earth's atmosphere caused by rapid industrialization and other human activities. The effects of climate change in southern California include temperature increases, reduced precipitation, more extreme wildfires, and reduced water supply. The extent to which Lomita is impacted by climate change is dependent on actions taken today. By curbing greenhouse gas emissions and adapting the community to the already changing environment, the City can help to reduce impacts from climate change. This goal is intended to assist the City in reducing local GHG emissions.

RM-4 Policies

- RM-4.1 **Low-carbon Municipality.** Demonstrate environmental leadership and reduce greenhouse gas emissions from municipal facilities and operations by at least 49% below 2005 levels by 2035, in conjunction with the City's 2018 Climate Action Plan (CAP).
- RM-4.2 **GHG Inventory.** Update the community and municipal GHG inventories every five years to track progress toward achieving the City's GHG reduction goal.
- RM-4.3 **Development Standards.** Require residential and nonresidential development projects to implement sustainable development standards to decrease greenhouse gas emissions.
- RM-4.4 **Sustainable Infrastructure.** Continue to invest in public infrastructure that supports the use of energy efficient or low-emission transportation.
- RM-4.5 **State and Federal Targets.** Review existing City practices to identify methods to decrease overall greenhouse gas emissions.
- RM-4.6 **City Contractors.** Encourage contractors to use low-emission equipment and vehicles for City construction projects.



RM-4 Actions

- RM-4a Implement the local GHG reduction measures identified in the City of Lomita 2018 Climate Action Plan (CAP) and perform on-going monitoring and reporting of GHG reduction impacts.
- RM-4b Continue to participate in the South Bay Cities Council of Governments' (SBCCOG) climate action planning process and update Lomita's CAP at least every five years.
- RM-4c Explore incentives for city contractors who invest in and use low-emission equipment and vehicles for city infrastructure projects or establish minimum requirements in the municipal code.

DRAFT



GOAL RM-5 SUSTAINABILITY / ENERGY RESOURCES

Carefully and safely manage energy resources, embracing sustainable practices for long-term vitality.

Sustainable energy practices are important to help ensure energy resources are available to meet future growth in Lomita. The intent of this goal is to ensure a resilient community through safe management and energy conservation methods.

RM-5 Policies

- RM-5.1 **Renewable Energy Production.** Promote the development and use of renewable energy sources for city, residential, and business facilities.
- RM-5.2 **Energy Audits.** Promote home energy audits with regional programs such as Energy Upgrade California or other state programs.
- RM-5.3 **Regional Partnerships.** Coordinate with the South Bay Cities Council of Governments and other organizations for outreach events to promote energy awareness and existing programs and incentives that are offered for energy efficiency.
- RM-5.4 **Green Building Standards.** Ensure that residential and nonresidential development projects comply with the most current version of the California Green Building Standards Code.
- RM-5.5 **Energy Upgrades.** Encourage property owners to participate in solar retrofit and other energy-efficient home improvement projects to reduce reliance on traditional energy sources.



RM-5 Actions

- RM-5a As feasible, use renewable energy sources at City facilities.
- RM-5b Organize and conduct educational workshops with utility companies informing the public of the benefits of home energy audits and energy saving practices.
- RM-5c Conduct outreach events with the SBCCOG to inform residents and businesses about existing programs and incentives that are offered for energy efficiency.
- RM-5d Continue to review development projects to ensure that all new residential and nonresidential development complies with local and state regulations regarding energy efficiency.
- RM-5e Consider adopting minimum energy efficiency requirements in the Zoning Code.

DRAFT



GOAL RM-6 WATER RESOURCES

Maintain and improve water resources and water quality through effective systems and best practices.

Water conservation is vital for the city to ensure sustainable access to clean drinking water for current and future generations of Lomita residents and businesses. By conserving and managing water, the city can mitigate the strain on its water supply sources. The aim of this goal is the responsible management of water, which can foster a culture of environmental stewardship and resilience in the community.

RM-6 Policies

- RM-6.1 **Regional Coordination.** Continue to coordinate with the Los Angeles Regional Water Quality Control Board (RWQCB) to help maintain and improve the quality of both surface water and groundwater resources.
- RM-6.2 **Conservation Management.** Promote water conservation and efficiency through education, innovation, regulation, and incentives that target all aspects of water consumption.
- RM-6.3 **Stormwater.** Coordinate with local water agencies to ensure efficient and effective management of stormwater runoff and to protect stormwater quality, in accordance with the National Pollutant Discharge Elimination System (NPDES).
- RM-6.4 **Education.** Collaborate with community partners to promote water conservation and to cultivate an understanding and appreciation of water conservation practices.
- RM-6.5 **Landscaping.** Encourage drought resistant landscaping for new residential and nonresidential development projects to decrease water demand, prevent erosion, reduce flooding, and limit pollutants.
- RM-6.6 **Water Distribution.** Strive to develop a more effective water production and distribution system in the city.



RM-6 Actions

- RM-6a Continue to work closely with the California State Division of Drinking Water, the Los Angeles Regional Water Quality Control Board, and other agencies to identify the potential source of benzene contamination detected at Well No.5 through extensive testing. This testing may include identification and investigation of potential sources both inside and outside the city, extensive sampling, boring, and monitoring of likely sources in the area, and ongoing monitoring of soil and water levels.
- RM-6b Implement regular monitoring and reporting procedures to track water consumption trends, identify inefficiencies, and gauge the impact of water conservation measures.
- RM-6c Conduct public outreach to inform residents and businesses about the importance of stormwater management, including providing practical tips and resources to reduce local runoffs.
- RM-6d Conduct feasibility studies to evaluate the potential for expanding recycled water infrastructure within the city.
- RM-6e Consider adopting the drought resistant landscape guidelines in the Zoning Code.
- RM-6f Conduct a comprehensive assessment of the current water distribution system, and identify areas in need of improvement to guide the development of a more efficient water distribution system.

DRAFT



GOAL RM-7 WASTE MANAGEMENT AND RECYCLING

Integrate waste management and recycling practices.

The State of California mandates communities to adopt proactive waste management practices, which include an integrated waste management system for reducing, collecting, recycling, and disposing waste products generated by residential, institutional, commercial, and industrial land uses. The intent of this goal is to ensure an integrated approach to recycling, waste reduction, and efficient waste management strategies to protect Lomita's environment.

RM-7 Policies

- RM-7.1 **Compliance.** Ensure compliance with local, regional, and state regulations regarding waste diversion, source reduction, recycling, and composting.
- RM-7.2 **Solid Waste Collection.** Ensure adequate solid waste disposal, recycling, and refuse services for current and future residents and businesses.
- RM-7.3 **Hazardous Waste.** Promote the proper disposal of hazardous waste through education, monitoring, and enforcement of proper use, storage, handling, and disposal.
- RM-7.4 **Construction Waste Reduction.** Encourage development projects to divert most of their construction waste debris away from landfills.
- RM-7.5 **Organic Waste.** Work with appropriate service providers to collect and compost green waste.
- RM-7.6 **Education.** Collaborate with community partners to promote waste reduction strategies to the community.



RM-7 Actions

- RM-7a Continue to comply with state law to ensure solid waste collection activities, operation of waste reduction and recycling programs, and household hazardous waste disposal and education programs are consistent with the Los Angeles Countywide Integrated Waste Management Plan.
- RM-7b Regularly monitor the level of services provided by waste and recycling collection contractors to ensure that service levels meet the terms of the contract.
- RM-7c Use educational flyers and workshops to inform residents of the proper method to dispose hazardous waste that includes paint, tires, medications, medical sharps, infectious waste, asbestos waste, construction waste, and electronic waste.
- RM-7d Coordinate with developers and contractors to identify opportunities for waste diversion and recycling during the project construction phase.
- RM-7e Work with the school district, community organizations, and businesses to develop education programs on waste reduction strategies.

DRAFT