*Steve Cammarata, Chair*
*Michael Graf, Vice-Chair*
*Monica Dever, Commissioner*
*Joaquin Santos, Commissioner*
*Bob Steinbach, Commissioner*
*Brenda Stephens, Commissioner*
*Jim Thompson, Commissioner*

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

**Next Resolution No. PC 2021-21**

# AGENDA
# SPECIAL MEETING
# LOMITA PLANNING COMMISSION
# MONDAY, NOVEMBER 15, 2021
# 6:00 P.M.
# VARIOUS TELECONFERENCE LOCATIONS

## CALL AND NOTICE OF SPECIAL MEETING

***NOTICE IS HEREBY GIVEN**, that pursuant to Government Code Section 54956, by delivery of this written notice as provided by law, the Planning Commission Chair has called a special meeting of the Lomita Planning Commission.*

## *SPECIAL NOTICE:*

**PURSUANT TO AB-361, THE COUNCIL AND THE PUBLIC MAY PARTICIPATE IN THIS MEETING VIA TELECONFERENCE. THE MEETING WILL BE HELD VIA TELECONFERENCE ONLY AND NO PHYSICAL LOCATION FROM WHICH MEMBERS OF THE PUBLIC MAY OBSERVE THE MEETING AND OFFER PUBLIC COMMENT WILL BE PROVIDED AS SOCIAL DISTANCING MEASURES ARE RECOMMENDED BY STATE AND COUNTY OFFICIALS. ALL VOTES TAKEN DURING THIS MEETING WILL BE BY ROLL CALL VOTE, AND THE VOTE WILL BE PUBLICLY REPORTED.**

*Access to the meeting will be available via URL: https://us06web.zoom.us/j/88040762230 or by phone by calling 1 (669) 900 6833, Meeting ID: 880 4076 2230.*

*In order to effectively accommodate public participation, participants are asked to provide their comments via e-mail before 5:00 p.m. on Monday, November 15, 2021, to l.abbott@lomitacity.com. Please include the agenda item in the subject line. All comments submitted will be read into the record until the time limit of five minutes has been reached.*

*All votes taken during this teleconference meeting will be by roll call vote, and the vote will be publicly reported.*

### 1. OPENING CEREMONIES

a. Call Meeting to Order
b. Roll Call

### PUBLIC HEARINGS

**2. DISCUSSION AND CONSIDERATION OF THE 2021-2029 HOUSING ELEMENT (GPA 2021-03)**

**PRESENTED BY:** Planner Repp Loadsman
**RECOMMENDED ACTION:** After conducting a public hearing to allow for public input on the 2021 Housing Element Update, the Planning Commission adopts a resolution recommending that the City Council approve the Initial Study/Mitigated Negative Declaration and adopt the General Plan Amendment 2021-03 for an updated 2021-2029 Housing Element.

**3. DISCUSSION AND CONSIDERATION OF THE 2021 SAFETY ELEMENT UPDATE**

**PRESENTED BY:** Management Analyst Hernandez
**RECOMMENDED ACTION:** After conducting a public hearing to allow for public input on the 2021 Safety Element Update, the Planning Commission adopts a resolution providing a positive recommendation that the City Council approve the 2021 Safety Element Update.

**SCHEDULED MATTERS**

**4. PLANNING COMMISSIONER ITEMS**

**5. ADJOURNMENT**

The next regular meeting of the Planning Commission is scheduled for Monday, December 13, 2021, at 6:00 p.m.

*Written materials distributed to the Planning Commissioners within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the City Clerk's office at 24300 Narbonne Avenue, Lomita, CA 90717. In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, you should contact the office of the City Clerk, (310) 325-7110 (Voice) or the California Relay Service. Notification 48-hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.*

*Only comments directed to the Commission from the podium will be recognized. Comments directed to the audience or generated from the audience will be considered out of order. Any person may appeal all matters approved or denied by the Planning Commission to City Council within 30 days of receipt of notice of action by the applicant. Payment of an appeal fee is required. For further information, contact City Hall at (310) 325-7110.*

*I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 72 hours prior to the meeting at the following locations: Lomita City Hall lobby and outside bulletin board, Lomita Parks and Recreation, and uploaded to the City of Lomita website http://www.lomita.com/cityhall/city_agendas/.*

Dated Posted: November 14, 2021

Linda E. Abbott
Deputy City Clerk

# CITY OF LOMITA
# PLANNING COMMISSION REPORT

**TO:** Planning Commission November 15, 2021

**FROM:** Sheri Repp Loadsman, Planner

**SUBJECT:** Discussion and Consideration of the 2021-2029 Housing Element (GPA 2021-03)

## STAFF RECOMMENDATION

After conducting a public hearing to allow for public input on the 2021 Housing Element Update, the Planning Commission adopts a resolution recommending that the City Council approve the Initial Study/Mitigated Negative Declaration and adopt the General Plan Amendment 2021-03 for an updated 2021-2029 Housing Element.

## BACKGROUND:

On November 8, 2021, the Planning Commission reviewed the revised 2021-2029 Housing Element document, which has been updated pursuant to the comments provided by HCD and comments received through public review. The Commission provided their thoughts and comments on the document, including how the element might interact with newly adopted state laws, and the consideration of additional properties that may be subject to a rezone. The Commission also discussed the next steps and asked staff for clarification regarding some content of the document. The Commission continued the public hearing to November 15, 2021 to allow for additional public testimony and more in-depth discussion of the Housing Element goals, policies and programs. The Planning Commission is asked to complete the public hearing process and recommend the adoption of the 2021-2029 Housing Element document to the City Council.

The City Council will consider the revised 2021-2029 Housing Element document on December 7, 2021 and December 21, 2021. Upon City Council adoption, the Housing Element will be sent to HCD for final certification, after which the certification process will be complete. However, the Housing Element can be amended as appropriate up to four times per year, since it is part of the General Plan. Each year, the City is required to assess its progress toward meeting the goals and implementing the programs contained within the Housing Element through the Annual Progress Report (APR) process, which is submitted to HCD and the Governor's Office of Planning and Research by April 1 of each year. Following certification of the Housing Element by HCD, the City will proceed with the programs and necessary actions as defined in the certified document.

**DISCUSSION**:

The 2021-2029 Housing Element provides the City with a roadmap for accommodating the projected housing unit demand and guides future decisions that impact housing. The Housing Element aims to achieve several overarching goals, including:

- Accommodating projected housing demand, as mandated by the State;
- Increasing housing production to meet this demand;
- Improving housing affordability;
- Preserving existing affordable housing;
- Improving the safety, quality and condition of existing housing;
- Facilitating the development of housing for all income levels and household types, including populations with special needs; and,
- Improving the livability and economic prosperity of all City residents; and promoting fair housing choice for all.

Lomita's draft 2021-2029 Housing Element includes goals, programs, and timeframes for meeting the existing and projected comprehensive housing needs of Lomita. Some programs will require immediate action while others will lead to additional study and preparation of ordinance amendments and procedures. A significant number of ordinance amendments are required by Spring 2023. Each program has been summarized and categorized under the associated goal as follows:

**Goal 1: A housing stock that is preserved and well-maintained.**

- *Housing Rehabilitation Grant Program (Program 1) – Ongoing*
  Use of Community Development Block Grant (CDBG) Program funds to assist with the rehabilitation of owner-occupied single-family homes and mobile homes.

- *Code Enforcement (Program 2) – Ongoing*
  Address and track both building and zoning code violations to connect residents with guidance on code compliance.

- *Mobile Home Park Regulations (Program 3) – Fall 2024*
  Amend ordinance for any proposed conversion/closure of an existing mobile home park to ensure a replacement and relocation plan that adequately mitigates impacts to displaced residents.

- *Housing Preservation (Program 4) – Fall 2026*
  Coordinate with local non-profit organizations to ensure the continued availability of affordable housing. Lomita Manor and Harbor Hills are publicly owned and not expected to be at risk. Affordability assistance for Kiwanis Gardens is set to expire in 2027 unless extended.

- *Replacement Requirements (SB 330) (Program 5) - Spring 2022*
  Mandate replacement of all demolished units. Furthermore, housing developments must replace demolished units that are subject to rent restrictions or occupied by low- or very low-income households.

- *Energy Conservation Program (Program 25) – Continuous and Summer 2023*
  Periodic review of requirements to promote energy conservation measures concurrent with building code updates; continue to provide fee waivers for solar projects and provide information on the City's website and through newsletters.

**Goal 2: Sufficient housing construction which provides a variety of housing types**.

- *Incentives and Regulations (Program 7) – Spring/Fall 2023*
  Amend Density Bonus ordinance consistent with State law; work collaboratively with developers, identify opportunities to induce affordable and mixed-income housing.
  - Increased Density Bonuses:
    Student Housing
    Senior Housing
    50% Bonus for 15% very-low, 24% lower or 44% moderate income units
    80% Bonus for 100% affordable developments

- *Affordable Housing Streamlining (SB 35) (Program 10) – Spring 2023*
  New ordinance and procedures to facilitate review and approval of affordable housing entitled to ministerial review under state law.

- *Objective Design Standards (SB 330) (Program 11) – Fall 2024*
  As a part of the rezoning program, the City will develop objective standards to help facilitate quality design paired with an increase in density.

  The use of objective development and design standards becomes an increasingly important tool to communicate expectations to the development community. Projects that are considered eligible for by-right approval will be subject to these standards in addition to applicable ordinances. Program 12, Lot Consolidation Incentive, will also be considered in the development of the objective development and design standards.

- *Lot Consolidation Incentive (Program 12) – Spring 2023*
  Amend ordinance to provide additional lot consolidation incentives to qualifying sites identified in the Sites Inventory Form. The City may establish separate Mixed Use Overlay standards for the Narbonne Avenue and Lomita Boulevard corridors. Incentives may include a menu of options such as: reductions to required setbacks, an increase in maximum allowed height and density, and a decrease in minimum dwelling unit size.

- *Increased Transparency (Program 26) – Spring 2023*
  Maintain website to provide updated information on fees, exactions, applicable affordability requirements, all zoning ordinances, development standards, and annual fee reports or other relevant financial reports.

- *Reduced Parking Requirements (Program 27) – Spring 2023 and Spring 2024*
  Amend ordinance to reduce parking requirements for religious institutions in exchange for housing development; relax parking requirements for multifamily housing developments.

- *Inclusionary Housing (Program 30)- Spring 2024 and Winter 2025*
  Conduct an inclusionary housing feasibility analysis and adopt an ordinance as appropriate.

  The City has a substantial obligation to support and encourage the development of affordable housing for very low-, low- and moderate-income households. High land values and prevailing project development costs constrain the development of affordable housing. Therefore, the City must evaluate a variety of measures that will encourage and facilitate the construction of below market-rate housing. The City will investigate inclusionary housing policy options as an additional means to provide a variety of housing types and opportunities for very low, low- and moderate-income households. Based upon this assessment, the City will determine the appropriateness and application of inclusionary policies, programs, and regulations requiring developments to produce housing or pay in-lieu fees for housing affordable to very low-, low- and moderate-income households. At the June 2021 joint workshop, the focus for inclusionary housing would be along the western portion of the Lomita MUO Corridor. The Lomita Housing Authority would likely be utilized to provide support and to administer the use of collected fees.

**Goal 3: A City with adequate sites for the development of housing.**

- *Accessory Dwelling Unit (Program 6) - Spring 2023*
  Update ordinance to permit ADU and JADU in all zones that permit residential uses and develop affordable ADU incentive program.

- *Rezone Program to accommodate the RHNA (Program 14) – October 2024*
  Amend Zoning Map and ordinance to provide by-right approval where 20% of units are affordable; must permit at least 16 units per site; minimum density must be set at 20 du/ac; 100% residential permitted and 50% mandated for Mixed Use project.

- *Supporting Low Density (Program 15) – January 1, 2022 and Spring 2023*
  Amend ordinance to create a ministerial process by which a single-family or agriculture zoned lot can be subdivided to accommodate additional single-family units. The current language will need to be revised due to SB 9 becoming effective on January 1, 2022, as follows:

| | |
|---|---|
| Objective/Timeframe(s) | • Implement the provisions of SB 9 by January 1, 2022 and consider ordinance amendment to establish ministerial review procedures and objective development and design standards for any proposed housing development, or proposed lot splits of existing SFR lots, in the R-1 and A-1 zones (as they exist on January 1, 2022)~~identify opportunities to reduce lot size~~ |

| | |
|---|---|
| | ~~minimums, allow for flag lot configuration and maximum floor area ratios~~ by Spring 2023.<br>• ~~Amend the Zoning Code to allow for a process to ministerially permit lot splits for additional single-family units by Summer 2026.~~<br>• Consider ordinance amendment to establish ministerial review procedures and objective development and design standards for proposed housing development, or proposed lot splits of existing SFR lots, in the R-1 and A-1 zones not subject to SB 9 by Spring 2023 |

There is interest to develop additional units on standard and oversized single-family residential properties in the R1 and A1 zones. Existing ADU laws allow a stand-alone house, an accessory dwelling unit and an attached junior unit no larger than 500 sq.ft. The ADU laws provide for new rentals but do not increase home ownership. At the June 2021 joint workshop, there was additional consideration to determine how best to provide for housing development in the single-family or agriculture zoned residential neighborhoods. One option focused on the benefit to revise the existing Residential Variable Density (RVD) provisions to amend the allowable densities in the R1 and A1 zone (e.g. RVD-5000 to RVD-4500 or RVD-4000). There was also consideration of allowing flag lots as a means of encouraging opportunities for home ownership.

With the recent approval of SB 9, there are new requirements for new units and duplexes to be developed by-right in the R1 and A1 zones. While SB 9 establishes new standards, there are restrictions that will preclude certain properties. SB 9 streamlines the process for a homeowner to create a duplex or subdivide an existing lot and allows up to four units to be permitted by-right on what is currently a single-family property as follows:

- Lot in R1 or A1 zone can be subdivided
- Two residential units allowed per lot
- Owner occupancy requirement as a condition of a homeowner receiving a ministerial lot split
- No loss of rent-controlled or market-rate housing occupied by tenant in the past 3 years
- Wetlands, farmlands, high-risk fire areas and historic landmarks exempt
- Short-term rental prohibited
- City may impose objective zoning, subdivision and design review standards, so long as it allows for units to be at least 800 sq.ft. in floor area
- Off-street parking of up to one space per unit, unless deemed exempt because the lot is (1) within ½ mile of (a) a "high quality transit corridor," which means a bus line that has 15-minute route intervals during peak hours, or (b) a "major transit stop," which means, among other things, an existing rail or bus rapid transit station; or (2) within one block of a "car share vehicle," likely meaning a public rideshare pick-up/drop-off location

The revised language shown above acknowledges the requirement to comply with SB 9 from January 1, 2022. An ordinance amendment and local objective development and design standards will be considered to guide the new development allowed by SB 9. A similar approach will be considered for properties not meeting the requirements of SB 9, particularly with respect to the ownership requirements, thus encouraging additional development of new housing in the A1 and R1 zones.

- *No Net Loss (Program 16) – Summer 2022*
  Amend procedures and develop tracking system to ensure adequate sites, as identified in the Sites Inventory, are maintained to meet the remaining RHNA target throughout the planning period.

- *Annual Progress Reports (Program 17) – Annually by April 1st*
  Annual report to HCD on the progress toward meeting the housing production targets and implementation of programs.

- *Surplus Lands (Program 18) – Annually*
  Identify and prioritize local lands no longer necessary for the City's use and available for affordable housing development; report in Annual Progress Report.

- *Rezone Opportunities (Program 28) – Annually and Within Planning Period*
  Evaluate opportunities for increased residential densities; coordinate with the Housing Authority of Los Angeles to identify opportunities for increased densities and future redevelopment of Harbor Hills; conduct annual workshop with Planning Commission to evaluate potential updates.

- *Ongoing Code Updates (Program 29) – Annually*
  Monitor and update regulations in response to changes to State laws and encourage the development community to share ideas for process improvements.

**Goal 4: A community built on equity and inclusion**

- *Low Barrier Navigation Centers (Program 8) – Spring 2023*
  New ordinance for service-enriched temporary shelters to be permitted by-right in mixed-use and non-residential zones that permit residential uses.

- *Supportive Housing (Program 9) – Spring 2023*
  New ordinance for affordable housing and associated services to serve individuals at risk for homelessness; to permit by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.

- *Zoning Revisions for Special Needs Housing (Program 13) – Spring 2023*
  Amend ordinance to permit Emergency Shelters by-right in M-C zone; Transitional Housing in zones permitting residential uses; Farmworker Housing; Large Residential Care Families (7 or more) in commercial or mixed-use zones; relax standards for Senior Planned

Unit Developments; provide definitions for major and minor actions in Reasonable Accommodation procedures.

- *Accessibility (Program 19) – Immediate and Summer 2023*
  Enforce accessibility requirements and provide information using the City website and newsletters.

- *Homebuyer Assistance (Program 20) – Annually and Fall 2023*
  Promote and encourage participation in the Los Angeles County Development Authority homebuyer assistance programs by providing information using the City website and newsletters.

- *Section 8 Housing Choice Voucher Program (Program 21) - Annually and Summer 2023*
  Promote and encourage participation in the Los Angeles County Development Authority Housing Choice Voucher Program by providing information using the City website and newsletters.

- Fair Housing *(Program 22) – Annually*
  Continue to contract with the Housing Rights Center to promote equal housing opportunities and provide information using the City website and newsletters.

- *Fair Housing Development Marketing (Program 23) – Summer 2024*
  Provide information to developers for resources and requirements to raise awareness about Fair Housing in housing marketing materials and provide information using the City website and public counter.

- *Analysis of Impediments to Fair Housing Choice (Program 24) – Continuous*
  Collaborate with the Community Development Commission and the Housing Authority of the County of Los Angeles through continued communication and data-sharing for the completion of the Analysis of Impediments to Fair Housing Choice every five years.

**RECOMMENDATIONS FOR PUBLIC HEARING PROCESS**

Staff is recommending that the Planning Commission open the public hearing for general review, public comment, and consideration of the draft 2021-2029 Housing Element goals, policies and programs. At the hearing on November 15, 2021, staff will further elaborate on the following programs:

- Accessory Dwelling Unit (Program 6)
- Objective Design Standards (SB 330) (Program 11)
- Lot Consolidation Incentive (Program 12) – Spring 2023
- Supporting Low Density (Program 15)
  - The draft resolution modifies the language describing the Objectives/Timeline(s) for Program 15 to address recent changes associated with SB 9.
- Inclusionary Housing (Program 30)

**ENVIRONMENTAL DETERMINATION**

Staff recommends approval of a Negative Declaration and Initial Study in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, the City's procedures for the implementation of CEQA, and other applicable laws. The proposed project is found to have less than significant / no impacts. Therefore, no environmental impact report (EIR) will be prepared for the project.

**PUBLIC NOTICE**

Notice of this hearing was published in the Daily Breeze on October 21, 2021, distributed in the Lomita City e-newsletter and posted on the Lomita City web page, at Lomita City Hall and Lomita Park.

Recommended by:

Greg Kapovich
Community and Economic
Development Director

Prepared by:

Sheri Repp Loadsman
Planner

Attachments:

1. Draft Planning Commission Resolution
2. Planning Commission Staff Report dated November 8, 2021
    a. Final Draft 2021-2029 Housing Element
    b. Appendices for Final Draft 2021-2029 Housing Element
    c. HCD Comment Letter
    d. Final Initial Study Negative Declaration with Comments and Responses

# RESOLUTION NO. PC 2021-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT NO. 2021-03 FOR THE 6th CYCLE "2021-2029 HOUSING ELEMENT"

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

Section 1. Recitals

A. California Government Code requires that cities review and update their Housing Elements every eight (8) years, according to a schedule set forth by the State Department of Housing and Community Development ("HCD"); and

B. The Housing Element sets forth the housing policies for the City, facilitates the preservation and development of housing, and establishes programs to accommodate the City's share of the regional housing needs in Southern California; and

C. The City of Lomita has been assigned an allocation of 829 new housing units as its share of the regional housing needs assessment ("RHNA") in Southern California; and

D. In accordance with State Law, the City of Lomita has prepared a Draft Housing Element for the 6th Cycle covering 2021-2029 period in accordance with California Government Code Sections 65580-65589.8; and

E. In accordance with Government Code Section 65583, the City finds that the Housing Element (2021-2029) complies with the duty to Affirmatively Further Fair Housing; and

F. The Housing Element (2021-2029) complies with the requirements of State law and conforms to the purposes, intent and provisions of all the Elements of the City's General Plan; and

G. Pursuant to the Guidelines to the Implementation of the California Environmental Quality Act (CEQA Guidelines), the City proposes to adopt an Initial Study/Negative Declaration (IS/ND) for the 6th Cycle 2021- 2029 Draft Housing Element. The IS/ND is based on the finding that the project, being a policy document, would not have any significant environmental impacts and as such, does not require any mitigation measures. The reasons to support such a finding are documented within an IS/ND prepared by the City; and

H. The City issued a Notice of Intent (NOI) on August 14, 2021 to adopt an IS/ND for the City's 6th Cycle 2021-2029 Draft Housing Element, prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures and advertised the public review period beginning on August 14, 2021 and ending on September 14, 2021. One (1) comment letter was received on the proposed ISND and is included as an appendix to the ISND along with the City's responses to said comments; and

I. In preparation of the Housing Element (2021-2029), the City conducted extensive community outreach that engaged a broad spectrum of the community and stakeholders. The community outreach included use of the Lomita website; an online survey, numerous articles and information in the printed newsletter and e-newsletter, an information booth at the Lomita Farmer's Market, a virtual workshop held in April 2021 to educate the community about housing issues and opportunities and gather input on housing-related topics, as well as a virtual joint Planning Commission and City Council public meeting in June 2021 to present the findings of the background analysis, the drafted goals, policies, and programs of the Housing Element and to solicit public comments; and

J. On July 16, 2021, pursuant to Government Code section 65585(b)(1), the City submitted the draft 2021-2029 Housing Element to HCD; and

K. On September 14, 2021, the City received comments back from HCD and thereafter worked to address all such comments and correct any noted deficiencies in the draft Housing Element; and

L. The City gave notice of the public hearing at which the project would be considered by the Planning Commission by publishing a notice in a newspaper of general circulation on October 21, 2021, and by posting a notice on the Lomita City web page, at Lomita City Hall and at Lomita Park; and

M. On November 8, 2021 and November 15, 2021, the Planning Commission of the City of Lomita conducted a public hearing for the purpose of considering a Housing Element update and the Planning Commission reviewed a public review draft for purposes of providing review and program recommendations to staff;

N. The Planning Commission recommends that the Objectives/Timeframe(s) for Program 15, Supporting Low Density, be amended in its entirety as follows:

| | |
|---|---|
| Objective/Timeframe(s) | • Implement the provisions of SB 9 by January 1, 2022 and consider ordinance amendment to establish ministerial review procedures and objective development and design standards for any proposed housing development, or proposed lot splits of existing |

DRAFT

| | |
|---|---|
| | SFR lots, in the R-1 and A-1 zones (as they exist on January 1, 2022) by Spring 2023.<br>• Consider ordinance amendment to establish ministerial review procedures and objective development and design standards for proposed housing development, or proposed lot splits of existing SFR lots, in the R-1 and A-1 zones not subject to SB 9 by Spring 2023 |

O. The Planning Commission has duly considered all evidence, including the testimony of the City's Consultant, interested parties, and the evaluation and recommendations by staff, presented at said hearing.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Lomita as follows:

SECTION 1. CEQA. Pursuant to the CEQA Guidelines an IS/ND for the 6th Cycle 2021-2029 Draft Housing Element has been prepared. Based upon the findings and conclusions of the IS/ND, it was determined the project would not have any significant environmental impacts and as such, does not require any mitigation measures.

SECTION 2. PLANNING COMMISSION ACTIONS. The Planning Commission does hereby recommend the City Council approve the IS/ND and further recommends that the City Council adopt the 6th Cycle Housing Element (2021-2029).

**PASSED, APPROVED, and ADOPTED** by the Planning Commission of the City of Lomita this 15th day of November 2021 by the following vote:

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

_____
Steven Cammarata, Chairperson

ATTEST:

_____
Greg Kapovich
Community and Economic Development Director

DRAFT

Attachment 2

# CITY OF LOMITA
# PLANNING COMMISSION REPORT

**TO:** Planning Commission November 8, 2021

**FROM:** Sheri Repp Loadsman, Planner

**SUBJECT:** Discussion and Consideration of the 2021-2029 Housing Element (GPA 2021-03)

## STAFF RECOMMENDATION

1. Open the public hearing;
2. Take testimony from interested parties; and
3. Continue the virtual public hearing to 6:00 p.m., November 15, 2021, to allow for additional public input, answer questions and provide a resolution forwarding the Planning Commission recommendation to the City Council.

## APPROVAL AUTHORITY:

State law requires that each city adopt a General Plan to guide land use and development. Among the seven (7) required "elements" of the General Plan is the Housing Element. The Housing Element sets forth goals, policies and programs that address the future housing needs for all income levels over an eight (8) year planning period which coincides with a Regional Housing Needs Assessment (RHNA) projection period. The RHNA is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. RHNA quantifies the need for housing within each jurisdiction during specified planning periods.

The Housing Element implements the declaration of State law that, "the availability of housing is a matter of vital Statewide importance and the attainment of decent housing and a suitable living environment for all Californians is a priority of the highest order" (Gov. § Code 65580). Provisions in the Housing Element are more specific and directive than other elements and contain detailed guidance and reviews. The law also provides the Department of Housing and Community Development (HCD) with unique authority over the Housing Element.
Government Code Sections 65353 through 65355 require:

- The Planning Commission to hold at least one (1) public hearing before approving a recommendation on the amendment to the General Plan.
- The Planning Commission to make a written recommendation on the amendment to the General Plan. A recommendation for approval shall be made by affirmative vote of not less

than a majority of the total membership of the Commission. The Planning Commission shall send its recommendation to the legislative body (the City Council).

- The City Council to hold at least one (1) public hearing prior to amending a General Plan.

**Recent State Housing Laws:**

The following recently-adopted housing laws have established new housing element requirements related to affordability, no net loss, facilitation of ADU's, and Affirmatively Furthering Fair Housing component, and addressing special-needs populations.

- By-Right Approval of Projects with 20 Percent Affordable to Lower Income Households (AB 1397) required for:
  - Reusing vacant sites used in the 4th and 5th cycle Housing Elements and nonvacant sites used in the 5th cycle Housing Element.
  - Rezoning of sites to accommodate the RHNA.

- Monitoring of No Net Loss (SB 166) - Develop a procedure to monitor for No Net Loss. When the sites in the inventory are developed, the City must monitor the number and income level of the units built, compared to the Housing Element assumptions for the sites. If a shortfall in sites is identified due to developments at market yielding fewer or no affordable units, the City must make findings that the City's sites inventory continues to have adequate capacity for the remaining RHNA, identify replacement sites, or rezone/upzone within six months to replenish the sites inventory.

- Replacement Housing (AB 1397) - As a condition of project approval, development on a residential site that currently has existing units must replace the units that are deed restricted for or occupied by lower income households. The replacement requirements under AB 1397 are the same with Density Bonus law.

- Facilitation of ADUs – As of January 1, 2020 AB 68, AB 587, AB 670, AB 671, AB 881, and SB 13 each changed requirements on how local governments can and cannot regulate ADUs, with the goal of increasing statewide availability of smaller, more affordable housing units. The Housing Element must ensure consistency with state requirements and must include incentives to facilitate the development of affordable ADUs and a monitoring of ADU trends to ensure consistency with assumptions in the Housing Element.

- Affirmatively Furthering Fair Housing (AB 686) – The Housing Element must include an AFFH analysis that looks at existing conditions regarding segregation and concentration of poverty, and the distribution of the sites inventory. The Housing Element needs to identify actions that the City will undertake to foster housing mobility, facilitate neighborhood improvements, mitigate displacement, and provide housing choices in areas with access to opportunity.

- Zoning Revisions for Special Needs Populations:
  - AB 139 (Emergency Shelters) - Revise parking standards for the emergency shelter overlay to be based on staffing level instead of shelter capacity.
  - AB 101 (Low Barrier Navigation Centers) - Revise zoning code to permit low barrier navigation centers (temporary housing for those at risk of homelessness) by right in mixed use/nonresidential zones that allow housing.
  - AB 2162 (Supportive Housing) - Revise zoning code to permit supportive housing meeting specific criteria in multi-family and mixed-use zones. If the specific supportive housing is located within a half mile from transit, no minimum parking can be required.

**BACKGROUND**:

The Housing Element planning periods are sometimes referred to as "cycles." The City's existing housing element covers the planning period extending from 2013-2021, which is referred to as the "Fifth Cycle Housing Element" in reference to the five (5) required updates that have occurred since the comprehensive revision to the State Housing Element law in 1980. Every city and county in the Southern California Association of Government (SCAG) region is required to prepare a Housing Element update for the sixth planning cycle, which spans the 2021-2029 period (October 15, 2021 – October 15, 2029). The due date for the sixth Housing Element Update is October 15, 2021. State law includes a 120-day grace period for this deadline, in accordance with SB 375 (2008).

It is worth noting that the Housing Element is not an ordinance. It does not set any development standards and it does not rezone any properties mentioned within it. Instead, as a part of the General Plan, the Housing Element is a policy document. It sets the framework for what the City sets out to accomplish during the life cycle of the Housing Element. For example, one of the requirements of the Housing Element is to identify a list of properties that could conceivably be developed with housing between 2021 and 2029 to meet the City's share of the Regional Housing Needs Allocation (RHNA). It does not ensure the units will be built, however, and it does not require the City itself to build them.

The RHNA is set through a State-mandated process by the Southern California Association of Governments (SCAG) to ensure that cities and counties are planning for the development of enough housing to accommodate all economic segments of the community. The City does not determine the RHNA numbers, rather, the numbers are developed by the State of California and assigned to individual jurisdictions through SCAG. During the fifth housing cycle, SCAG was responsible for allocating 412,000 units within the six counties and 191 cities in Southern California. Lomita was assigned to construct 47 housing units. During the sixth housing cycle, HCD has mandated SCAG to allocate 1,344,740 units throughout the region. Under the SCAG sixth cycle final RHNA, the City is required to provide 829 housing units.

| Final RHNA Allocations |
|---|

| Income Level | 6th Cycle RHNA Allocation by Income Level |
|---|---|
| Very Low | 239 |
| Low | 124 |
| Moderate | 128 |
| Above Moderate | 338 |
| Total RHNA | 829 |

Upon City Council adoption, the Housing Element will be sent to HCD for certification, after which the certification process will be complete. However, the Housing Element can be amended as appropriate up to four times per year, since it is part of the General Plan. Each year, the City is required to assess its progress toward meeting the goals and implementing the programs contained within the Housing Element through the Annual Progress Report (APR) process, which is submitted to HCD and the Governor's Office of Planning and Research by April 1 of each year. Following approval of the Housing Element by HCD, the City will proceed with the programs and necessary actions as defined in the certified document.

**Timeline:**

The following provides a general timeline describing major milestones in preparing Lomita's draft 2021-2029 Housing Element update:

- March 8, 2021 - Planning Commission participated in a discussion of the update process. Staff provided an overview of recent relevant legislation, Lomita's Regional Housing Needs Allocation, and provided a large number of resources including the Sites Inventory Guidebook, resources from Abundant Housing LA on best practices, and an article from UCLA's Regional Policy Studies center on how cities can use the 6th cycle housing element to overcome neighborhood resistance to housing.

- April 21, 2021 – Information booth at the Lomita Farmer's Market to share information on the Housing Element and Safety Element updates. Staff encouraged participation in an online survey and provided bilingual assistance in Spanish.

- April 29, 2021 - Planning Commission held a public workshop via Zoom to provide a general overview of the update process. Although 91% of Lomita's households speak English, Spanish translation was made available to assist the 3.8% of households that speak Spanish with limited English. This workshop was promoted on multiple platforms including at the Farmer's Market, on the City's website, through the City's newsletter, and

through the Chamber of Commerce newsletter. The meeting was co-hosted by the local Chamber of Commerce to better engage a broad range of stakeholders.

- June 30, 2021 – Joint City Council and Planning Commission public workshop to discuss the Housing Element framework, community outreach efforts and survey results, suitable sites for meeting RHNA, housing programs, and next steps.

- July 16, 2021 – Draft 2021-2029 Housing Element draft was transmitted to State Housing and Community Development (HCD) for a 60-day review which coincided with an initial 30-day public review period.

- August 14, 2021 - Initial Study (IS)/Negative Declaration (ND) available for public review which analyzed the potential for significant impacts on the environment resulting from implementation of the 2021-2029 Housing Element Update pursuant to the California Environmental Quality Act (CEQA). The review period concluded September 14, 2021.

- September 10, 2021 – City staff and consultant team met with HCD staff to receive preliminary verbal comments on the draft document.

- September 14, 2021 – HCD sent a comment letter outlining their required and suggested changes, noting that additional information is needed in order to receive certification.

- October 22, 2021 – City staff and consultant team completed revisions to draft Housing Element update, in response to HCD's comments, and posted the document on the City website for public review and comment. Changes to the August draft are shown in tracked changes.

- November 8 and November 15, 2021 – scheduled public hearings with the Planning Commission.

- December 7 and December 21, 2021 – scheduled public hearings with the City Council.

- January 2022 – transmission of approved Housing Element to HCD for certification.

**DISCUSSION**:

The 2021-2029 Housing Element identifies existing and future housing needs (RHNA) of all types for persons of all economic groups in the City. The purpose of the Housing Element requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies, programs and schedules that promote the preservation, rehabilitation and development of a variety of housing types and costs throughout Lomita. Cities must carry out an assessment of housing needs and an inventory of resources and constraints pertinent to the meeting of these needs. Lomita's draft 2021-2029 Housing Element consists of the following four (4) chapters and six (6) supporting appendices:

Chapter 1: **Introduction** provides an overview of the Housing Element, its relationship to State law, the City's RHNA, and this section on the plan organization.

Chapter 2: **General Plan Consistency** details those policies identified throughout the elements of the General Plan that guided the policies set forth in the Housing Element to ensure that consistency is maintained throughout the General Plan.

Chapter 3: **Goals and Policies** specifies the City's plans for meeting the existing and projected comprehensive housing needs of Lomita.

Chapter 4: **Program Implementation** identifies the specific actions that will be implemented to ensure that Lomita's housing needs are met within the planning period.

Appendix A: **5th Cycle Review** evaluates the efficacy of the 5th cycle housing element; the progress in plan implementation; and the appropriateness of the goals, policies, and programs.

Appendix B: **Needs Assessment** provides detailed information on Lomita's demographic characteristics and trends that influence supply and demand of various housing types.

Appendix C: **Constraints and Zoning Analysis** details governmental and non-governmental constraints to the maintenance, improvement, or development of housing for all income levels.

Appendix D: **Affirmatively Furthering Fair Housing Analysis** identifies disproportionate housing needs, including segregated living patterns, concentrated areas of poverty, disparities in access to opportunity, and displacement risk.

Appendix E: **Sites Analysis** describes the methodology by which the City can accommodate their RHNA targets, how any unmet need will be met, and provides an inventory of the sites identified to meet the housing need.

Appendix F: **Outreach Summary** details the public outreach conducted for this Housing Element update and the questions, comments, and issues addressed.

**Housing Element Goals, Policies and Programs:**

Local governments have the responsibility to adopt programs that implement the goals, policies and programs of the Housing Element through their vested powers, particularly over land use and development controls, regulatory concessions and incentives, and the utilization of financial resources. Programs are the specific action steps the locality will take to implement its policies and achieve its goals and objectives. Programs must include a specific period for implementation to have a beneficial impact toward the goals and objectives during the planning period. Programs must also identify the agencies or officials responsible for implementation. Effective program descriptions also include immediate, short-term and long-term action steps, proposed measurable outcomes, objectives or performance measures, and specific funding sources, where appropriate (Gov. Code §65583(c).

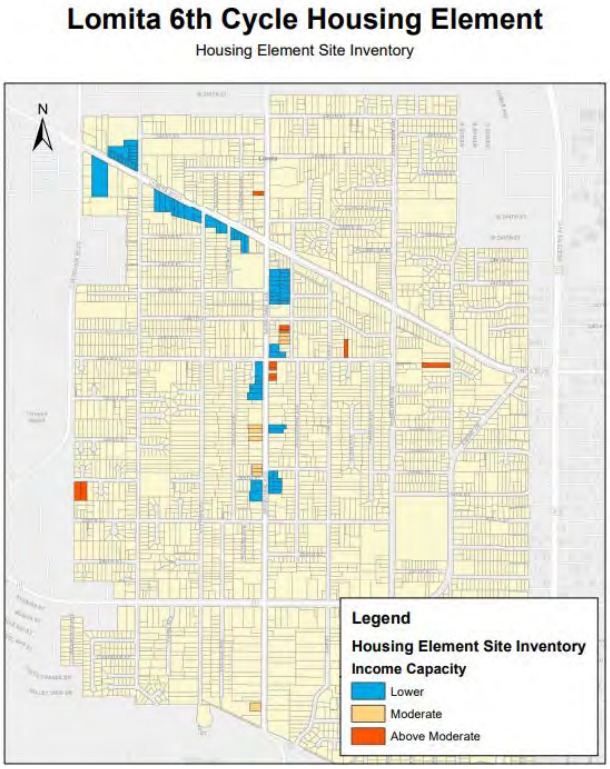
The draft 2021-2029 Housing Element identifies 30 programs as follows:

Program 1: Housing Rehabilitation Grant Program
Program 2: Code Enforcement
Program 3: Mobile Home Park Regulations

Program 4: Lower Income Housing Preservation
Program 5: Replacement Requirements
Program 6: Accessory Dwelling Units
Program 7: Incentives and Regulations
Program 8: Low Barrier Navigation Centers
Program 9: Supportive Housing
Program 10: Affordable Housing Streamlining
Program 11: Objective Design Standards
Program 12: Lot Consolidation
Program 13: Zoning Revisions for Special Needs Housing
Program 14: Rezone Program
Program 15: Supporting Low Density
Program 16: No Net Loss
Program 17: Annual Progress Reports
Program 18: Surplus Lands
Program 19: Accessibility
Program 20: Homebuyer Assistance Programs
Program 21: Section 8 Housing Choice Voucher Program
Program 22: Fair Housing
Program 23: Fair Housing Development Marketing
Program 24: Analysis of Impediments to Fair Housing Choice
Program 25: Energy Conservation Program
Program 26: Increased Transparency
Program 27: Reduced Parking Requirements
Program 28: Rezone Opportunities
Program 29: Ongoing Code Updates
Program 30: Inclusionary Housing Ordinance

**Meeting Lomita's Housing Needs:**

The housing element of the general plan must include an inventory of land suitable and available for residential development to meet the locality's regional housing need by income level. The list of available properties is referred to as the Housing Element Site Inventory. The purpose of the housing element's site inventory is to identify and analyze specific land that is available and suitable for residential development in order to determine the jurisdiction's capacity to accommodate residential development and reconcile that capacity with the jurisdiction's Regional Housing Need Allocation (RHNA). Projects that have been approved, permitted, or received a certificate of occupancy since the beginning of the RHNA projected period may be credited toward meeting the RHNA allocation based on the affordability and unit count of the development. As shown in the following map and table, the identified capacity and credits are short by 271 units in meeting the City's RHNA housing needs.




Map of Table A in Appendix E

**Table 8: Total RHNA Compared to Credits and Capacity Identified**

| Category | Total Units | Lower Income Units | Moderate and Above Moderate-Income Units |
|---|---|---|---|
| RHNA | 829 | 363 | 466 |
| Development to be Completed During RHNA | 220 | 0 | 220 |
| Potential ADUs | 40 | 24 | 16 |
| Vacant Site Capacity | 26 | 0 | 26 |
| Underutilized Capacity | 272 | 240 | 32 |
| Remaining RHNA | 271 | 99 | 173 |

Notes: RHNA = Regional Housing Needs Assessment; ADU = accessory dwelling unit.

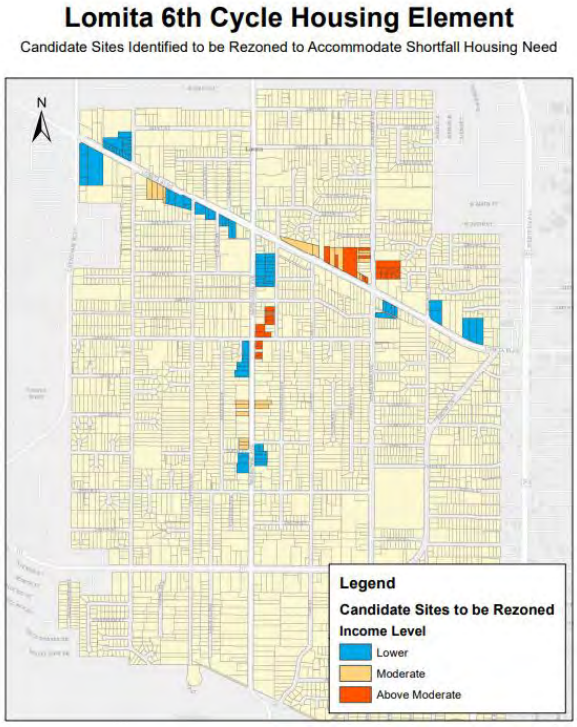
Appendix E

At the joint City Council and Planning Commission public workshop held on June 30, 2021, there was an acknowledgement that the City does not currently contain enough vacant or underutilized land appropriately zoned for the development of the housing necessary to meet the City's RHNA housing needs for the period between 2021 and 2029. There was a discussion regarding the need to increase residential density at locations that would minimize impacts to existing low-density neighborhoods. There was also an understanding that the Housing Element must provide a buffer to address Senate Bill (SB) 166 (No Net Loss). By increasing the capacity, the City would ensure the ability to accommodate the RHNA for lower income units throughout the planning period as sites are developed. There was general concurrence that Narbonne Avenue and Lomita Boulevard should be evaluated for increased density as follows:

- Extend the Mixed-Use Overlay (MUO) to the eastern portion of Lomita Boulevard

- Increase MUO from 22 du/ac to 30 du/ac
- Set a minimum density at 20 du/ac
- Consider addition of program to establish an inclusionary housing program to support development of affordable housing on the Lomita West MUO Corridor
- Consider incentive zoning to increase density on the Lomita West MUO Corridor for lot consolidation, affordable housing, community benefits and enhanced design

To increase capacity for housing development, the Housing Element includes a program that requires the City to rezone enough land within three years of the due date of the Housing Element (by October 15, 2024.) Inclusion on this list does not necessarily mean that an identified property will be rezoned or developed. Properties identified for rezone may change as properties are developed with other land uses or become no longer appropriate for housing development, or as other properties not listed are developed or proposed for additional housing.




Map of Table B in Appendix E

Table 9: Rezoned Site Capacity

| Total Units | Lower Income Units | Moderate and Above Moderate Units | Buffer |
|---|---|---|---|
| 442 | 99 | 173 | 170 |

Appendix E

**RECOMMENDATIONS FOR PUBLIC HEARING PROCESS**

Staff is recommending that the Planning Commission open the public hearing for general review, public comment, and consideration of the draft 2021-2029 Housing Element goals, policies and

programs. The Planning Commission is requested to continue the public hearing to November 15, 2021 to allow for additional public comment and final consideration of a Planning Commission Resolution with findings to recommend approval of the Housing Element to the City Council. There are numerous areas of discussion. A two-part public hearing process will allow for a presentation of the goals, policies and programs on November 8, 2021 followed by more in-depth discussion of program objectives and implementation strategies on November 15, 2021.

**ENVIRONMENTAL DETERMINATION**

Staff recommends approval of a Negative Declaration and Initial Study in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, the City's procedures for the implementation of CEQA, and other applicable laws. The proposed project is found to have less than significant / no impacts. Therefore, no environmental impact report (EIR) will be prepared for the project.

**PUBLIC NOTICE**

Notice of this hearing was published in the Daily Breeze on October 21, 2021, distributed in the Lomita City e-newsletter and posted on the Lomita City web page, at Lomita City Hall and Lomita Park.

Recommended by:

Greg Kapovich
Community and Economic
Development Director

Prepared by:

Sheri Repp Loadsman
Planner

Attachments:

1. Final Draft 2021-2029 Housing Element
2. Final Draft 2021-2029 Housing Element Appendices
3. HCD Comment Letter
4. Final Initial Study Negative Declaration with Comments and Responses

Attachment 2a

# CITY OF LOMITA

# 6TH CYCLE HOUSING ELEMENT UPDATE

(2021-2029)

OCTOBER 2021

DUDEK
2280 Historic Decatur Road
Suite 200
San Diego, CA 92106
619.591.1370 | dudek.com

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# Housing Element

## INTRODUCTION

The City of Lomita (City) is faced with various important housing issues that include a balance between employment and housing opportunities, a match between the supply of and demand for housing, preserving and enhancing affordability for all segments of the population, preserving the quality of the housing stock, and providing new types of housing to support growth and the changing population. This Housing Element provides policies and programs to address these issues.

***The Housing Element is a strategic vision and policy guide designed to help address the comprehensive housing needs of the City over an 8-year period (2021–2029 planning period). It defines the City's housing needs, identifies the barriers or constraints to providing needed housing, and provides policies to address these housing needs and constraints.***

The Housing Element of the General Plan addresses the comprehensive housing needs in the City for an 8-year planning period (2021–2029). It provides an analysis of the local housing needs for all income levels, details barriers to providing needed housing, and identifies a set of strategies for meeting the housing need within the planning period. Housing Elements are one of seven required components of a General Plan and are guided by State law, which requires all local governments to update their Housing Elements every 8 years. This is the 6th update to the City Housing Element (6th Cycle).

Recent amendments to housing and planning laws aim to address California's housing shortage, placing a substantial number of new requirements on the 6th Cycle Housing Element. Housing in California has become some of the most expensive in the nation, ranking 49th out of 50 states in homeownership rates and the supply of housing per capita. Only half of California's households are able to afford the cost of housing in their local region, and every county and city across the State is required by law to adequately plan for their fair share of needed housing.

The City must adequately plan for its existing and projected housing needs, including its share of the Regional Housing Needs Allocation (RHNA), as identified by the State with input from the Southern California Association of Governments and local cities and counties. In order for the private market to adequately address housing needs, the City must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. The State requires each local government to demonstrate where housing can reasonably be expected to be added within this cycle, and how the City will facilitate and incentivize its production. As identified by the 6th Cycle RHNA, the City must plan for 829 housing units, which are further broken down by income level.

**The City's 6th Cycle RHNA targets are broken down by income level as follows:**

- **Very-Low Income = 239 units**
- **Low Income = 124 units**
- **Moderate Income = 128 units**
- **Above-Moderate Income = 338 units**
- **Total = 829**

## HOUSING ELEMENT ORGANIZATION

The Housing Element identifies goals, policies, and programs to comprehensively address the housing needs of all current and anticipated residents at all income levels over the upcoming housing period from 2021 through 2029. The Housing Element is divided into chapters, and supporting documentation is included as appendices of the Housing Element.

### Housing Element Content

- ***Introduction*** provides an overview of the Housing Element, its relationship to State law, the City's RHNA, and on the Housing Element organization.
- ***General Plan Consistency*** details those policies identified throughout the elements of the General Plan that guided the policies set forth in the Housing Element to ensure that consistency is maintained throughout the General Plan.
- ***Goals and Policies*** specifies the City's plans for meeting the existing and projected comprehensive housing needs of Lomita.
- ***Program Implementation*** identifies the specific actions that will be implemented to ensure that Lomita's housing needs are met within the planning period.

### Appendices

- ***Appendix A – 5th Cycle Review*** evaluates the efficacy of the 5th Cycle Housing Element; the progress in implementation; and the appropriateness of the goals, policies, and programs.
- ***Appendix B – Needs Assessment*** provides detailed information on Lomita's demographic characteristics and trends that influence supply and demand of various housing types.
- ***Appendix C – Constraints and Zoning Analysis*** details governmental and non-governmental constraints to the maintenance, improvement, or development of housing for all income levels.
- ***Appendix D – Affirmatively Furthering Fair Housing Analysis*** identifies disproportionate housing needs, including segregated living patterns, concentrated areas of poverty, disparities in access to opportunity, and displacement risk.
- ***Appendix E – Sites Analysis*** describes the methodology by which the City can accommodate its RHNA targets and how any unmet need will be met, and provides an inventory of the sites identified to meet the housing need.
- ***Appendix F – Outreach Summary*** details the public outreach conducted for this Housing Element update, and the questions, comments, and issues addressed.

## GENERAL PLAN CONSISTENCY

The elements that comprise the City's General Plan are required by State law to be internally consistent. Together these elements provide the framework for the development of facilities, services, and land uses necessary to address the needs and desires of the City's stakeholders. To ensure that these needs are clearly addressed throughout the General Plan, the elements must be interrelated and interdependent.

The City's General Plan was adopted in 1998, and although the plan is more than 20 years old, its analysis and policies remain relevant. The General Plan identified that Lomita was almost completely developed and that the remaining vacant land was limited to scattered parcels. This observation is especially apparent today, as Lomita has few remaining vacant parcels, and future development will take place through converting lower-density or commercial uses to higher densities and mixed uses.

This Housing Element is most directly related to the Land Use Element, since it is the Land Use Element that designates the location and extent of residential development throughout Lomita. This Housing Element is

internally consistent with the goals and policies of the other elements of the General Plan. Specifically, the General Plan and the Housing Element are both guided by the following relevant principles:

- Promote an orderly pattern of development.
- Provide for a variety of housing opportunities.
- Provide adequate public services and facilities.
- Allow moderate- and high-density land uses in areas capable of supporting such uses.
- Promote and support revitalization within Lomita's commercial districts.
- Encourage a balance of land uses to meet the needs of residents.

The goals and policies of the Housing Element are consistent with those set forth in the General Plan, but the Housing Element includes a program to rezone properties to meet the RHNA. If this program creates inconsistencies with those densities identified by the land use designation, such changes will be incorporated into the General Plan Land Use Element to ensure that General Plan consistency is maintained. The City will review the elements of the General Plan upon any subsequent amendment to the other elements of the General Plan to ensure internal consistency is maintained. Adoption of this Housing Element will also trigger revision of the City's Safety Element since the State has established new requirements to identify information on fire hazards, flood hazards, and climate adaptation and resiliency strategies applicable to the City.

## GOALS AND POLICIES

A sound basis for any plan of action is a set of well-defined goals and policies to express the desires and aspirations of the community. The City has established the following housing goals and accompanying policies:

### GOAL 1: A housing stock that is preserved and well-maintained.

The City will remain committed to those efforts designed to preserve and maintain the existing housing resources in Lomita, including affordable housing, with implementation of the following policies.

**Policy 1.1:** Protect public health and safety through the repair and maintenance of the existing housing stock.

**Policy 1.2:** Preserve and rehabilitate housing for lower-income households.

**Policy 1.3:** Invest in lower-income neighborhoods and in areas with affordable housing while preventing displacement.

### GOAL 2: Sufficient housing construction that provides a variety of housing types.

The following Housing Element policies underscore the City's commitment in continuing assistance in the development of new housing for all income groups.

**Policy 2.1:** Support programs and incentives that expand housing options, especially for lower-income households and those experiencing homelessness.

**Policy 2.2:** Support periodic review and modifications to City ordinances, policies, and programs intended to address a variety of housing types.

**Policy 2.3:** Prioritize infrastructure investments that serve areas with increased densities and where there is existing or planned affordable housing development.

**Policy 2.4:** Promote and encourage innovation and creativity in housing development through regulations that increase transparency and flexibility in the development approval process.

**Policy 2.5:** Explore opportunities to offset the cost of infrastructure required of new development through the reduction of regulatory barriers while ensuring that the costs of needed infrastructure does not unduly burden the community.

**Policy 2.6:** Identify opportunities to conserve energy through the incentivization of energy-saving materials in housing development and facilitation of infill development through opportunities in areas with existing resources.

## GOAL 3: A City with adequate sites for the development of housing.

The City will remain committed to the identification of prospective development sites for a continued variety and diversity of new housing types at all income levels, as indicated by the following Housing Element policies.

**Policy 3.1:** Prioritize the identification of sites and zones to accommodate Lomita's fair share of the existing and future housing needs.

**Policy 3.2:** Monitor development activity and rezone sites as necessary to ensure no net loss of housing capacity throughout the planning cycle.

**Policy 3.3:** Engage in planning processes that identify opportunities for increased housing capacity.

## GOAL 4: A community built on equity and inclusion.

The following policies indicate the City's continued commitment to affirmatively furthering fair housing and advancement in equity and inclusion through equal housing opportunities within Lomita.

**Policy 4.1:** Continue to promote equitable and fair housing opportunities for all persons.

**Policy 4.2:** Oppose prejudices, practices, and market behavior that results in housing discrimination and segregation.

**Policy 4.3:** Continue collaboration with other public agencies involved in the enforcement of laws aimed at promoting equitable access to housing (fair housing laws) and non-discrimination.

**Policy 4.4:** Expand opportunities for housing access and homeownership for lower-income households and those with special needs.

## PROGRAM IMPLEMENTATION

### PROGRAM 1: HOUSING REHABILITATION GRANT PROGRAM

The City's Community Development Block Grant Rehabilitation Grant Program is restricted to lower-income homeowners (including extremely low-income homeowners) who meet the current U.S. Department of Housing and Urban Development (HUD) income guidelines. The program assists with the rehabilitation of owner-occupied single-family homes and mobile homes. The funds are primarily used for the correction of building safety and health code violations and correction of hazardous structural conditions.

| | |
|---|---|
| **Objective/Timeframe(s)** | Provide rehabilitation assistance to 5 households annually throughout the 2021–2029 planning period. |
| **Responsible Agency** | General Administration |
| **Funding Sources** | Community Development Block Grant |
| **Relevant Policies** | 1.1, 1.2, 1.3 |

### PROGRAM 2: CODE ENFORCEMENT

The City implements a code enforcement program that assists property owners in addressing both building code and Zoning Code violations. This program is conducted on a Citywide basis in response to complaints or observation of blighting or unsafe conditions. The most common residential violations addressed include overgrown vegetation, illegal dumping or improper waste container storage, and work without permits.

| | |
|---|---|
| **Objective/Timeframe(s)** | – Track and monitor code enforcement cases as complaints are submitted.<br>– Conduct outreach to property owners with possible violations through direct contact, and inform these households of steps to correction of violations.<br>– Assist 80 households to correct and close violation cases annually. |
| **Responsible Agency** | Community Development Department/Code Enforcement Division |
| **Funding Sources** | General |
| **Relevant Policies** | 1.1, 1.2, 1.3 |

### PROGRAM 3: MOBILE HOME PARK REGULATIONS

The City will adopt an ordinance detailing regulations and procedures for any proposed conversion of an existing mobile home park to mitigate the adverse impacts on the housing supply, lower-income households, and on displaced persons. These procedures will require the mobile home park owner to develop a replacement and relocation plan and to adequately mitigate the impact of the closure or conversion upon the displaced residents. The procedures will provide certain rights and benefits to displaced tenants; will require relocation assistance whenever an existing mobile home park or portion thereof is converted to another use; and will require replacement of any lost units, consistent with the requirements of the Housing Crisis Act of 2019 (Senate Bill [SB] 330, 2019). Further, the City will provide guidance on the analysis of any recreational vehicles and mobile home trailers lost through redevelopment.

| | |
|---|---|
| **Objective/Timeframe(s)** | Amend Mobile Home Park Regulations to ensure consistency with SB 330, 2019 by fall 2024. |
| **Responsible Agency** | Community Development Department |
| **Funding Sources** | General |
| **Relevant Policies** | 1.1, 1.3, 4.2 |

### PROGRAM 4: LOWER-INCOME HOUSING PRESERVATION

The City will continue to work with local non-profit agencies and other entities to ensure the continued availability of affordable housing developments in Lomita. The City will work toward maintaining the rent restrictions of at-risk developments by monitoring any changes in ownership, management, and status of deed-restrictions.

The agreement for Lomita Kiwanis Gardens development assistance is set to expire in 2027. This Section 8 property is governed under a Housing Assistance Payment (HAP) contract between HUD and the landlord. HAP contracts generally last between 5 and 20 years. This property has been identified as a low risk of expiration because the likeliness that the contract with HUD will be renewed is extremely high and this property has been owned and maintained as an affordable housing development by the non-profit Retirement Housing Foundation since 1985. The City will contact Retirement Housing Foundation to discuss strategies for preserving the affordability for Lomita Kiwanis Gardens.

| | |
|---|---|
| **Objective/Timeframe(s)** | – Contact the Retirement Housing Foundation to identify a strategy for ongoing preservation of affordability for the Lomita Kiwanis Gardens by fall 2026.<br>– Provide information on priority Section 8 assistance through the Los Angeles County Housing Authority, should Section 8 contracts expire or in the event of a change in property ownership. |
| **Responsible Agency** | – Community Development Department |
| **Funding Sources** | – General |
| **Relevant Policies** | – 1.1, 1.2, 1.3 |

The following affordable housing developments are at risk of conversion, with affordability expiring in 2027:

| Name | Address | Lower-Income Units | Funding Source | Owner | Affordability Expiration |
|---|---|---|---|---|---|
| Lomita Kiwanis Garden | 25109 Ebony Lane | 67 | HUD | Retirement Housing Foundation | 2027 |

### PROGRAM 5: REPLACEMENT REQUIREMENTS

The City will mandate replacement requirements consistent with the Housing Crisis Act of 2019 for proposed housing developments on sites that currently have residential uses, or within the past 5 years have had residential uses that have been vacated or demolished, that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low income, subject to any other form of rent or price control, or occupied by low- or very low-income households.

| | |
|---|---|
| **Objective/Timeframe(s)** | – Amend staff procedures related to the review and issuance of demolition and development permits by spring 2022.<br>– Enforce replacement requirements in accordance with Government Code Section 66300 throughout and beyond the planning period. |
| **Responsible Agency** | Community Development Department |
| **Funding Sources** | General |
| **Relevant Policies** | 1.1, 1.2, 1.3, 4.1, 4.2 |

### PROGRAM 6: ACCESSORY DWELLING UNITS

The City will review and amend the Zoning Code to permit accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in all zones that permit residential uses, consistent with State law. Further, the City will develop and adopt a program that incentivizes and promotes the creation of ADUs that can be offered at an affordable rent for very low-, low-, or moderate-income households.

| | |
|---|---|
| **Objective/Timeframe(s)** | – Adopt an amendment to the City's Zoning Code, consistent with or less restrictive than State requirements, by spring 2023.<br>– Develop and adopt an affordable ADU incentive program by spring 2023. |
| **Responsible Agency** | Community Development Department |
| **Funding Sources** | General |
| **Relevant Policies** | 2.1, 2.2, 2.4 |

### PROGRAM 7: INCENTIVES AND REGULATIONS

The City will evaluate a range of incentive-based and regulatory approaches to facilitate the development of housing for lower-income households. This will include updates to local implementation on the State's Density Bonus program, as well as evaluation of floor-area-ratio-based bonuses, bonuses in exchange for infrastructure, increased opportunities for expedited permit processing, and increased use of ministerial processing for a variety of housing types.

| | |
|---|---|
| **Objective/Timeframe(s)** | – Amend the Density Bonus ordinance to ensure consistency with State law, including the provision of a bonus for student affordable housing, senior housing, and 100 percent affordable developments by spring 2023.<br>– Identify opportunities to improve development regulations intended to incentivize affordable and mixed-income housing development through regulatory inducements such as incentive zoning paired with objective development standards, or process incentives such as technical assistance in exchange for affordable housing no later than fall 2023.<br>– Annually review regulations to identify opportunities to incentivize and reduce barriers to housing production and ensure ongoing consistency with State laws.<br>– Continue to work with developers through one-on-one consultations, especially affordable housing developers, to identify process improvements to City procedures. |
| **Responsible Agency** | Community Development Department |
| **Funding Sources** | General |
| **Relevant Policies** | 2.1, 2.2, 2.3, 2.4, 2.5, 2.6 |

### PROGRAM 8: LOW-BARRIER NAVIGATION CENTERS

Low-Barrier Navigation Centers are housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. The City will amend the Zoning Code to permit the development of Low-Barrier Navigation Centers as a use by-right, without requiring a discretionary action, in mixed-use and non-residential zones that permit residential uses.

| | |
|---|---|
| **Objective/Timeframe(s)** | Amend the Zoning Code, consistent with State requirements, by spring 2023. |
| **Responsible Agency** | Community Development Department |
| **Funding Sources** | General |
| **Relevant Policies** | 2.1, 2.2 |

### PROGRAM 9: SUPPORTIVE HOUSING

The City will amend the Zoning Code to allow supportive housing by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. Supportive housing shall be permitted in accordance with California Government Code Section 65651.

| | |
|---|---|
| **Objective/Timeframe(s)** | Amend the Zoning Code, consistent with State requirements, by spring 2023. |
| **Responsible Agency** | Community Development Department |
| **Funding Sources** | General |
| **Relevant Policies** | 2.1, 2.2 |

### PROGRAM 10: AFFORDABLE HOUSING STREAMLINING

The City provides an affordable housing streamlined approval process in accordance with State requirements for qualifying development proposals and reports on affordable housing streamlining applications in the Housing Element Annual Progress Report. The City will amend its internal procedures to include SB 35 streamlining in staff permitting process procedures.

| | |
|---|---|
| **Objective/Timeframe(s)** | – Continue to provide SB 35 streamlining to qualifying projects throughout the planning period.<br>– Amend the Zoning Code and staff procedures, consistent with State requirements, by spring 2023. |
| **Responsible Agency** | Community Development Department |
| **Funding Sources** | General |
| **Relevant Policies** | 2.1, 4.1 |

### PROGRAM 11: OBJECTIVE DESIGN STANDARDS

The City will increase transparency and certainty in the development process through objective design standards. Objective design standards increase transparency and certainty in the development process by excluding personal and subjective judgement and instead using clear and measurable standards. Any new design standards developed and imposed by the City shall be objective without involvement of personal or subjective judgement by a public official, and shall be uniformly verifiable by reference to the City's regulations in accordance with the Housing Crisis Act of 2019 (SB 330). As a part of the rezoning program, the City will develop objective standards to help facilitate quality design paired with the increase in density.

| | |
|---|---|
| **Objective/Timeframe(s)** | – Ongoing monitoring of Zoning Code amendments to ensure any new design standards are objective.<br>– Pair rezone program (Program 14) with objective standards by fall 2024. |
| **Responsible Agency** | Community Development Department |
| **Funding Sources** | General |
| **Relevant Policies** | 2.2, 2.4, 2.5 |

### PROGRAM 12: LOT CONSOLIDATION

The majority of the parcels within Lomita are smaller in size. To facilitate housing development eligible for a density bonus, in accordance with Government Code Section 65915, the City currently offers incentives to reduce the commercial requirement within the City's Mixed Use Overlay from 30 percent to a minimum of 10 percent in exchange for lot consolidation. Deviations from mixed-use development standards, including the 30 percent commercial requirement, may be considered through the Conditional Use Permit process.

To further incentivize lot consolidation supportive of housing production, especially for lower-income households, the City will amend the Zoning Code to provide additional lot consolidation incentives to qualifying sites identified in the Sites Inventory Form. The City may establish separate Mixed Use Overlay standards for the Narbonne Avenue and Lomita Boulevards corridors. Incentives may include a menu of options, such as reductions to required setbacks, an increase in maximum allowed height and density, and a decrease in minimum dwelling unit size.

| | |
|---|---|
| **Objective/Timeframe(s)** | Amend the Zoning Code to enhance lot consolidation incentives by spring 2023. |
| **Responsible Agency** | Community Development Department |
| **Funding Sources** | General |
| **Relevant Policies** | 2.1, 2.2, 2.4, 2.5, 2.6 |

### PROGRAM 13: ZONING REVISIONS FOR SPECIAL NEEDS HOUSING

The City will amend the Zoning Code to permit a variety of housing types consistent with State law. This includes permitting Emergency Shelters as a use by-right, without requiring a discretionary action, in the M-C zone; permitting transitional housing subject to only those restrictions that apply to other residential dwellings of the same type in the same zone; calculating Emergency Shelter parking requirements based on the demonstrated need to accommodate staff; permitting employee housing providing accommodations for six or fewer employees by the same process by which single-family residences are permitted in the same zones; permitting large residential care facilities in the Mixed Use Overlay and commercial zones; and defining and reducing development standards for Senior Planned Units Developments.

Further, to clarify the reasonable accommodation process and provide changes that may be necessary for a person with a disability to use and enjoy a dwelling, the City will amend the reasonable accommodation procedures to clarify the difference between a major and a minor accommodation.

| | |
|---|---|
| **Objective/Timeframe(s)** | Implement the following Zoning Code amendments by spring 2023:<br>– Amend the Zoning Code to remove discretionary permit requirements for Emergency Shelters in the M-C zone.<br>– Amend the Zoning Code to consider transitional as a residential use of property and to permit transitional housing in the same manner as other residential uses in the same zone.<br>– Permit employee and farmworker housing in accordance with the Health and Safety Code Sections 17021.5 and 17021.6 and the Employee Housing Act.<br>– Amend the Zoning Code to provide a process by which large residential care facilities with seven or more residents may be developed in commercial and mixed-use zones.<br>– Reduce development standards for Senior Planned Unit Developments through the adoption of a reduction in parking requirements and a reduction in minimum unit size requirements.<br>– Amend Reasonable Accommodation procedures to define major and minor accommodations. |
| **Responsible Agency** | Community Development Department |
| **Funding Sources** | General |
| **Relevant Policies** | 2.1, 2.2, 2.4, 4.1 |

### PROGRAM 14: REZONE PROGRAM

To facilitate the development of multifamily housing affordable to lower-income households, especially in areas with access to resources and opportunity, the City will rezone to accommodate the shortfall for the lower-income RHNA; rezone to accommodate the remaining moderate- and above-moderate income RHNA need; and rezone to create a buffer of capacity for the lower- and moderate-income RHNA as described below.

#### *Shortfall Rezone*

The City will increase the allowable density within the existing Mixed Use Overlay to permit up to 30 dwelling units per acre with a minimum density of 20 dwelling units per acre, allowing exclusively residential uses and requiring that at least 50 percent of the building floor area be dedicated to residential uses. This rezone will occur no later than October 15, 2024. Rezoned sites that are adequate for accommodating the lower-income RHNA will permit owner-occupied and rental multifamily uses by right pursuant to Government Code Section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower-income households. These will be selected from site groups A through Y, as identified in Table B of the Sites Inventory Form; will be suitable; will have the capacity for at least 16 units; and will be available for development in the planning period where water and sewer can be provided.

#### *Remaining Moderate and Above Moderate Need Rezone*

As described above, the City will rezone to increase the allowable density within the existing Mixed Use Overlay to permit up to 30 dwelling units per acre. Non-vacant sites used in the 5th Cycle Housing Element and vacant sites used in the 4th and 5th Cycle Housing Elements will permit owner-occupied and rental

multifamily uses by right pursuant to Government Code Section 65583.2(i) for developments in which 20 percent of more of the units are affordable to lower-income households; these will be selected from the sites identified in Table B of the Sites Inventory Form.

### *Buffer Rezone*

To further expand housing opportunities for within-resourced areas, the City will extend the Mixed Use Overlay to additional sites not already designated as mixed use. This extension will provide a buffer of housing capacity to ensure that adequate capacity remains to accommodate the RHNA throughout the planning period. Further, the City will reevaluate consistency with the General Plan and amend the General Plan, as necessary, concurrent with the rezone to ensure continued consistency.

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| **Objective/Timeframe(s)** | – The rezone will occur no later than October 15, 2024.<br>– Evaluate for General Plan consistency and amend General Plan as necessary, concurrent with the rezone.<br>– Rezone sites selected from Sites A–Y as identified in Table B of the Sites Inventory Form. |
| **Responsible Agency** | Community Development Department |
| **Funding Sources** | General |
| **Relevant Policies** | 2.6, 3.1, 3.3 |

### PROGRAM 15: SUPPORTING LOW DENSITY

To increase opportunities for homeownership, the City will identify objective design standards and create a ministerial process by which a single-family or agriculture zoned lot can be subdivided to accommodate additional single-family units. This will maintain the City's existing single-family character while creating new options for those entering the housing market and increasing opportunities for fee-simple type of ownership. (SB 9, 2022)

| | |
|---|---|
| **Objective/Timeframe(s)** | – Identify opportunities to reduce lot size minimums and allow for flag lot configuration and maximum floor area ratios by spring 2023.<br>– Amend the Zoning Code to allow for a process to ministerially permit lot splits for additional single-family units by summer 2026. |
| **Responsible Agency** | Community Development Department |
| **Funding Sources** | General |
| **Relevant Policies** | 2.1, 2.2, 2.4, 3.3 |

### PROGRAM 16: NO NET LOSS

The City will monitor development activity, proposed rezones, and identified capacity to ensure adequate remaining capacity is available to meet any remaining unmet share of the RHNA for all income levels throughout the entirety of the planning cycle, consistent with no-net-loss requirements.

If, at any time during the planning period, a development project results in fewer units by income category than identified in the Sites Analysis (Appendix E) for that parcel and the City cannot find that the remaining sites in the Housing Element are adequate to accommodate the remaining RHNA by income level, the City will, within 180 days, identify and make available additional adequate sites to accommodate the remaining RHNA.

| | |
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| **Objective/Timeframe(s)** | – Amend staff procedures to ensure all development proposals and rezone proposals are reviewed against the capacity identified for sites in the Sites Inventory Form within 3 months of Housing Element adoption.<br>– Develop a methodology for tracking remaining capacity within 1 year of Housing Element adoption. |
| **Responsible Agency** | Community Development Department |
| **Funding Sources** | General |
| **Relevant Policies** | 3.2, 3.3 |

### PROGRAM 17: ANNUAL PROGRESS REPORTS

The City will continue to report annually on the City's progress toward its 8-year RHNA production targets and toward the implementation of the programs identified in the Housing Element to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development (HCD).

| | |
|---|---|
| **Objective/Timeline(s)** | Submit approved Annual Progress Reports to HCD annually by April 1. |
| **Responsible Agency** | Community Development Department |
| **Funding Sources** | General |
| **Relevant Policies** | 2.2, 3.2 |

### PROGRAM 18: SURPLUS LANDS

The City will identify and prioritize State and local surplus lands available for housing development affordable to lower-income households and report on these lands in accordance with the requirements of Assembly Bill (AB) 1486 (2019). The City will report on surplus lands annually through the Housing Element Annual Progress Reports.

| | |
|---|---|
| **Objective/Timeframe(s)** | – Identify and track surplus City-owned sites annually.<br>– If surplus sites are identified and available for the purpose of developing low- and moderate-income housing, prior to the disposal of surplus lands, the City shall provide a written notice of availability to any local public entity and housing sponsors that have notified the Department of Housing and Community Development of their interest in surplus land. |
| **Responsible Agency** | Community Development Department |
| **Funding Sources** | General |
| **Relevant Policies** | 2.2, 2.6, 3.3 |

### PROGRAM 19: ACCESSIBILITY

The City will ensure all new, multifamily construction meets the accessibility requirements of the Federal and State Fair Housing Acts through local permitting and approval processes. Further, the City will promote increased accessibility by connecting developers and residents to resources on design features that are accessible and safe to all people regardless of age, size, ability, or disability.

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| **Objective/Timeframe(s)** | – Continue to enforce accessibility requirements through development approvals throughout the planning cycle.<br>– Create a housing resources webpage that connects developers and residents to accessibility resources, such as home retrofit guides and universal design standards that can increase in-unit accessibility, among other housing-related information and resources, by summer 2023.<br>– Residents and property owners will be notified of updates to the City's website through the City's monthly e-newsletters that are sent to the City's listserv. |
| **Responsible Agency** | Community Development Department |
| **Funding Sources** | General |
| **Relevant Policies** | 1.1, 4.1, 4.4 |

### PROGRAM 20: HOMEBUYER ASSISTANCE PROGRAMS

The Los Angeles County Development Authority administers homebuyer assistance programs for Lomita. The City will continue to connect residents to available resources and to information regarding homeownership assistance through digital media platforms. The following programs apply:

The **Home Ownership Program (HOP)** provides loans for down payment and closing costs. The HOP loans are shared equity loans (at zero interest) with no monthly payments until the home is sold, transferred, or refinanced. The home must be owner-occupied for the life of the loan, which is 20 years. Eligible properties are single-family homes or attached/detached condominium units or townhomes within the purchase price limits established by HUD. The borrower must contribute a minimum of 1 percent of the down payment. Also, the borrower must complete an 8-hour education course in homeownership by a HUD-approved counseling agency.

The **Mortgage Credit Certificate Program** offers the first-time homebuyer a Federal income tax credit by reducing the amount of Federal taxes to be paid. It also helps a first-time homebuyer qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of tax savings. The credit is subtracted dollar-for-dollar from the borrower's Federal income taxes. The qualified buyer is awarded a tax credit of up to 15 percent, with the remaining 85 percent taken as a deduction from the income in the usual manner.

The **Southern California Home Financing Authority** (SCHFA) is a joint powers authority between Los Angeles and Orange Counties formed in June 1988 to create first-time homebuyer programs for low- to moderate-income households. SCHFA does not lend money directly to the homebuyers; the homebuyers must work directly with a participating lender. The program provides down payment and closing cost assistance in the form of a gift equal to 4 percent of the first loan amount.

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| **Objective/Timeframe(s)** | – Include updated information in City newsletters annually.<br>– Update the City's website with relevant information and resources by fall 2023 and ensure that all web materials use best practices for user accessibility through information that is perceivable, operable, understandable, and robust. |
| **Responsible Agency** | Community Development Department |
| **Funding Sources** | General |
| **Relevant Policies** | 2.1, 4.1, 4.4 |

### PROGRAM 21: SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

The Los Angeles County Development Authority administers the Section 8 Housing Choice Voucher Program to increase housing access to lower-income renter households. The City does not administer the Section 8 program, but the City can work to help raise awareness to property owners about obligations to accept tenants without regard of their source of income and to inform residents of the availability of the program. The City will continue to connect residents and property owners to information regarding Section 8 rental assistance through an informative housing-related webpage with resources and updates in the City's monthly e-newsletters and bi-annual newsletters. The City will make resources available on its website and work with local rental property owners to expand program participation.

| | |
|---|---|
| **Objective/Timeframe(s)** | – Provide 70 Section 8 vouchers annually.<br>– Update the City's website to create a housing resources page that connects residents, developers, non-profits, property owners, and other interested parties to relevant information and resources on available housing programs, regulations, events, and other relevant information no later than summer 2023.<br>– Include updated information to connect property owners and residents to the City's housing resources webpage in City newsletters, which are sent to all property owners in the City's boundaries bi-annually.<br>– Include updated information to connect property owners and residents to the City's housing resources webpage in the monthly e-newsletters that are sent to the City's listserv. |
| **Responsible Agency** | Community Development Department |
| **Funding Sources** | General |
| **Relevant Policies** | 2.1, 4.1, 4.4 |

### PROGRAM 22: FAIR HOUSING

The City, in cooperation with the Housing Rights Center (HRC), promotes equal housing opportunities. Through the City's participation in the Urban County Community Development Block Grant program, HRC provides the following services:

- Housing discrimination complaints and investigations – Investigates allegations of housing discrimination.
- Fair housing education and outreach – Distributes educational literature and resources (available in multiple languages) and presents free fair housing law workshops for landlords, tenants, nonprofit organizations, and government employees.
- Tenant and landlord counseling – Provides free telephone and in-person counseling to both tenants and landlords.

The City will continue to further fair housing by continuing to refer complaints and inquiries to HRC, the distribution of fair housing resources, and increased coordination with HRC to gather and analyze data collected through the Fair Housing Program.

| | |
|---|---|
| **Objective/Timeframe(s)** | – Include updated information in the City's monthly newsletters.<br>– Update the City's website with relevant information and resources on fair housing from HRC within 1 year of Housing Element adoption; distribute information in the City's monthly newsletter.<br>– Provide annual staff trainings on how to refer complaints and inquiries to HRC.<br>– Coordinate with HRC to gather and analyze local data collected annually. |
| **Responsible Agency** | Community Development Department |
| **Funding Sources** | General |
| **Relevant Policies** | 4.1, 4.2, 4.3, 4.4 |

### PROGRAM 23: FAIR HOUSING DEVELOPMENT MARKETING

The City will promote compliance with housing discrimination laws to ensure that all print and advertisement materials for the sale and rental of housing is compliant with Government Code 12955, which prohibits such materials from indicating a preference or limitation based on a protected classification. The City will connect developers to resources and requirements to raise awareness about fair housing in housing marketing materials.

| | |
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| **Objective/Timeframe(s)** | – Develop and promote marketing material standards, consistent with the standards outlined in State law, to ensure representative materials are provided by developers by summer 2024.<br>– Ensure standards are easily available for development applicants at the permit counter and on the City's website by summer 2024. |
| **Responsible Agency** | Community Development Department |
| **Funding Sources** | General |
| **Relevant Policies** | 4.1, 4.2, 4.4 |

### PROGRAM 24: ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

The City continues to participate in an ongoing regional collaborative effort to analyze and reduce impediments to fair housing choice. The analysis is part of a joint effort to prepare, conduct, and submit its certification for affirmatively furthering fair housing. The City will continue to collaborate with the Community Development Commission and the Housing Authority of the County of Los Angeles to continue this analysis.

| | |
|---|---|
| **Objective/Timeframe(s)** | – Continue to participate in the Analysis of Impediments to Fair Housing Choice every 5 years.<br>– Collaborate with the Community Development Commission and the Housing Authority of the County of Los Angeles through continued communication and data-sharing for the completion of the Analysis of Impediments to Fair Housing Choice every 5 years. |
| **Responsible Agency** | Community Development Department |
| **Funding Sources** | General |
| **Relevant Policies** | 4.1, 4.2, 4.3, 4.4 |

### PROGRAM 25: ENERGY CONSERVATION PROGRAM

The City will periodically review the City's Zoning Code and subdivision requirements, as well as other applicable codes, to promote energy conservation in housing rehabilitation and in the construction of new housing. Further, the City offers a waiver of administration planning fees and a portion of the Building and Safety fee for solar projects. This program will supplement existing City efforts in the enforcement of the State's Green Building Standards.

| | |
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| **Objective/Timeframe(s)** | – Periodically review zoning and subdivision requirements to promote energy conservation measures, concurrent with updates to the Building Code or by 2026, whichever is sooner.<br>– Promote energy conservation strategies on the City's website by summer 2023 and in the City's summer iteration of the bi-annual newsletter.<br>– Continue to provide fee waivers that are available for solar projects throughout the planning period. |
| **Responsible Agency** | Community Development Department |
| **Funding Sources** | General |
| **Relevant Policies** | 2.2, 2.6 |

### PROGRAM 26: INCREASED TRANSPARENCY

The City will maintain information on the City's website that is applicable for housing development project proposal requirements, including a current schedule of fees, exactions, applicable affordability requirements, all zoning ordinances, development standards, and annual fee reports or other relevant financial reports.

| | |
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| **Objective/Timeframe(s)** | – Ensure all relevant information is provided on the City's website within 1 year of Housing Element adoption.<br>– Continue to update information as changes to the City's regulations are made and as new information becomes available throughout the planning period. |
| **Responsible Agency** | Community Development Department |
| **Funding Sources** | General |
| **Relevant Policies** | 2.4 |

### PROGRAM 27: REDUCED PARKING REQUIREMENTS

Large parking lots associated with religious institutions provide opportunities for partnerships that facilitate the development of housing for vulnerable populations. The City will ensure that appropriate parking reductions apply to any development proposals that would eliminate religious-use parking spaces in exchanged for housing developments, in accordance with State law. Further, the City will explore additional opportunities to reduce parking requirements for residential uses in areas that are walking distance from resources and amenities.

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| **Objective/Timeframe(s)** | – Amend the Zoning Code to identify a process by which parking requirements can be reduced for religious institutions in exchange for housing development, consistent with the requirements of AB 1851 (2020) by spring 2023.<br>– Implement parking reductions for multifamily housing by spring 2024. |
| **Responsible Agency** | Community Development Department |
| **Funding Sources** | General |
| **Relevant Policies** | 2.1, 2.2, 2.4 |

### PROGRAM 28: REZONE OPPORTUNITIES

To maintain adequate capacity and to increase opportunities for development, the City will continue to identify areas appropriate for increased residential densities, specifically in areas with access to resources, amenities, and public transit. The City will continue to work with developers and the broader community and explore opportunities to rezone areas ideal for increased housing capacity through specific plans, an update to the General Plan, or a focused plan amendment. The City will also coordinate with developers to identify areas ideal for implementation of density minimums, especially for sites identified to be rezoned.

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| **Objective/Timeframe(s)** | – Coordinate with the Housing Authority of Los Angeles to identify opportunities for increased densities and future redevelopment within the planning period.<br>– Continue to evaluate opportunities for updated land use plans and zoning ordinances that can increase densities through annual informational sessions with the Planning Commission. |
| **Responsible Agency** | Community Development Department |
| **Funding Sources** | General |
| **Relevant Policies** | 2.1, 2.2, 2.4 |

### PROGRAM 29: ONGOING CODE UPDATES

The City will continue to update its regulations, as necessary, in response to legislative changes. Further, the City will monitor opportunities and amend its Zoning Code to streamline, update, and simplify regulations related to housing, where possible.

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|---|---|
| **Objective/Timeframe(s)** | – Annually monitor State legislative changes and amend regulations accordingly.<br>– Continue to accept recommendations from the development community for ideas on how the City can increase flexibility and certainty in the development process. This will be achieved through continued project coordination meetings with developers through the submittal process. |
| **Responsible Agency** | Community Development Department |
| **Funding Sources** | General |
| **Relevant Policies** | 2.1, 2.2, 2.4 |

### PROGRAM 30: INCLUSIONARY HOUSING ORDINANCE

To facilitate the production of lower-income housing and to ensure the City's program to rezone properties for increased densities maximizes the public benefit received, the City will consider an inclusionary ordinance to pair with the rezoning of sites. The City will conduct an economic feasibility analysis for consideration of an inclusionary housing ordinance. Based on the findings of the analysis, where an inclusionary requirement and in-lieu fee would not impede the development of housing, the City will consider the adoption of an inclusionary housing ordinance.

| | |
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| **Objective/Timeframe(s)** | – Conduct an inclusionary housing feasibility analysis by spring 2024.<br>– Adopt an inclusionary housing ordinance, where feasible, by winter 2025. |
| **Responsible Agency** | Community Development Department |
| **Funding Sources** | General |
| **Relevant Policies** | 2.1, 2.2, 4.4 |

Attachment 2b

# City of Lomita

# 6th Cycle Housing Element Update

## Appendices

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Appendix A: Review of 5th Cycle Housing Element Accomplishments

Appendix B: Needs Assessment

Appendix C: Constraints and Zoning Analysis

Appendix D: Affirmatively Furthering Fair Housing

Appendix E: Sites Analysis and

Sites Inventory Form

Appendix F: Community Engagement Summary

# Appendix A: Review of 5th Housing Element Accomplishments (2013–2021)

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For the 5th Cycle Housing Element planning period, the City of Lomita (City) committed to specific actions to address Citywide housing needs and to help achieve housing goals. The programs are aimed to assist in achieving the goals and objectives outlined in the General Plan Housing Element. Throughout the planning period, the City continued to provide all the programs outlined in the Housing Element.

Many of the Housing Element programs are administered by regional agencies, such as the Los Angeles County Development Authority, and the City continues to participate in these regional efforts. Regional programs tend to have more funding, and while their success is not often reflected at the local level, the City's residents benefit from these programs. The progress made toward locally administered programs has continued, and many have proven to be successful, most notably the Second Unit Program, or Accessory Dwelling Unit (ADU) Program. All of the programs identified in the 5th Cycle Housing Element will continue in some form in the 6th Cycle, although some are revised to address the current local housing need. Below is an overview of the progress made toward each program over the 8-year planning period, as well as the current program status.

| *Program in Housing Element* | *Progress Summary* | *Program Status* |
|---|---|---|
| 1. Housing Rehabilitation Grant Program | **Progress:** During the 5th Cycle Housing Element planning period, 81 low-income owner-occupied units were rehabilitated under this program.<br>**Effectiveness:** This program set out to provide assistance to 20 households annually. The number of households assisted averaged approximately 13 per year.<br>**Appropriateness:** Revise and continue with attainable objective. | Ongoing |
| 2. Code Enforcement | **Progress:** Phone, email, and online reporting are all available. The City began using case management software in 2016 to better track code enforcement cases. From October 2016 to the end of 2020, the City had 509 total cases. The most common residential violations addressed are overgrown vegetation, illegal dumping or improper waste container storage, and work without permits.<br>**Effectiveness:** The program objective was to monitor housing conditions and code violations to work with property owners to correct and provide information on rehabilitation assistance to eligible households. The City improved processes to better implement this program.<br>**Appropriateness:** Continue. | Ongoing |
| 3. Mobile Home Park Conservation Program | **Progress:** The City offers technical assistance services to mobile home park residents who wish to incorporate and purchase their mobile home park. However, there were no such inquiries during the 5th Cycle period. Further, the City monitors the condition of mobile home parks.<br>**Effectiveness:** There were no inquiries regarding the incorporation or purchase of mobile home parks within the 5th Cycle. Further, staff reached out to the California Department of Housing and Community Development to inquire about mobile home inspection results, and results for the Palms Trailer Park revealed that it meets standards.<br>**Appropriateness:** Revise as a program to protect tenants who are affected by redevelopment. | Ongoing |
| 4. Low Income Housing Preservation | **Progress**: Kiwanis Gardens, a publicly assisted housing development with a total of 67 units, was identified as being at risk of conversion to market-rate housing. The life of the affordability covenant was successfully extended through 2027.<br>**Effectiveness:** This program was successful in preserving an expiring covenant of affordability for the Kiwanis Gardens development. Kiwanis Gardens is under a project-based contract and is administered by the U.S. Department of Housing and Urban Development (HUD). The property is owned by the Retirement Housing Foundation and is considered to be a low risk for future conversion.<br>**Appropriateness:** Continue. | Ongoing |
| 5. Second Units/Granny Flats Program | **Progress:** The City approved 35 accessory dwelling units/second units from 2014–2019.<br>**Effectiveness:** This program aimed to achieve an average of 3 dwelling units a year, or 24 total units. The City exceeded its objective.<br>**Appropriateness:** Revise and continue to ensure consistency with State law. | Ongoing |
| 6. Zoning and Other Incentives | **Progress:** The City offers a density bonus to qualifying developments in accordance with State Density Bonus Law. However, the City did not receive any development applications for the use of a density bonus within the 5th Cycle. Through the discretionary review process, the City regularly relaxes the commercial square footage requirement for mixed-use developments to allow for a larger proportion of residential uses and to make projects more viable. | Ongoing |

| *Program in Housing Element* | *Progress Summary* | *Program Status* |
|---|---|---|
| | **Effectiveness:** The objective of this program is to create a marketing brochure to advertise and promote available incentives for interested developers, but the materials were not created. However, the Planning Commission approved the reduction of commercial requirements for mixed-use development for a hand full of proposals within the 5th Cycle.<br>**Appropriateness:** Review and revise. | |
| 7. Lot Consolidation | **Progress:** The lot consolidation program assists in the facilitation of development within the Mixed-Use Overlay. Further, through the review of mixed-use development within the Mixed-Use Overlay, the Planning Commission demonstrates flexibility in the required minimum commercial square footage. One development proposal approved in 2020 was only required to provide 10 percent of the total square footage as commercial, compared to 30 percent as detailed in the development regulations of the Zoning Code.<br>**Effectiveness:** The program set out to prepare a marketing brochure, visit property owners annually to discuss redevelopment potential, and provide priority ministerial processing for lot consolidation.<br>**Appropriateness:** Revise and continue. This program can instead apply to all development on sites identified in the sites inventory. | Ongoing |
| 8. Zoning Revisions for Special Needs Housing | **Progress:** Zoning revisions for special needs housing includes implementation of 2013 amendments to the Zoning Code to address emergency shelters, transitional housing, supportive housing, and single-room occupancy units. Although the zoning amendments were adopted, no such developments were produced during the 5th Cycle.<br>**Effectiveness:** This program did not result in the development of special needs housing. Recent amendments to State law will require further updates to the City's Zoning Code.<br>**Appropriateness:** Revise and continue. This will be a program to update the Zoning Code consistent with State law. | Ongoing |
| 9. First-Time Homebuyers Programs | **Progress:** The First-Time Homebuyers Program is administered by the Los Angeles County Development Authority (LACDA). During fiscal years 2017–2021, LACDA reported a total of 130 loans at an amount of approximately $87 million to assist first-time homebuyers with purchasing homes.<br>**Effectiveness:** The objective of this program was to connect residents to the County of Los Angeles website and available resources. Countywide, the program assisted many homebuyers. The City provides a City contact on its website for questions related to HUD and Community Development Block Grant (CDBG) programs.<br>**Appropriateness**: Continue. | Ongoing |
| 10. Mortgage Credit Certificate Program | **Progress:** LACDA offers the Mortgage Credit Certificate Program as an income tax credit to first-time homebuyers. In fiscal years 2016–2020, LACDA issued approximately $88.9 million in these credits.<br>**Effectiveness:** The objective of this program was to connect residents to the County of Los Angeles website and available resources. Countywide, the program assisted many homebuyers. The City provides a City contact on its website for questions related to HUD and CDBG programs.<br>**Appropriateness:** Continue. | Ongoing |
| 11. Southern California Home Financing Authority | **Progress:** LACDA originated 361 home ownership loans during 2014–2020 for the Southern California Home Financing Authority across the region. | Ongoing |

| *Program in Housing Element* | *Progress Summary* | *Program Status* |
|---|---|---|
| | **Effectiveness:** The objective of this program was to connect residents to the County of Los Angeles website and available resources. Countywide, the program assisted many homebuyers. The City provides a City contact on its website for questions related to HUD and CDBG programs.<br>**Appropriateness:** Continue. | |
| 12. Section 8 Housing Choice Voucher Program | **Progress:** Within the LACDA region, as of 2020, 23,326 units are under contract and 25,114 units are authorized. This has increased since 2014 when there were 22,861 units under contract and 23,232 units authorized.<br>**Effectiveness:** The objective of this program was to connect residents to the County of Los Angeles program and to promote the program to rental property owners. The City provides a City contact on its website for questions related to HUD and CDBG programs.<br>**Appropriateness:** Continue. | Ongoing |
| 13. Fair Housing Program | **Progress:** While the City continues to refer complaints and inquiries to the Housing Rights Center and distributes fair housing service handouts, the City does not keep any quantifiable record of complaints.<br>**Effectiveness:** There is not data to determine the effectiveness of the program, but that does not mean that the program was ineffective.<br>**Appropriateness:** Review and revise. Need to develop a quantifiable way of tracking progress. Can either develop staff training and track the number of trainings or staff trained, or develop a process for tracking the number of complaints or handouts. | Ongoing |
| 14. Energy Conservation Program | **Progress:** The City's Newsletter goes out on a quarterly basis to every address within the City's boundaries. This includes every Lomita resident. The newsletter regularly includes information on energy and water conservation, rebates offered, and other information. Further, in 2013, the City amended the Zoning Code to ensure that gas station signs use LED lights.<br>**Effectiveness:** The objectives of this program are to review regulations to promote energy conservation measures and distribute materials of resource conservation. The City amended the Zoning Code related to this program in 2013 and continued to provide resources to residents on a quarterly basis throughout the planning cycle.<br>**Appropriateness:** Continue. | Ongoing |

The City's programs developed to directly address special needs housing were successful in meeting identified objectives, but did not directly result in the development of new housing for those with special needs. Program 8 of the 5th Cycle Housing Element addressed specified zoning revisions that were needed for the provision of housing for those with special needs. This included Zoning Code revisions to permit emergency shelters, transitional housing, supportive housing, and single-room-occupancy units, which were all implemented during the 5th Cycle.

Although there are few programs that directly support the production of housing that accommodates populations with special needs, many programs indirectly support housing for those with special needs. Program 5 of the 5th Cycle Housing Element updated the City's ADU provisions, and this resulted in the production of 35 new ADUs during the 2014–2019

period. ADUs can provide opportunities for those with special needs, such as older adults or those with disabilities, including developmental disabilities, by creating housing in an independent setting while still allowing for support from caregivers who reside on the same lot. Other programs that provide indirect support for those with special needs includes Program 12, which supports very low-income families, older adults, and those with disabilities by providing financial support to assist with rent payments. The City continued to participate in Countywide programs to support lower-income households, including those with special needs, as demonstrated in Programs 9, 10, and 11 providing homeownership assistance to those with the greatest need. Homeownership assistance can free up other household funds so that those with disabilities have additional funding to go toward any needed retrofits that may be better suited to specific needs. Through Program 13, the City continues to contract fair housing services and refers inquires to the fair housing agency.

New programs identified in the 6th Cycle Housing Element more specifically address housing needs and concerns for populations with special needs. These programs include Program 19 to create a portal with resources related to accessibility through things such as home retrofit guides or universal design guidance; Program 6 to develop a program that incentivizes the production of affordable ADUs; and Program 9 to amend the Zoning Code to permit supportive housing by-right, consistent with the requirements of State law.

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# Appendix B: Housing Needs Assessment

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# Demographic Profile

This section provides detailed information on demographic characteristics and trends that influence supply and demand for various housing types in Lomita. Information includes population, housing, employment, and homelessness counts and trends. This information helped inform the goals, objectives, policies, programs, and activities proposed in this Housing Element.

# Population Characteristic Trends

## Population Count

According to data provided by the Southern California Association of Governments, Lomita's population will increase by approximately 1.7 percent between 2020 and 2035. The population growth of Los Angeles County is set to outpace that of Lomita over the same time period, with a projected population increase of approximately 7.4 percent. In 2020, Lomita made up only 0.2 percent of the region's total population, by 2035, it is expected that Lomita's share of the population will decrease slightly, making up 0.19 percent. Table 1 provides population sizes and trends for Lomita and Los Angeles County from 2000 to 2035.

**Table 1: Population Size and Trends by City and County (2000 to 2035)**

| *Location* | *2000* | *2010* | *2020* | *2035* | *2000 to 2035 Change* | | *2020 to 2035 Change* | |
|---|---|---|---|---|---|---|---|---|
| City of Lomita | 20,046 | 20,256 | 20,549 | 20,900 | +854 | +4.3% | +351 | +1.7% |
| Los Angeles County | 9,544,000 | — | 10,407,000 | 11,174,000 | +1,630,000 | +17.1% | +767,000 | +7.4% |

Sources:
SCAG (Southern California Association of Governments). 2020a. *Pre-Certified Local Housing Data for the City of Lomita*. August 2020.
SCAG. 2020b. *Current Context: Demographics and Growth Forecast.* Adopted September 3, 2020. https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal_demographics-and-growth-forecast.pdf?1606001579.
SCAG. n.d. 2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction. https://scag.ca.gov/sites/main/files/file-attachments/2016_2040rtpscs_finalgrowthforecastbyjurisdiction.pdf?1605576071.

## Age

Age is an important demographic factor for analyzing future housing needs and crafting policies to help meet the specific demands of different age groups. Table 2 provides population sizes by age group in 2010 and 2019. The middle age group (ages 45–64) makes up the largest share of the population (27.6 percent), followed closely by the family-forming age group (26.5 percent). The largest change in population age is in the older adults age group (those age 65 and over), shifting from approximately 11 percent of the population in 2010 to approximately 17.3 percent of the population in 2019—about a 60.9 percent increase. The City of Lomita (City) will need to implement policies that address the specific needs of

this rising population of older adults, especially given that this age group represents the largest age group of those with disabilities in Lomita.

**Table 2: Age Groups in Lomita (2010, 2019)**

| *Age Group* | *2010* | | *2019* | | *Percent Change 2010 to 2019* |
|---|---|---|---|---|---|
| | *Number* | *Percent* | *Number* | *Percent* | |
| Children and Youth (Under Age 18) | 5,127 | 25.4% | 4,350 | 21.2% | -15.2% |
| College Age (Ages 18–24) | 1,431 | 7.1% | 1,518 | 7.4% | +6.1% |
| Family-Forming Adults (Ages 25–44) | 5,820 | 28.9% | 5,431 | 26.5% | -6.7% |
| Middle Age Adults (Ages 45–64) | 5,599 | 27.8% | 5,661 | 27.6% | +1.1% |
| Older Adults (Ages 65 and Over) | 2,209 | 11% | 3,554 | 17.3% | +60.9% |
| **Total** | **20,186** | **100.2%** | **20,514** | **100%** | — |
| Median Age | 37.8 | | 40.1 | | — |

Sources:
U.S. Census Bureau. 2021a. "2010: ACS 5-Year Estimates Data Profiles." American Community Survey (ACS) Demographic and Housing Estimates. Data for Lomita. American Community Survey Table ID DP05. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20city,%20California%20race&tid=ACSDP5Y2010.DP05&hidePreview=false.
U.S. Census Bureau. 2021b. "2019: ACS 5-Year Estimates Data Profiles." ACS Demographic and Housing Estimates. Data for Lomita. American Community Survey Table ID DP05. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20city,%20California%20race&tid=ACSDP5Y2019.DP05&hidePreview=false.

## Race and Ethnicity

Lomita is becoming increasingly diverse. Table 3 provides the population by race in Lomita for 2010 and 2019. From 2010 to 2019, Lomita saw its largest percent increase in the American Indian and Alaska Native population (a nearly 166 percent increase), although this population makes up less than 1 percent of Lomita's total population. The Black population also experienced a significant increase of approximately 150 percent, and the Asian population grew by over 12 percent. In the same time period, Lomita saw its largest decrease in the White population (an approximately 11 percent decrease), although this population still makes up over half of Lomita's total population (approximately 56.7 percent), and a 6 percent decrease in the Hispanic population.

**Table 3: Race and Ethnicity and Trends in Lomita (2010, 2019)**

| | *2010* | | *2019* | | *Percent Change 2010 to 2019* |
|---|---|---|---|---|---|
| | *Number* | *Percent* | *Number* | *Percent* | |
| White | 13,083 | 64.8% | 11,634 | 56.7% | -11.1% |
| Black or African American | 515 | 2.6% | 1,285 | 6.3% | +149.5% |
| American Indian and Alaska Native | 64 | 0.3% | 170 | 0.8% | +165.6% |
| Asian | 2,966 | 14.7% | 3,337 | 16.3% | +12.5% |
| Native Hawaiian and Other Pacific Islander | 71 | 0.4% | 69 | 0.3% | -2.8% |
| Other Alone | 1,867 | 9.2% | 2,556 | 12.5% | +36.9% |

**Table 3: Race and Ethnicity and Trends in Lomita (2010, 2019)**

| | *2010* | | *2019* | | *Percent Change 2010 to 2019* |
|---|---|---|---|---|---|
| | *Number* | *Percent* | *Number* | *Percent* | |
| Two or More Races | 1,620 | 8.0% | 1,463 | 7.1% | -9.7% |
| **Total** | **20,186** | **100%** | **20,514** | **100%** | — |
| Hispanic Origin* | 7,247 | 35.9% | 6,845 | 33.4% | -5.5% |

Sources: U.S. Census Bureau 2021a, 2021b.
* Persons of Hispanic origin may be of any race or multiple races.

# Economic Characteristics

Employment has an important impact on housing needs and the demand for various types of housing. Table 4 provides the employment trends by city, county, and the region from 2020 to 2035. Lomita is projected to add 200 jobs between 2020 and 2035 (approximately a 4 percent increase). These will likely include commercial and entertainment uses within key commercial shopping districts, so housing in Lomita will need to accommodate a range of housing types at prices affordable to the range of household incomes. According to the Bureau of Labor Statistics, the average annual pay for retail trade and entertainment in Los Angeles County is approximately $38,500 and $114,579, respectively. By comparison, the projected job growth in both Los Angeles County and the Southern California Association of Governments region is set to outpace the projected job growth in Lomita within the same time frame (with increases of nearly 7 percent and approximately 10 percent, respectively).

**Table 4: Employment Trends by City, County, and Region (2020 to 2035)**

| | *City of Lomita* | | | *Los Angeles County* | | | *SCAG Region* | | |
|---|---|---|---|---|---|---|---|---|---|
| | *2020* | *2035* | *Percent Change* | *2020* | *2035* | *Percent Change* | *2020* | *2035* | *Percent Change* |
| Number of Jobs | 5,000 | 5,200 | +4.0% | 4,838,000 | 5,172,000 | +6.9% | 8,695,000 | 9,566,000 | +10.0% |

Sources: SCAG 2020b, SCAG n.d.
SCAG = Southern California Association of Governments

## Employment Status

The employment opportunities in Lomita are located mainly in the commercial retail and service sectors found along the major roadways in Lomita. This limited employment base suggests that most residents work outside Lomita in major employment centers in Torrance, Long Beach, the Port of Long Beach, and the Carson–Compton area. In accordance with the City's General Plan Economic Development Element, the City will target its economic development efforts in the following three primary commercial areas:

- Downtown Lomita, near the intersection of Lomita Boulevard and Narbonne Avenue
- Pacific Coast Highway Corridor
- East Lomita Boulevard, between Eshelman Avenue and Walnut Street

According to the 2019 American Community Survey, 11,058 Lomita residents 16 years and over were in the labor force, and among these residents, 10,684 were employed. Table 5 provides information on employment status in Lomita in 2010 and 2019. From 2010 to 2019, unemployment decreased by approximately 27 percent, and Lomita residents in the Armed Forces experienced a significant increase proportionally (of approximately 1,700 percent). However, it should be noted that this group still remains only less than 1 percent of the total population of residents age 16 years and over. Additionally, there was about a 16 percent increase in Lomita residents who are not in the labor force; the growing population of older adults may be a primary driving factor, indicating that there is a growing number of residents who are entering retirement.

**Table 5: Employment Status for Population Age 16 Years and Over in Lomita (2010, 2019)**

| *Labor Force* | *2010* | | *2019* | | *Percent Change* |
|---|---|---|---|---|---|
| | *Number* | *Percent* | *Number* | *Percent* | *2010 to 2019* |
| In Armed Forces | 1 | 0.0% | 18 | 0.1% | +1,700.0% |
| Civilian – Employed | 10,161 | 65.5% | 10,684 | 63.9% | +5.1% |
| Civilian – Unemployed | 487 | 3.1% | 356 | 2.1% | -26.9% |
| Not in Labor Force | 4,867 | 31.4% | 5,653 | 33.8% | +16.1% |
| **Total** | **15,516** | **100%** | **16,711** | **99.9%** | — |

Sources:
U.S. Census Bureau. 2021c. "2010: ACS 5-Year Estimates Data Profiles." Selected Economic Characteristics. Data for Lomita. American Community Survey Table ID DP03. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20unemployment&tid=ACSDP5Y2010.DP03&hidePreview=false.
U.S. Census Bureau. 2021d. "2019: ACS 5-Year Estimates Data Profiles." Selected Economic Characteristics. Data for Lomita. American Community Survey Table ID DP03. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20unemployment&tid=ACSDP5Y2019.DP03&hidePreview=false.

## Employment by Industry

In 2019, Lomita's top industries included Educational Services and Health Care and Social Assistance (approximately 23.5 percent), Retail Trade (approximately 16.8 percent), and Manufacturing (approximately 10.4 percent) (see Table 6). From 2010 to 2019, the Transportation and Warehousing, and Utilities industry experienced the largest increase (by approximately 56.7 percent), while the Wholesale Trade industry experienced the largest decrease (by approximately 66.4 percent). The Educational Services, and Health Care and Social Assistance industry remained the largest overall (at approximately 23.5 percent), and the Agriculture, Forestry, Fishing and Hunting, and Mining industry remained the smallest overall (at less than 1 percent).

**Table 6: Civilian Employed Population 16 Years and Over by Industry in Lomita (2010, 2019)**

| *Industry* | *2010* | | *2019* | | *Percent Change 2010 to 2019* |
|---|---|---|---|---|---|
| | *Number* | *Percent* | *Number* | *Percent* | |
| Agriculture, Forestry, Fishing and Hunting, and Mining | 109 | 1.1% | 63 | 0.6% | -42.2% |
| Construction | 572 | 5.6% | 659 | 6.2% | +15.2% |
| Manufacturing | 1,288 | 12.7% | 1,110 | 10.4% | -13.8% |
| Wholesale Trade | 459 | 4.5% | 154 | 1.4% | -66.4% |
| Retail Trade | 1,379 | 13.6% | 1,797 | 16.8% | +30.3% |
| Transportation and Warehousing, and Utilities | 586 | 5.8% | 918 | 8.6% | +56.7% |
| Information | 195 | 1.9% | 275 | 2.6% | +41.0% |
| Finance and Insurance, and Real Estate and Rental and Leasing | 791 | 7.8% | 497 | 4.7% | -37.2% |
| Professional, Scientific, and Management, and Administrative and Waste Management Services | 1,036 | 10.2% | 976 | 9.1% | -5.8% |
| Educational Services, and Health Care and Social Assistance | 2,263 | 22.3% | 2,507 | 23.5% | +10.8% |
| Arts, Entertainment, and Recreation, and Accommodation and Food Services | 788 | 7.8% | 929 | 8.7% | +17.9% |
| Other Services, except Public Administration | 369 | 3.6% | 392 | 3.7% | +6.2% |
| Public Administration | 326 | 3.2% | 407 | 3.8% | +24.8% |
| **Total Civilian Employed Population 16 Years and Over** | **10,161** | **100.1%** | **10,684** | **100.1%** | — |

Sources: U.S. Census Bureau 2021c, 2021d.

## Unemployment Rate

Lomita's unemployment rate decreased slightly from 2010 to 2019, as shown in Table 7. However, on March 19, 2020, Governor Gavin Newsom of California issued a Stay-at-Home Order (Executive Order N-33-20) to protect the health and well-being of all Californians and to establish consistency across the State in order to slow the spread of COVID-19. The sudden emergence of the COVID-19 pandemic resulted in significant increases in unemployment throughout the United States. According to the Employment Development Department Bureau of Labor Statistics, Lomita's unemployment average of 356 persons (2.1 percent) in 2019 increased to 700 persons (7.0 percent) for the month of January 2021.

**Table 7: Unemployment Rate for Population Age 16 Years and Older in Civilian Labor Force in Lomita (2010, 2019)**

| | *2010* | *2019* |
|---|---|---|
| Unemployment Rate | 3.1% | 2.1% |

Sources: U.S. Census Bureau 2021c, 2021d.

## Occupation, Employment Count, and Wages

Table 8 provides information on occupations and earnings of the labor force in Lomita. The majority of Lomita's labor force in 2019 (40.7 percent) is employed in the Management, Business, Science, and Arts sector, which remains the occupation with the highest median earnings (at about $60,475 in 2019). The second most prevalent occupation is in the Sales and Office sector, which employed 23.5 percent of the labor force, but with almost half the median earnings of that in the Management, Business, Science, and Arts sector ($33,729 in 2019). The third most prevalent occupation is in the Service sector, which is the lowest-earning occupation in Lomita ($23,590 in 2019). The Service sector includes occupations related to healthcare support, protective services (such as firefighting and prevention as well as law enforcement), food preparation and serving, building and grounds cleaning and maintenance, and personal care and service. In 2019, the Area Median Income (AMI) for Los Angeles County was $73,100, which means the three most prevalent occupation sectors in Lomita earn less than the AMI for Los Angeles County. Many employees in these sectors may need access to affordable housing options with costs that are restricted below market-rate prices. From 2010 to 2019, the Production, Transportation, and Material Moving sector experienced the largest percent increase in both jobs (an increase of approximately 77.4 percent) and median earnings (an increase of approximately 25.6 percent).

**Table 8: Civilian Employed Population 16 Years and Over by Occupation in Lomita (2010, 2019)**

| *Occupation* | *2010* | | | *2019* | | | *Percent Change* | |
|---|---|---|---|---|---|---|---|---|
| | *Number* | *Percent* | *Median Earnings* | *Number* | *Percent* | *Median Earnings* | *Number* | *Median Earnings* |
| Management, Business, Science, and Arts | 3,840 | 37.8% | $58,000 | 4,345 | 40.7% | $60,475 | +13.2% | +4.3% |
| Service | 1,633 | 16.1% | $21,199 | 1,604 | 15.0% | $23,590 | -1.8% | +11.3% |
| Sales and Office | 2,975 | 29.3% | $30,949 | 2,511 | 23.5% | $33,729 | -15.6% | +9.0% |
| Natural Resources, Construction, and Maintenance | 939 | 9.2% | $45,438 | 851 | 8.0% | $45,625 | -9.4% | +0.4% |
| Production, Transportation, and Material Moving | 774 | 7.6% | $39,524 | 1,373 | 12.9% | $49,639 | +77.4% | +25.6% |
| **Total** | **10,161** | **100.0%** | **$37,889** | **10,684** | **100.1%** | **$45,058** | **+5.1%** | **+18.9%** |

Sources: U.S. Census Bureau 2021c.
U.S. Census Bureau 2021d.
U.S. Census Bureau. 2021e. "2010: ACS 5-Year Estimates Subject Tables." Occupation By Sex and Median Earnings in the Past 12 Months (In 2010 Inflation-Adjusted Dollars) for the Civilian Employed Population 16 Years and Over. Data for Lomita. American Community Survey Table ID S2401. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20occupation&tid=ACSST5Y2010.S2401&hidePreview=false.
U.S. Census Bureau. 2021f. "2019: ACS 5-Year Estimates Subject Tables." Occupation By Sex and Median Earnings in the Past 12 Months (In 2019 Inflation-Adjusted Dollars) for the Civilian Employed Population 16 Years and Over. Data for Lomita. American Community Survey Table ID S2411. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20city,%20earnings%20by%20occupation&tid=ACSST5Y2019.S2411&hidePreview=false.

# Household Characteristics

## Household Size

Table 9 provides information on household types in Lomita in 2010 and 2019. From 2010 to 2019, total households in Lomita grew approximately 3.5 percent. Family Households make up the largest share of household types, at 62.5 percent of all households, although the percentage of Family Households decreased slightly from 2010. The largest increase in household type is shown at approximately 25.7 percent of Family Households where the householder is female and there is no spouse present. An increase in the proportion of female heads of households is often cited within public health reviews as a global trend. Often female heads of households become more socioeconomically vulnerable and are statistically more likely to be unhealthy due to carrying both the burden of working and caring for the family, including childcare and housework. Affordable housing options can help alleviate income-related burdens on female heads of households. Additionally, Nonfamily Households experienced an approximately 12.5 percent increase, which includes an increase in households with roommates and shared living situations.

**Table 9: Household Types in Lomita (2010, 2019)**

| | *2010* | | *2019* | | *Change* | |
|---|---|---|---|---|---|---|
| *Household Type* | *Number* | *Percent* | *Number* | *Percent* | *Number* | *Percent* |
| Family Households[1] | 5,103 | 65.5% | 5,038 | 62.5% | -65 | -1.3% |
| Married | 3,818 | 49.0% | 3,615 | 44.8% | -203 | -5.3% |
| Male Householder, No Spouse Present | 413 | 5.3% | 326 | 4.0% | -87 | -21.1% |
| Female Householder, No Spouse Present | 873 | 11.2% | 1,097 | 13.6% | +224 | +25.7% |
| Nonfamily Households[2] | 2,688 | 34.5% | 3,024 | 37.5% | +336 | +12.5% |
| Householder Living Alone | 2,252 | 28.9% | 2,515 | 31.2% | +263 | +11.7% |
| Householder Not Living Alone | 436 | 5.6% | 509 | 6.3% | +73 | +16.7% |
| **Total Households** | **7,791** | **100%** | **8,062** | **100%** | **+271** | **+3.5%** |

Sources:
U.S. Census Bureau. 2021g. "2010: ACS 5-Year Estimates Subject Tables." Occupancy Characteristics. Data for Lomita. American Community Survey, Table ID S2501. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20city,%20household%20size&tid=ACSST5Y2010.S2501&hidePreview=false.
U.S. Census Bureau. 2021h. "2019: ACS 5-Year Estimates Subject Tables." Occupancy Characteristics. Data for Lomita. American Community Survey, Table ID S2501. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20city,%20household%20size&tid=ACSST5Y2019.S2501&hidePreview=false.
Notes:

1. A family household is defined by the U.S. Census Bureau as a household maintained by a household who is in a family (a group of two or more people related by birth, marriage, or adoption residing together), and includes unrelated people (unrelated subfamily members and/or secondary individuals) who may be residing there.
2. A nonfamily household is defined by the U.S. Census Bureau as a household living alone (a one-person household) or where the household shares the home exclusively with people to whom she/he is not related.

The average household size in Lomita decreased slightly from 2010 to 2019, as shown in Table 10.

**Table 10: Average Household Size in Lomita (2010, 2019)**

| | *2010* | *2019* | *Change* |
|---|---|---|---|
| Average Household Size | 2.59 | 2.52 | -2.7% |

Sources:
U.S. Census Bureau. 2021i. "2010: ACS 5-Year Estimates Subject Tables." Households and Families. Data for Lomita. American Community Survey, Table ID S1101. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20city,%20household%20size&tid=ACSST5Y2010.S1101&hidePreview=false.
U.S. Census Bureau. 2021j. "2019: ACS 5-Year Estimates Subject Tables." Households and Families. Data for Lomita. American Community Survey, Table ID S1101. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20city,%20household%20size&tid=ACSST5Y2019.S1101&hidePreview=false.

In 2019, two-person households (approximately 31.5 percent) made up the largest proportion of households in Lomita, although one-person households (approximately 31.2 percent) were just slightly lower. Tables 11 and 12 provide household sizes for owner-occupied and renter-occupied units, respectively, in 2010 and 2019. In 2019, two-person households made up the largest proportion of owner-occupied households (approximately 32.2 percent), and one-person households made up the largest proportion of renter-occupied households (approximately 35.5 percent). From 2010 to 2019, owner-occupied households experienced a significant increase in three-person households (increase of approximately 85.7 percent), and all other household size categories experienced a decrease (ranging between approximately 1.3 percent and 8.6 percent). The increase in three-person households could be indicative of a number of factors, including an increase of families with children, an increase in older adults residing with family members, or an increase in younger adults staying with family members. In the same time frame, renter-occupied households experienced a significant decrease in four-or-more-person households (a decrease of approximately 25.3 percent), and all other household size categories experienced an increase (ranging between approximately 4.9 percent and 22.8 percent) (as shown in Table 12).

**Table 11: Household Size for Owner-Occupied Units in Lomita (2010, 2019)**

| | *2010* | | *2019* | | *Change* | |
|---|---|---|---|---|---|---|
| *Household Size* | *Number* | *Percent* | *Number* | *Percent* | *Number* | *Percent* |
| One-Person Household | 1,018 | 28.0% | 1,005 | 26.4% | -13 | -1.3% |
| Two-Person Household | 1,342 | 36.9% | 1,227 | 32.2% | -115 | -8.6% |
| Three-Person Household | 371 | 10.2% | 689 | 18.1% | +318 | +85.7% |
| Four-or-more Person Household | 906 | 24.9% | 892 | 23.4% | -14 | -1.5% |
| **Total** | **3,637** | **100%** | **3,813** | **100.1%** | **+176** | **4.8%** |

Sources: U.S. Census Bureau 2021g, 2021h.

**Table 12: Household Size for Renter-Occupied Units in Lomita (2010, 2019)**

| | *2010* | | *2019* | | *Change* | |
|---|---|---|---|---|---|---|
| *Household Size* | *Number* | *Percent* | *Number* | *Percent* | *Number* | *Percent* |
| One-Person Household | 1,230 | 29.6% | 1,510 | 35.5% | +280 | +22.8% |
| Two-Person Household | 1,250 | 30.1% | 1,311 | 30.9% | +61 | +4.9% |
| Three-Person Household | 577 | 13.9% | 611 | 14.4% | +34 | +5.9% |
| Four-or-more Person Household | 1,093 | 26.3% | 817 | 19.2% | -276 | -25.3% |
| **Total** | **4,154** | **99.9%** | **4,249** | **100%** | **+95** | **+2.3%** |

Sources: U.S. Census Bureau 2021g, 2021h.

## Housing Types and Growth Trends

Household size is one factor that influences the demand for multifamily and single-family homes, as well as the size of the units. Table 13 identifies the number of homes within each housing type. From 2010 to 2019, the mobile home, boat, RV, van, etc. housing type experienced the largest decrease (by approximately 21.7 percent). The reason for the decrease is not apparent, but the margin of error in available Census data may explain the decline. Furthermore, data received from the California Department of Housing and Community Development's (HCD) website shows that in 2021, HCD oversaw 16 mobile home parks in Lomita, consisting of 525 total mobile home park spaces. The most prevalent types of housing unit in both 2010 and 2019 were one-unit detached (approximately 49 percent and approximately 51 percent, respectively) and five or more units (approximately 29 percent and approximately 30 percent, respectively). From 2010 to 2019, Lomita experienced significant growth in one-unit detached units (approximately a 7 percent increase) and five or more units (approximately an 8 percent increase). This could be an indicator that there is a desirability in the market to develop both single-family and higher-density multifamily uses. Given that there is no minimum density requirement in Lomita and opportunities for higher-density development may be limited, and given that zones that permit multifamily development also permit single-family development, there leaves fewer opportunities for multifamily development.

**Table 13: Housing Types by Units in Structure in Lomita (2010, 2019)**

| | *2010* | | *2019* | | *Change* | |
|---|---|---|---|---|---|---|
| *Housing Type* | *Number* | *Percent* | *Number* | *Percent* | *Number* | *Percent* |
| One-Unit, Detached | 4,046 | 49.1% | 4,315 | 51.2% | +269 | +6.6% |
| One-Unit, Attached | 760 | 9.2% | 714 | 8.5% | -46 | -6.1% |
| Two to Four Units | 456 | 5.6% | 370 | 4.3% | -86 | -18.9% |
| Five or more Units | 2,369 | 28.8% | 2,554 | 30.3% | +185 | +7.8% |
| Mobile Home, Boat, RV, Van, etc. | 607 | 7.4% | 475 | 5.6% | -132 | -21.7% |
| **Totals** | **8,238** | **100%** | **8,428** | **100%** | — | — |

Sources:

U.S. Census Bureau. 2021k. "2010: ACS 5-Year Estimates Data Profiles." Selected Housing Characteristics. Data for Lomita. American Community Survey, Table ID DP04. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20city,%20California%20housing%20type&tid=ACSDP5Y2010.DP04&hidePreview=false.
U.S. Census Bureau. 2021l. "2019: ACS 5-Year Estimates Data Profiles." Selected Housing Characteristics. Data for Lomita. American Community Survey, Table ID DP04. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20city,%20California%20housing%20type&tid=ACSDP5Y2019.DP04&hidePreview=false.

## Tenure and Vacancy Rates

Housing tenure and vacancy rates are important indicators of the supply and cost of housing, as well as income. Housing tenure refers to whether a housing unit is owned or rented. Tenure is an important market characteristic because it is directly related to housing types. Vacancy rates are indicative of whether or not there is a sufficient supply of available housing at a given point in time. A healthy vacancy rate is considered to be at around 5 percent, demonstrating that there are desirable housing options available when one is searching in the market.

The ratio of owner-occupied units versus renter-occupied units is an indicator of financial stability. Table 14 identifies the occupied housing units by tenure in Lomita in 2010 and 2019. In 2019, approximately 47 percent of Lomita's occupied housing stock was owner-occupied and approximately 53 percent was renter-occupied. Of the owner-occupied units, approximately 67 percent of those households had a mortgage and 33 percent of those households did not have a mortgage, indicating that most owner-occupied households have been in Lomita long enough to have completed their mortgage payments (likely more than 30 years).

**Table 14: Occupied Housing Units by Tenure in Lomita (2010, 2019)**

| *Housing Unit Type* | *2010* | | *2019* | | *Change* | |
|---|---|---|---|---|---|---|
| | *Number* | *Percent* | *Number* | *Percent* | *Number* | *Percent* |
| Owner-Occupied Housing Units | 3,637 | 46.7% | 3,813 | 47.3% | +176 | +4.8% |
| Renter-Occupied Housing Units | 4,154 | 53.3% | 4,249 | 52.7% | +95 | 2.3% |
| **Total Occupied Housing Units** | **7,791** | **100%** | **8,062** | **100%** | — | — |

Sources: U.S. Census Bureau 2021g, 2021h, 2021i, 2021j.

Tables 15 and 16 provide the number of vacant units and vacancy rates, respectively, in Lomita in 2010 and 2019. While a healthy vacancy is considered to be approximately 5 percent, both homeowner and rental vacancy rates remained below this 5 percent threshold in 2019, and even experienced a decrease since 2010. Considering that total housing units increased by approximately 2 percent since 2010, a decreasing vacancy rate indicates that there are not enough vacant units or enough new units being developed to support mobility within Lomita. This also indicates that the regional job market is likely providing more opportunities than the housing market can keep up with, resulting in not enough housing to meet demand. However, the ongoing COVID-19 pandemic has complicated the imbalance of jobs and housing across the nation, as job losses, evictions, and relocations occur. Given the

uncertainty surrounding this public health crisis, it is unclear if the vacancy rate will grow due to the impacts of the pandemic or will decline due to a supply that does not meet demand.

**Table 15: Vacant Housing Units in Lomita (2010, 2019)**

| *Housing Unit Type* | *2010* | | *2019* | | *Change* | |
|---|---|---|---|---|---|---|
| | *Number* | *Percent* | *Number* | *Percent* | *Number* | *Percent* |
| **Total Vacant Housing Units** | **447** | **5.4%** | **366** | **4.3%** | **-81** | **-18.1%** |
| **Total Occupied Housing Units** | **7,791** | **94.6%** | **8,062** | **95.7%** | **+271** | **+3.5%** |
| **Total Housing Units** | **8,238** | **100%** | **8,428** | **100%** | | |

Sources: U.S. Census Bureau 2021k, 2021l.

**Table 16: Vacant Rate by Homeowners and Rentals in Lomita (2010, 2019)**

| | *2010* | *2019* |
|---|---|---|
| Homeowner Vacancy Rate | 1.0 | 0.6 |
| Rental Vacancy Rate | 3.1 | 2.4 |

Sources: U.S. Census Bureau 2021k, 2021l.

## Housing Age and Condition

Housing age is commonly used by State and Federal programs to estimate rehabilitation needs. Typically, most homes begin to require major repairs or rehabilitation at 30 or 40 years of age. Factors commonly used to determine housing conditions are age of housing, overcrowding, homeowner income, and lack of plumbing facilities.

Residential neighborhoods between Pacific Coast Highway and Lomita Boulevard were constructed on large lots from the 1940s through the 1960s. They contain many of Lomita's older housing units. Neighborhoods south of Pacific Coast Highway were developed during the 1970s and 1980s and consist largely of newer housing units on uniform-sized lots in subdivisions.

To understand the rehabilitation needs for Lomita, the age of housing, overcrowding of housing, and homeowner income were considered. As provided in Table 17, approximately 78.9 percent of the housing stock is over 40 years old (built in or before 1979). Over 98 percent of Lomita's housing stock was built prior to 2000. Further, approximately 4.5 percent of households are considered overcrowded or severely overcrowded, and nearly 30 percent of lower-income homeowners are cost burdened by housing. Based on the percentage of the housing stock over 40 years old and cost-burdened homeowners, there is likely a need for housing rehabilitation assistance.

A high estimate of the number of units in need of rehabilitation, based solely on the age of the housing stock, is approximately 6,003 units. However, regular maintenance and remediation of many units suggests that much of this needed rehabilitation may be minimal and isolated to just small upgrades and repairs. The number of units in need of substantial rehabilitation is likely much lower.

The Code Enforcement Division works to address complaints related to housing issues. The most common complaints include overgrown vegetation, illegal dumping or improper waste container storage, and work without permits. The number of code enforcement cases that received a case file in 2020 was 141 and 173 in 2019.

Further, the City works with lower-income homeowners to address building safety and health code violations of dwelling units. These units are those that are in substantial need of rehabilitation. Given that the City assisted with the rehabilitation of 81 housing units in the 5th Cycle Housing Element, it can be estimated that a similar number of units will require substantial rehabilitation during the 6th Cycle (approximately 81 units). This number also closely correlates to those units lacking kitchen or plumbing facilities, as provided below.

**Table 17: Age of Housing Stock in Lomita**

| *Year Built* | *Number* | *Percent** |
|---|---|---|
| 2014 or later | 125 | 1.5% |
| 2010 to 2013 | 23 | 0.3% |
| 2000 to 2009 | 342 | 4.1% |
| 1980 to 1999 | 1,295 | 15.4% |
| 1960 to 1979 | 3,250 | 38.6% |
| 1940 to 1959 | 1,830 | 29.3% |
| 1939 or earlier | 923 | 11.0% |
| **Total** | **8,428** | **100%** |

Source: U.S. Census Bureau 2021l.
* Total may not sum due to rounding.

The City's Housing Rehabilitation Grant Program provides funding for eligible low-income homeowners for the correction of building safety and health code violations and correction of hazardous structural conditions. The grant program is funded with Community Development Block Grant funds and is restricted to lower-income homeowners who meet the current U.S. Department of Housing and Urban Development (HUD) income guidelines. During the 5th Cycle Housing Element, Lomita had from 3 to 20 rehabilitated housing units per year, as shown in Table 18. Therefore, a low estimate of the number of units in need of rehabilitation during the 6th Cycle planning period, based solely on the number of units rehabilitated from 2014 to 2021, is about 81 units. In the 2020–2021 fiscal year, three units were rehabilitated through this program; however, the program was put on hold in 2020 due to the COVID-19 pandemic.

**Table 18: Rehabilitated Units by Fiscal Year in Lomita**

| *Fiscal Year* | *Number of Units Rehabilitated* |
|---|---|
| 2014–2015 | 20 |
| 2015–2016 | 15 |
| 2016–2017 | 13 |
| 2017–2018 | 12 |
| 2018–2019 | 8 |
| 2019–2020 | 10 |
| 2020–2021 (as of February 2021) | 3 |

Source: City of Lomita. 2021. Community Development Block Grant: Residential Rehabilitation Program Data.

### Lack of Plumbing Facilities

Table 19 provides the number of occupied housing units lacking complete kitchen or plumbing facilities in 2010 and 2019. About 1.1 percent of all housing units in 2019 lacked a complete kitchen facility (an improvement since 2010) and about 0.5 percent lacked complete plumbing facilities (a significant deterioration since 2010). It is likely that there is overlap between these two factors, indicating that many units that lack complete kitchen facilities may also lack complete plumbing facilities.

**Table 19: Occupied Housing Units Lacking Complete Kitchen or Plumbing Facilities (2010, 2019)**

| | *2010* | | *2019* | | *Percent Change* |
|---|---|---|---|---|---|
| *Facility Type* | *Number* | *Percent* | *Number* | *Percent* | |
| Lacking Complete Kitchen Facilities | 102 | 1.3% | 87 | 1.1% | -14.7% |
| Lacking Complete Plumbing Facilities | 13 | 0.2% | 41 | 0.5% | +215.4% |

Sources: U.S. Census Bureau 2021k, 2021l.

## Household Income and Housing Challenges

High housing costs compared to household income create housing challenges for households whose incomes fall below AMI and can lead to overcrowding. AMI is calculated based on gross annual income, adjusted by family size. A four-person household is used as the standard for the base calculation for the median income, and income categories are based on a percentage of the AMI, adjusted by the number of people in a household per their income category. Tables 20 and 21 provide the AMI income categories and income limits for 2010 and 2020, respectively.

**Table 20: Area Median Income Categories**

| *Category* | *Description* |
|---|---|
| Extremely Low-Income | Gross household income equal to 30% or less of AMI. |
| Very Low-Income | Gross household income equal to 50% or less of AMI. |
| Low-Income | Gross household income equal to 80% or less of AMI. |
| Moderate-Income | Gross household income equal to 120% or less of AMI. |
| Above Moderate Income | Gross household income equal to 121% or more of AMI. |

AMI = Area Median Income

**Table 21: Los Angeles County Income Limits for a Four-Person Household (2010, 2020)**

| *Income Limit* | *2010* | *2020* |
|---|---|---|
| *Median Income* | *$63,000* | *$77,300* |
| Low Income (80% AMI) | $66,250 | $90,100 |
| Very Low Income (50% AMI) | $41,400 | $56,300 |
| Extremely Low Income (30% AMI) | $24,850 | $33,800 |
| Moderate Income (120% AMI) | $75,600 | $92,760 |

Source: HUD (Office of Housing and Urban Development). 2021. Income Limits Datasets. HUD, Office of Policy Development and Research. Accessed March 2021. https://www.huduser.gov/portal/datasets/il.html.
AMI = Area Median Income.

## Household Income

Table 22 provides the household income in the past 12 months for total occupied housing units in 2010 and 2019. From 2010 to 2019, the overall median household income for occupied housing units increased by approximately 14.6 percent. By comparison, owner-occupied household median income increased by approximately 28.2 percent, and renter-occupied household median income increased by approximately 4.1 percent.

Among total occupied housing units, household incomes of $150,000 or more experienced the largest increase (by approximately 65.7 percent), and household incomes between $10,000 and $14,999 experienced the largest decrease (by approximately 34.0 percent). As of 2019, approximately 47 percent of households had a household income of $75,000 or higher, indicating that approximately half of all households make less than the median income of $71,606.

The 2019 estimated number of existing extremely low-income households is nearly 2,000. HCD provides guidance on estimating the projected housing need for extremely low-income households by presuming 50 percent of the very low-income housing target. Lomita's share of the 6th Cycle Housing Element target for very low-income households is 239 units, leaving the extremely low-income housing need at approximately 120 housing units.

**Table 22: Household Income in the Past 12 Months (in 2010 and 2019 Inflation-Adjusted Dollars) for Total Occupied Housing Units in Lomita (2010, 2019)**

| | *2010* | | *2019* | | *Change* | |
|---|---|---|---|---|---|---|
| *Household Income* | *Number* | *Percent* | *Number* | *Percent* | *Number* | *Percent* |
| Less than $5,000 | 234 | 3.0% | 167 | 2.1% | -67 | -28.6% |
| $5,000 to $9,999 | 148 | 1.9% | 234 | 2.9% | +86 | +58.1% |
| $10,000 to $14,999 | 467 | 6.0% | 308 | 3.8% | -159 | -34.0% |
| $15,000 to $19,999 | 335 | 4.3% | 417 | 5.2% | +82 | +24.5% |
| $20,000 to $24,999 | 343 | 4.4% | 371 | 4.6% | +28 | +8.2% |
| $25,000 to $34,999 | 608 | 7.8% | 499 | 6.2% | -109 | -17.9% |
| $35,000 to $49,999 | 997 | 12.8% | 832 | 10.3% | -165 | -16.5% |
| $50,000 to $74,999 | 1,597 | 20.5% | 1,442 | 17.9% | -155 | -9.7% |
| $75,000 to $99,999 | 1,036 | 13.3% | 854 | 10.6% | -182 | -17.6% |
| $100,000 to $149,000 | 1,176 | 15.1% | 1,531 | 19.0% | +355 | +30.2% |
| $150,000 or more | 849 | 10.9% | 1,407 | 17.5% | +558 | +65.7% |
| **Total** | **7,791** | **100%** | **8,062** | **100.1%** | **+271** | **+3.5%** |
| Median | $62,464 | | $71,606 | | +$9,142 | +14.6% |

Sources:
U.S. Census Bureau. 2021m. "2010: ACS 5-Year Estimates Subject Tables." Financial Characteristics. Data for Lomita. American Community Survey, Table ID S2503. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita,%20ca%20income&tid=ACSST5Y2010.S2503&hidePreview=false.
U.S. Census Bureau. 2021n. "2019: ACS 5-Year Estimates Subject Tables." Financial Characteristics. Data for Lomita. American Community Survey, Table ID S2503. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita,%20ca%20income&tid=ACSST5Y2019.S2503&hidePreview=false

Table 23 provides the household income in the past 12 months for owner-occupied housing units in 2010 and 2019. Compared to total households, approximately 65.4 percent of owner-occupied households make over $75,000. Among owner-occupied households, those households in income categories below the AMI for owner-occupied units saw drops, with

the exception of a dramatic increase of those earning between $5,000 and $9,000 a year. In juxtaposition to the change among lower-income earners, those earning $150,000 or more saw the second highest increase in number of households, at a 63 percent increase, and households making between $100,000 and $149,000 also increased by 27.8 percent.

**Table 23: Household Income in the Past 12 Months (in 2010 and 2019 Inflation-Adjusted Dollars) for Owner-Occupied Housing Units in Lomita (2010, 2019)**

| | *2010* | | *2019* | | *Change* | |
|---|---|---|---|---|---|---|
| *Household Income* | *Number* | *Percent* | *Number* | *Percent* | *Number* | *Percent* |
| Less than $5,000 | 87 | 2.4% | 84 | 2.2% | -3 | -3.4% |
| $5,000 to $9,999 | 25 | 0.7% | 118 | 3.1% | +93 | +372.0% |
| $10,000 to $14,999 | 84 | 2.3% | 42 | 1.1% | -42 | -50.0% |
| $15,000 to $19,999 | 138 | 3.8% | 63 | 1.7% | -75 | -54% |
| $20,000 to $24,999 | 189 | 5.2% | 155 | 4.1% | -34 | -18.0% |
| $25,000 to $34,999 | 269 | 7.4% | 64 | 1.7% | -205 | -76.2% |
| $35,000 to $49,999 | 225 | 6.2% | 254 | 6.7% | +29 | +12.9% |
| $50,000 to $74,999 | 553 | 15.2% | 540 | 14.2% | -13 | -2.4% |
| $75,000 to $99,999 | 542 | 14.9% | 286 | 7.5% | -256 | -47.2% |
| $100,000 to $149,000 | 778 | 21.4% | 994 | 26.1% | +216 | +27.8% |
| $150,000 or more | 746 | 20.5% | 1,213 | 31.8% | +467 | +62.6% |
| **Total** | **3,637** | **100%** | **3,813** | **100.2%** | **+176** | **4.8%** |
| Median | $85,679 | | $109,879 | | +$24,200 | +28.2% |

Sources:
U.S. Census Bureau 2021m, 2021n.

Table 24 provides the household income in the past 12 months for renter-occupied housing units in 2010 and 2019. Compared to owner-occupied households, only approximately 30.6 percent of rental-occupied households make over $75,000. However, among renter-occupied housing units, households with incomes of $150,000 or more experienced the largest increase (by approximately 86.5 percent), while household incomes of less than $5,000 experienced the largest decrease (by approximately 42.8 percent).

**Table 24: Household Income in the Past 12 Months (in 2010 and 2019 Inflation-Adjusted Dollars) for Renter-Occupied Housing Units in Lomita (2010, 2019)**

| | *2010* | | *2019* | | *Change* | |
|---|---|---|---|---|---|---|
| *Household Income* | *Number* | *Percent* | *Number* | *Percent* | *Number* | *Percent* |
| Less than $5,000 | 145 | 3.5% | 83 | 2.0% | -62 | -42.8% |
| $5,000 to $9,999 | 125 | 3.0% | 116 | 2.7% | -9 | -7.2% |
| $10,000 to $14,999 | 382 | 9.2% | 266 | 6.3% | -116 | -30.4% |
| $15,000 to $19,999 | 195 | 4.7% | 354 | 8.3% | +159 | +81.5% |
| $20,000 to $24,999 | 154 | 3.7% | 216 | 5.1% | +62 | +40.3% |
| $25,000 to $34,999 | 336 | 8.1% | 435 | 10.2% | +99 | +29.5% |
| $35,000 to $49,999 | 773 | 18.6% | 578 | 13.6% | -195 | -25.2% |
| $50,000 to $74,999 | 1,039 | 25.0% | 902 | 21.2% | -137 | -13.2% |
| $75,000 to $99,999 | 498 | 12.0% | 568 | 13.4% | +70 | +14.1% |
| $100,000 to $149,000 | 399 | 9.6% | 537 | 12.6% | +138 | +34.6% |
| $150,000 or more | 104 | 2.5% | 194 | 4.6% | +90 | +86.5% |

**Table 24: Household Income in the Past 12 Months (in 2010 and 2019 Inflation-Adjusted Dollars) for Renter-Occupied Housing Units in Lomita (2010, 2019)**

| | *2010* | | *2019* | | *Change* | |
|---|---|---|---|---|---|---|
| *Household Income* | *Number* | *Percent* | *Number* | *Percent* | *Number* | *Percent* |
| **Total** | **4,154** | **99.9%** | **4,249** | **100%** | **+95** | **+2.3%** |
| Median | $49,021 | | $51,045 | | +2,024 | +4.1% |

Sources: U.S. Census Bureau 2021m, 2021n.

Table 25 provides the owner-occupied median household income and median home price in Lomita in 2010 and 2019. From 2010 to 2019, the percent increase in median household income for owner-occupied units far outpaced the increase in median home price. Further, in contrast to owner-occupied households, the increase in annual median rent far outpaced the increase in median household income for renter-occupied units, as shown in Table 26. Further, renter incomes increased at a dramatically lower rate than those of homeowners. This indicates that incomes of renters are not keeping up with increasing rent amounts, and homeownership opportunities are becoming further out of reach.

**Table 25: Owner-Occupied Median Household Income and Median Home Price in Lomita (2010, 2019)**

| | *2010* | *2019* | *Number Change* | *Percent Change* |
|---|---|---|---|---|
| Median Household Income | $85,679 | $109,879 | +$24,200 | +28.2% |
| Median Home Price | $532,100 | $604,300 | +$72,200 | +13.6% |

Sources: U.S. Census Bureau 2021k, 2021l, 2021m, 2021n.

**Table 26: Renter-Occupied Median Household Income and Median Rent in Lomita (2010, 2019)**

| | *2010* | *2019* | *Number Change* | *Percent Change* |
|---|---|---|---|---|
| Median Household Income | $49,021 | $51,045 | +$2,024 | +4.1% |
| Median Rent (annual) | $13,668 | $16,728 | +$3,060 | +22.4% |

Sources: U.S. Census Bureau 2021k, 2021l, 2021m, 2021n.

## Households Burdened by Housing Cost

Table 27 provides the total households burdened by housing costs in Lomita in 2019. Approximately 51 percent of rental households in Lomita spend more than 30 percent of their income on housing, and approximately 37 percent of homeowner households with a mortgage spend more than 30 percent of their income on housing. Approximately 33 percent of all homeowner households do not have a mortgage. As rents continue to rise, outpacing median income, more rental households will continue to be burdened by housing costs, leaving homeownership further out of reach for many.

**Table 27: Households Burdened by Housing Costs in Lomita (2019)**

| | *Households with a Mortgage* | *Households Paying Rent* |
|---|---|---|
| **Total** | **2,569** | **4,249** |

### Table 27: Households Burdened by Housing Costs in Lomita (2019)

| | *Households with a Mortgage* | *Households Paying Rent* |
|---|---|---|
| Less than 30% of Income Spent on Housing | 63% | 48.8% |
| More than 30% of Income Spent on Housing | 37% | 51.2% |

Sources: U.S. Census Bureau 2021l.

## Lower-Income Households Burdened by Housing Cost

In 2019, AMI for Los Angeles County was $73,100. Tables 28 and 29 show the percentage of homeowners and renters, respectively, who are cost burdened within each income category. Nearly 30 percent of lower-income households with a mortgage and approximately 50 percent of all renter households were burdened by the cost of housing, meaning they spent more than 30 percent of their income on housing. Further, approximately 4.6 percent of extremely low-income households with a mortgage were burdened by the cost of housing and approximately 75 percent of extremely low-income renter households were burdened by the cost of housing.

### Table 28: Housing Assistance Needs of Lower-Income Homeowners with a Mortgage (2019)

| *Household Income* | *Percent of Cost-Burdened Households by Income* |
|---|---|
| Household Income *<$20,000* | 3.4% |
| Household Income *$20,000 to $34,999* | 1.2% |
| Household Income *$35,000 to $49,999* | 4.6% |
| Household Income *$50,000 to $74,999* | 12.9% |
| Household Income *$75,000 or more* | 14.9% |
| **Total** | **32.4%** |

Source:
U.S. Census Bureau. 2021o. "2019: ACS 5-Year Estimates Subject Tables." Financial Characteristics for Housing Units with a Mortgage. Data for United States. American Community Survey, Table ID S2506. Accessed March 2021. https://data.census.gov/cedsci/table?q=United%20States&t=Income%20and%20Poverty&g=1600000US0642468&y=2019&tid=ACSST5Y2019.S2506&hidePreview=false.

### Table 29: Housing Assistance Needs of Lower-Income Renters (2019)

| *Household Income* | *Number of Households* | *Number of Cost-Burdened Households* | *Percent of Cost-Burdened Households* |
|---|---|---|---|
| Household Income *<$10,000* | 199 | 133 | 66.8% |
| Household Income *$10,000 to $19,999* | 620 | 419 | 67.6% |
| Household Income *$20,000 to $34,999* | 651 | 561 | 86.2% |
| Household Income *$35,000 to $49,999* | 578 | 497 | 86.0% |
| Household Income *$50,000 to $74,999* | 902 | 393 | 43.6% |
| Household Income *$75,000 to $99,000* | 568 | 62 | 10.9% |

**Table 29: Housing Assistance Needs of Lower-Income Renters (2019)**

| *Household Income* | *Number of Households* | *Number of Cost-Burdened Households* | *Percent of Cost-Burdened Households* |
|---|---|---|---|
| Household Income *$100,000 or more* | 731 | 50 | 6.8% |
| **Total** | **4,249** | **2,115** | **49.8%** |

Source:
U.S. Census Bureau. 2021p. "2019: ACS 5-Year Estimates Detailed Tables." Household Income by Gross Rent as a Percentage of Household Income in the Past 12 Months. American Community Survey, Table ID B25074. Accessed March 2021. https://data.census.gov/cedsci/table?q=Renter%20Costs&t=Income%20and%20Poverty&g=1600000US0642468&y=2019&tid=ACSDT5Y2019.B25074&hidePreview=false.

## Overcrowded Households

Overcrowding is defined by the U.S. Census Bureau as a housing unit occupied by more than one person per room. A severely overcrowded household is defined as one with more than 1.5 persons per room. From 2010 to 2019, the total proportion of households considered to be overcrowded decreased by about 17 percent, and the total proportion of households considered to be severely overcrowded decreased by about 74 percent, as shown in Table 30.

Lower rates of overcrowding may lead to more positive health outcomes. For example, studies have shown that there is a strong correlation between crowded households and the probability of COVID-19 infection.[1] In particular, crowded households provide less opportunities for a person infected with COVID-19 to isolate themselves from the rest of the household.[2]

**Table 30: Overcrowding in Lomita (2010, 2019)**

| | *2010* | | *2019* | | *Percent Change* |
|---|---|---|---|---|---|
| *Type of Overcrowding* | *Number* | *Percent* | *Number* | *Percent* | |
| Overcrowded (>1 and ≤1.5 occupants/room) | 380 | 4.9% | 315 | 3.9% | -17.1% |
| Severely Overcrowded (>1.5 occupants/room) | 179 | 2.3% | 46 | 0.6% | -74.3% |

Sources: U.S. Census Bureau 2021k, 2021l.

Table 31 provides information on overcrowding by tenure in Lomita in 2019. The vast majority of both owner- and renter-occupied units had one or fewer occupants per room. While both owner- and renter-occupied units had relatively low levels of units considered crowded (approximately 3.1 percent and 4.6 percent), only renter-occupied units experienced any degree of severe overcrowding (approximately 1.1 percent). Overall, renter-occupied units experienced disproportionately higher rates of overcrowding and severe overcrowding than owner-occupied units.

[1] Columbia University Irving Medical Center. 2020. "Crowded Homes, Poor Neighborhoods Linked to COVID-19." June 18, 2020. https://www.cuimc.columbia.edu/news/crowded-homes-poor-neighborhoods-linked-covid-19.

[2] Botts, J., and L. Bénichou. 2020. "The neighborhoods where COVID collides with overcrowded homes." CalMatters. June 12, 2020, Updated June 26, 2020. https://calmatters.org/projects/california-coronavirus-overcrowded-neighborhoods-homes/.

**Table 31: Overcrowding by Tenure in Lomita (2019)**

| *Number of Occupants Per Room* | *Owner-Occupied Units* | | *Renter-Occupied Units* | |
|---|---|---|---|---|
| | *Number* | *Percent* | *Number* | *Percent* |
| 1.00 or fewer | 3,693 | 96.9% | 4,008 | 94.3% |
| 1.01 to 1.50 | 120 | 3.1% | 195 | 4.6% |
| 1.51 or more | 0 | 0.0% | 46 | 1.1% |
| **Total** | **3,813** | **100%** | **4,249** | **100%** |

Source: U.S. Census Bureau 2021h.

## Large Households

Large families are defined by HUD as families with five or more members. Many large households have special housing needs because they tend to have lower household income and have few options or access to adequately sized, affordable housing. In 2019, there were a total of 575 large households, accounting for 7.1 percent of all households in Lomita, as shown in Table 32. Of those large households approximately 167 were renters. Further, as detailed in Table 13, in 2019 there were 2,554 housing units with 5 or more bedrooms. Of the units in the City, there are 138 renter occupied housing units with 4 or more bedrooms and 931 owner occupied housing units with 4 or more bedrooms. While there may be enough large housing units in Lomita to meet the large household ownership needs, many large households that rent need financial assistance to help with housing affordability or support in entering the housing market.

**Table 32: Household Type by Household Size in Lomita (2019)**

| *Household Size* | *Number* | *Percent* |
|---|---|---|
| *Family households* | *5,038* | *100.4%* |
| Two- to four-person household | 4,463 | 88.9% |
| Five-person household | 396 | 7.9% |
| Six-person household | 130 | 2.6% |
| Seven-or-more-person household | 49 | 1.0% |
| *Nonfamily households* | *3,024* | *100%* |
| One- to four-person household | 3,024 | 100% |
| Five-person household | 0 | 0% |
| Six-person household | 0 | 0% |
| Seven-or-more-person household | 0 | 0% |
| **Total households** | **8,062** | — |

Source:
U.S. Census Bureau. 2021q. "2019: ACS 5-Year Estimates Detailed Tables." Household Type by Household Size. Data for Lomita. American Community Survey, Table ID B11016. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20b11016&tid=ACSDT5Y2019.B11016&hidePreview=false.

## Single-Parent Households

Table 33 provides the number of single-parent households in Lomita. In 2019, single-parent households made up approximately 6 percent of all households in Lomita, and women were the head of about 89 percent of all single-parent households. As previously discussed, there

was an increase of approximately 25.7 percent of household types where the householder is female and there is no spouse present.

**Table 33: Single-Parent Households in Lomita (2019)**

| *Households* | *Number* | *Percent** |
|---|---|---|
| Total households with children under the age of 18 | 2,389 | 29.6% |
| Single-parent households | 519 | 6.4% |
| Single-parent households headed by women | 463 | 5.7% |

Source:
U.S. Census Bureau. 2021r. "2019: ACS 5-Year Estimates Data Profiles." Selected Social Characteristics in the United States. Data for Lomita. American Community Survey, Table ID DP02. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20city,%20California%20single%20parent&tid=ACSDP5Y2019.DP02&hidePreview=false.
* Of all households (8,062).

## Housing Costs and Affordability

Housing affordability is dependent on income and housing costs. The Federal standard of rental affordability is that a household should spend no more than 30 percent of its gross income on monthly housing costs and utilities. In 2019, the AMI for Los Angeles County was $73,100, indicating that the healthy maximum housing cost for the median income household should not exceed $21,930 a year or 1,828 per month. The maximum affordability of housing costs per household is further detailed below and provided in Table 34.

**Table 34: Maximum Affordable Price and Rent in Los Angeles County (2019)**

| *Household Income Category* | *Annual Income* | *Maximum Affordable Monthly Payment for Housing and Utilities* |
|---|---|---|
| *Two-Person* | | |
| Extremely Low | $25,050 | $626 |
| Very Low | $41,800 | $1,045 |
| Low | $66,800 | $1,670 |
| Median | $58,500 | $1,462 |
| Moderate | $70,150 | $1,754 |
| *Four-Person* | | |
| Extremely Low | $31,300 | $782 |
| Very Low | $52,200 | $1,305 |
| Low | $83,500 | $2,088 |
| Median | $73,100 | $1,827 |
| Moderate | $87,700 | $2,193 |

Source:
California Department of Housing and Community Development. 2019. "State Income Limits for 2019." Memorandum from Z. Olmstead (Deputy Director, Division of Housing Policy Development) to Interested Parties. May 6, 2019. https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2019.pdf.

### Median Home Value and Median Rent

In Lomita, the median home value in 2019 for owner-occupied units was $604,300 and median monthly rent was $1,394. Table 35 provides the median value and median rent in

Lomita, and Table 36 provides the gross median rent by bedroom count in 2019. For perspective, a 30-year fixed mortgage at a 4 percent interest rate can cost approximately $2,865 a month, and that price will vary depending on the amount of the down payment provided. Down payments at 20 percent or more will help buyers obtain lower interest rates, which tend to fluctuate from day-to-day, leaving homeownership out of reach for lower- and even moderate-income households. Monthly rents are out of reach for extremely low-income households and even some very low-income households. Further, when all other household costs are considered, such as student loan payments, payments for childcare, the costs of transportation, utilities, and other standard payments, housing attainability leaves many households at varying income levels constrained.

**Table 35: Median Value and Median Rent in Lomita (2019)**

| *Value/Rent* | *2019* |
|---|---|
| Median value for owner-occupied units | $604,300 |
| Median monthly rent for occupied units paying rent | $1,394 |

Source: U.S. Census Bureau 2021l.

**Table 36: Median Gross Rent by Bedroom Count in Lomita (2019)**

| *Number of Bedrooms* | *Median Gross Rent* |
|---|---|
| No Bedroom | $1,065 |
| One Bedroom | $1,162 |
| Two Bedrooms | $1,475 |
| Three Bedrooms | $1,874 |
| Four Bedrooms | $3,331 |
| Five or More Bedrooms | — |

Source:
U.S. Census Bureau. 2021s. "2019: ACS 5-Year Estimates Detailed Tables." Median Gross Rent by Bedrooms. Data for Lomita. American Community Survey, Table ID B25031. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20city,%20median%20rent%20by%20bedroom&tid=ACSDT5Y2019.B25031&hidePreview=false.

## Special Needs Groups

Groups with special needs can face increased challenges in housing. Individuals experiencing homelessness and in need of emergency shelter, older adults, persons with disabilities, large families, farmworkers, and families with a female head of household often have difficulty finding housing to meet their specific needs. This section provides an analysis of special needs groups in Lomita. Policies and programs to address these needs are incorporated throughout the Housing Element.

### Older Adults

Older adults refer to those who are age 65 and older. Like in many cities across California, the population of older adults is increasing in Lomita, and housing that meets the changing

needs of this demographic is becoming increasingly important. Older adults share four common characteristics:

- **Income:** People over 65 are usually retired and living on a fixed income.
- **Healthcare:** Accounts for an increasing proportion of older adults' expenses.
- **Transportation:** Many older adults require assistance with transportation.
- **Housing:** Many live alone, and their homes require modifications to meet changing levels of ability.

These characteristics indicate a need for smaller, lower-cost housing with easy access to transit, healthcare facilities, and other services. In 2019, more than 31 percent of the total households had a resident aged 65 years or older—an increase of approximately 46 percent since 2010, as shown in Table 37. In the same time period, there was approximately an 82 percent increase in householders 65 years and over living alone.

**Table 37: Households with Older Adults in Lomita (2010, 2019)**

| | *2010* | | *2019* | | *Change* | |
|---|---|---|---|---|---|---|
| | *Number* | *Percent* | *Number* | *Percent* | *Number* | *Percent* |
| Households with One or More Person 65 Years and Over | 1,722 | 22.1% | 2,520 | 31.3% | +798 | +46.3% |
| Householder Living Alone (65 Years and Over) | 633 | 8.1% | 1,152 | 14.3% | +519 | +82.0% |

Sources:
U.S. Census Bureau 2021r.
U.S. Census Bureau. 2021t. "2010: ACS 5-Year Estimates Data Profiles." Selected Social Characteristics in the United States. Data for Lomita. American Community Survey, Table ID DP02. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20city,%20California%20single%20parent&tid=ACSDP5Y2010.DP02&hidePreview=false.

## Farmworkers

Statewide, farmworker housing is of unique concern and of unique importance. While only a small share of the Southern California Association of Governments jurisdictions has farmworkers living in them, they are essential to the region's economy and food supply. Although there are no farmworker jobs in Lomita (see Table 38), there were approximately 39 people employed in the agriculture industry in 2018 (see Table 39). This represents a very small portion of total workers in Lomita, indicating that there is little need to plan for farmworker housing in Lomita. Further, in 2019 there were approximately 63 jobs in the agriculture, forestry, fishing and hunting, and mining industries in Lomita. However, those were all reported to be in sales and office occupations, service occupations, and management, business, science, and arts occupations. None of the farmworker jobs in Lomita in 2018 or 2019 were in production, transportation, or the moving of materials.

**Table 38: Farmworkers by Occupation in Lomita (2018)**

| *Number of Farmworkers* | *Percent of Total Lomita Workers* | *SCAG Total* | *Description* |
|---|---|---|---|
| 0 | 0.0% | 57,741 | Total jobs: Farming, fishing, and forestry occupations |

**Table 38: Farmworkers by Occupation in Lomita (2018)**

| *Number of Farmworkers* | *Percent of Total Lomita Workers* | *SCAG Total* | *Description* |
|---|---|---|---|
| 0 | 0.0% | 31,521 | Full-time, year-round jobs: Farming, fishing, and forestry occupations |

Source: SCAG 2020a
SCAG = Southern California Association of Governments.

**Table 39: Employment in the Agriculture Industry in Lomita (2018)**

| *Number Employed in Agriculture Industry* | *Percent of Total Lomita Workers* | *SCAG Total* | *Description* |
|---|---|---|---|
| 25 | 0.2% | 73,778 | Total in agriculture, forestry, fishing, and hunting |
| 14 | 0.2% | 44,979 | Full-time, year-round in agriculture, forestry, fishing, and hunting |

Source: SCAG 2020a
SCAG = Southern California Association of Governments.

## Persons with Disabilities

Several Federal and State statutes affect the provision of housing for persons with disabilities. The Fair Housing Act (1968) prohibits discrimination on the basis of disability in all types of housing transactions, and defines "persons with a disability" as those individuals with mental or physical impairments that substantially limit one or more major life activities. The Fair Housing Amendments Act (1988) requires local jurisdictions to "make reasonable accommodations in rules, policies, practices, or services when such accommodations may be necessary to afford such person equal opportunity to use and enjoy a dwelling."

The 2010 Census defines six types of disabilities: sensory, physical, mental, self-care, go-outside-home, and employment. The Census defines sensory and physical disabilities as "long-lasting conditions." Mental, self-care, go-outside-home, and employment disabilities are defined as conditions lasting 6 months or more that make it difficult to perform certain activities. A more detailed description of each disability is provided:

- Sensory: Blindness, deafness, or severe vision or hearing impairment.
- Physical: A condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying.
- Mental: A mental condition lasting more than 6 months that impairs learning, remembering, or concentrating.
- Self-care: A condition that restricts the ability to dress, bathe, or get around inside the home.
- Go-outside-home: A condition that restricts the ability to go outside the home alone to shop or visit a doctor's office.
- Employment: A condition that restricts the ability to work at a job or business.

### *Disability by Type*

Table 40 provides the population with a disability in Lomita in 2019. In 2019, approximately 11 percent (2,198) of Lomita's population had a disability and approximately 27 percent of those

age 65 and older had a disability. Because older adults make up the largest subgroup of those with a disability, as older adults continue to age, the need for housing to meet varying levels of ability will become increasingly vital.

**Table 40: Civilian Noninstitutionalized Population with a Disability in Lomita (2019)**

| *Disability Type* | *Number* | *Percent of Population* |
|---|---|---|
| Hearing difficulty | 496 | 2.4% |
| Vision difficulty | 322 | 1.6% |
| Cognitive difficulty | 884 | 4.7% |
| Ambulatory difficulty | 1,234 | 6.6% |
| Self-care difficulty | 481 | 2.6% |
| Independent living difficulty | 804 | 5.0% |
| **Total** | **2,198** | **11.0%** |

Source:
U.S. Census Bureau. 2021u. "2019: ACS 5-Year Estimates Subject Tables." Disability Characteristics. Data for Lomita. American Community Survey, Table ID S1810. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20city,%20disability%20type&tid=ACSST5Y2019.S1810&hidePreview=false.

### *Disability by Age*

Among those under 18 years old, the largest proportion of disabilities is cognitive. Among those age 18 years and older, the largest proportion of disabilities is ambulatory. Table 41 provides the disability type by age in Lomita in 2019.

**Table 41: Disability Type by Age in Lomita (2019)**

| *Disability Type* | *Number* | *Percent of Population* |
|---|---|---|
| **Total Population** | **20,379** | **—** |
| **Total Population with a disability** | **2,198** | **10.8%** |
| Population under 18 years old | 4,350 | — |
| *Population with a disability under 18 years old* | 66 | 1.5% |
| Hearing difficulty | 13 | 0.3% |
| Vision difficulty | 0 | 0.0% |
| Cognitive difficulty | 53 | 1.9% |
| Ambulatory difficulty | 0 | 0.0% |
| Self-care difficulty | 0 | 0.0% |
| Independent living difficulty | — | — |
| Population 18 to 64 years old | 12,559 | — |
| *Population with a disability 18 to 64 years old* | 1,191 | 9.5% |
| Hearing difficulty | 125 | 1.0% |
| Vision difficulty | 173 | 1.4% |
| Cognitive difficulty | 499 | 4.0% |
| Ambulatory difficulty | 653 | 5.2% |
| Self-care difficulty | 166 | 1.3% |
| Independent living difficulty | 419 | 3.3% |
| Population 65 years and over | 3,470 | — |
| *Population with a disability 65 years and over* | 941 | 27.1% |
| Hearing difficulty | 358 | 10.3% |
| Vision difficulty | 149 | 4.3% |
| Cognitive difficulty | 332 | 9.6% |
| Ambulatory difficulty | 581 | 16.7% |

**Table 41: Disability Type by Age in Lomita (2019)**

| *Disability Type* | *Number* | *Percent of Population* |
|---|---|---|
| Self-care difficulty | 315 | 9.1% |
| Independent living difficulty | 385 | 11.1% |

Sources: U.S. Census Bureau 2021u.

### *Disability by Employment Status*

Table 42 provides the employment status by disability in Lomita in 2019. Among the civilian noninstitutionalized population age 18 to 64 years in 2019, the unemployment rate for those with a disability was approximately 10 percent, and the unemployment rate for those without a disability was approximately 3 percent. In 2019, the overall unemployment rate for the population 16 years and older in the civilian labor force was approximately 2 percent. This indicates that persons with disabilities may have more difficulty finding work than the overall population.

**Table 42: Employment Status by Disability for Civilian Noninstitutionalized Population 18 to 64 Years in Lomita (2019)**

| | *With a Disability* | | | *No Disability* | | |
|---|---|---|---|---|---|---|
| *Employment Status* | *Number* | *Percent of Total* | *Percent of Total in Labor Force* | *Number* | *Percent of Total* | *Percent of Total in Labor Force* |
| Employed | 540 | 45.3% | 90.3% | 9,300 | 81.8% | 97.1% |
| Unemployed | 58 | 4.9% | 9.7% | 275 | 2.4% | 2.9% |
| Not in Labor Force | 593 | 49.8% | — | 1,793 | 15.8% | — |
| **Total** | **1,191** | **100%** | **—** | **11,368** | **100%** | **—** |
| **Total in Labor Force** | **598** | **50.2%** | **100%** | **9,575** | **84.2%** | **100%** |

Source:
U.S. Census Bureau. 2021v. "2019: ACS 5-Year Estimates Detailed Tables." Employment Status by Disability Status. Data for Lomita. American Community Survey, Table ID C18120. Accessed March 2021. https://data.census.gov/cedsci/table?q=lomita%20disability%20by%20employment&tid=ACSDT5Y2019.C18120&hidePreview=false.

### *Persons with Developmental Disabilities*

According to Section 4512 of the California Welfare and Institutions Code, a "Developmental Disability" is a disability that originates before an individual reaches 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes intellectual disability, cerebral palsy, epilepsy, and autism. The U.S. Census describes a "Cognitive Disability" as an intellectual impairment that causes one to have difficulty concentrating, remembering, or making decisions. Cognitive disabilities include mental and emotional conditions, such as an intellectual disability, cerebral palsy, autism, an emotional condition, or another developmental disability that often results in difficulty getting along with other children, doing schoolwork, or making decisions. Many persons with developmental disabilities can live and work independently within a conventional housing environment. However, the most severely affected individuals may require an institutional environment where medical attention and physical therapy are

provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services currently provides services and support to individuals with developmental disabilities. Services are provided through state-operated developmental centers and community facilities and contracts with 21 nonprofit regional centers. The Harbor Regional Center serves the health districts of Bellflower, Harbor, Long Beach, and Torrance within the City of Los Angeles.[3] The Harbor Regional Center served a total of 15,148 clients in 2020, of which 12,922 (approximately 85 percent) were clients with developmental disabilities in the community.[4]

### Homelessness

The Los Angeles Homeless Services Authority (LAHSA) is a joint powers authority of the City of Los Angeles and County of Los Angeles created in 1993 to address the needs of those experiencing homelessness in Los Angeles County. LAHSA is the lead agency in the HUD-funded Los Angeles Continuum of Care, and coordinates and manages over $70 million annually in Federal, State, County, and city funds for programs providing shelter, housing, and services to people experiencing homelessness.

LAHSA conducts the annual point-in-time counts for Lomita and the greater Los Angeles region. Data for both Lomita and its designated Service Planning Area (SPA) is provided in the point-in-time counts. To ensure local control and planning, Los Angeles County is divided into eight geographic areas designated as SPAs, which are designed for planning and tracking data relative to public health and social services. Each SPA is expected to have a balance of homelessness services. Lomita is located within SPA Eight. The SPA approach to balancing services among larger geographical areas ensures that homelessness is treated as a regional housing issue, rather than a city-specific issue. This approach is important for addressing solutions comprehensively. Further, a recent ballot initiative was approved by the voters, demonstrating region-wide and local community support for solutions to meet the needs of those experiencing homelessness. After being approved by voters in March 2017, Measure H went into effect in 2018, raising the sales tax countywide by a quarter-percent to raise money for homeless services, which will be used to fund affordable housing solutions such as increasing the supply of supportive and interim housing for people experiencing homelessness across the region. The 2020 Greater Los Angeles Homeless Point-in-Time count for SPA Eight is provided in Table 43, followed by Lomita's point-in-time count results in Table 44.

[3] DDS (California Department of Developmental Services). 2021. "Regional Center Listings." Accessed March 2021. https://www.dds.ca.gov/rc/listings.

[4] HRC (Harbor Regional Center). n.d. "Harbor Regional Center Demographics 2020." https://www.harborrc.org/sites/main/files/file-attachments/demographics_2020_0.pdf?1607463864.

## Table 43: People Experiencing Homelessness in Service Planning Area Eight

| *Population* | *Sheltered* | *Unsheltered* | *Total* |
|---|---|---|---|
| All Persons | 1,048 | 3,512 | 4,560 |
| All Households | 630 | 3,342 | 3,972 |
| *Household Composition* | | | |
| Adults 25+ (not in family units) | 377 | 3,224 | 3,601 |
| Transitional Age Youth 18 to 24 (not in family units) | 26 | 51 | 77 |
| Unaccompanied Minors (Under 18) (not in family units) | 8 | N/A | 8 |
| Family Households with at Least 1 Child under 18 | 219 | 67 | 286 |
| *Veterans* | | | |
| Veterans Who Are Individuals | 199 | 220 | 419 |
| Veterans in Families | — | 1 | 1 |
| *Race/Ethnicity* | | | |
| American Indian/ Alaska Native | 2 | 61 | 63 |
| Asian | 6 | 55 | 61 |
| Black/ African American | 548 | 727 | 1,275 |
| Hispanic/ Latino | 335 | 1,124 | 1,459 |
| Native Hawaiian/ Other Pacific Islander | 5 | 33 | 38 |
| White | 131 | 1,432 | 1,563 |
| Multi-Racial/ Other | 21 | 80 | 101 |
| *Age* | | | |
| Under 18 | 408 | 124 | 532 |
| 18 to 24 | 67 | 68 | 135 |
| 25 to 54 | 400 | 2,380 | 2,780 |
| 55 to 61 | 94 | 427 | 521 |
| 62 and Over | 79 | 513 | 592 |
| *Sexual Orientation* | | | |
| Straight | 917 | 3,365 | 4,282 |
| Gay or Lesbian | 7 | 37 | 44 |
| Bisexual | 8 | 98 | 106 |
| Sexual Orientation Non-Conforming | 116 | 12 | 128 |
| *Health and Disability (indicators are not mutually exclusive)* | | | |
| Substance Use Disorder | 39 | 1,374 | 1,413 |
| HIV/AIDS | 9 | 26 | 35 |
| Serious Mental Illness | 113 | 703 | 816 |
| Developmental Disability | 68 | 223 | 291 |
| Physical Disability | 96 | 883 | 979 |
| *Domestic/Intimate Partner Violence (DV/IPV)* | | | |
| DV/IPV Experience | 98 | 1,074 | 1,172 |
| Homeless Due to Fleeing DV/IPV | 23 | 333 | 356 |

Lomita's population made up 0.2 percent of the region's population in 2020, and Lomita's proportion of the region's share of those experiencing homelessness is much lower at 0.037 percent. This is likely due to Lomita's lack of available rapid transit, major job centers, and key facilities that generally serve the needs of those experiencing homelessness. Due to the low availability of services for those experiencing homelessness in Lomita, it is likely that they were once either sheltered residents of Lomita's population or possibly became stranded in Lomita.

**Table 44: People Experiencing Homelessness by City and County (2020)**

| *Residents* | *City of Lomita* | *Los Angeles County* |
|---|---|---|
| Sheltered | 10 | 18,395 |
| Unsheltered | 15 | 48,041 |
| **Total** | **25** | **66,436** |

Sources:
LAHSA (Los Angeles Homeless Services Authority). 2021a. "2020 Greater Los Angeles Homeless Count – Data Summary, Total Point-In-Time Homeless Population by Geographic Areas." February 3, 2021. https://www.lahsa.org/documents?id=4692-2020-greater-los-angeles-homeless-count-total-point-in-time-homeless-population-by-geographic-areas.
LAHSA. 2021b. "2020 Homeless Count by Community/City" [online database]. Accessed March 2021. https://www.lahsa.org/data?id=45-2020-homeless-count-by-community-city.https://www.lahsa.org/data?id=45-2020-homeless-count-by-community-city.
Los Angeles Almanac. 2021. "Homeless Counts – Los Angeles County, By City, 2020, 2019 & 2018." Accessed March 2021. http://www.laalmanac.com/social/so14b.php.

## Available Resources

As discussed above, homelessness is recognized as a region-wide issue where region-wide housing solutions are needed. The funding acquired by Measure H is already being used to implement housing developments throughout the Los Angeles region to better serve the needs of those experiencing homelessness. Solutions throughout the Los Angeles region will help assist the needs of those in Lomita, including the 15 unsheltered people, as well as those in need across all cities in the region.

A Continuum of Care is an integrated system of care that guides and tracks individuals and families experiencing homelessness through a comprehensive array of housing and services designed to prevent and end homelessness. HUD defined a Continuum of Care as a community plan to organize and deliver housing and services to meet the specific needs of people experiencing homelessness as they move to stable housing and maximize self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness. The continuum has four necessary parts: outreach, intake, and assessment; emergency shelter; transitional housing with supportive services; and permanent and permanent supportive housing with services if needed. Continuum of Care programs for people experiencing homelessness consist of a network of emergency and transitional shelters, as defined in Table 45. In addition, permanent supportive housing programs for persons previously experiencing homelessness are also major components of the region's network of care. Table 46 lists the interim housing facilities for those experiencing homelessness within SPA Eight.

## Table 45: Housing Option Definitions

| *Term* | *Definition* |
|---|---|
| Emergency Shelters | Provides low-barrier, safe, and supportive 14-hour shelter, food, and comfort to those experiencing homelessness. Winter Emergency Shelters are seasonal Emergency Shelters that operate from December 1st to March 31st. |
| Transitional Housing | Provides longer-term shelter solutions through temporary housing options that can last up to 24 months and includes supportive services, such as case management. |
| Supportive Housing | Provides long-term housing with wraparound services that are meant to support the stability and health of individuals experiencing homelessness. |
| Crisis Housing | Provides a safe, low-barrier, housing-first, housing-focused, and supportive 24-hour residence to persons/households experiencing homelessness while they are being quickly assessed and connected to a broad range of housing resources. Crisis Housing programs must work in collaboration with LAHSA and the Coordinated Entry System (CES) in Los Angeles County. Crisis Housing should fit seamlessly with the other CES Program components |
| Bridge Housing | Provides a safe, low-barrier, housing first, housing-focused, and supportive 24-hour residence to persons experiencing homelessness while they are working on locating, applying to, and obtaining their permanent housing. Bridge Housing prioritizes individuals experiencing homelessness based on the vulnerability level of the individual person, with the most vulnerable prioritized. Prioritization factors include mental health conditions, physical disability, and length of homelessness. Bridge Housing programs must work in collaboration with LAHSA and the CES in Los Angeles County. Bridge housing should fit seamlessly with other CES Program components. |
| Homelessness Prevention and Rapid Re-Housing | Rapid re-housing reconnects families and individuals to a housing option as quickly as possible using housing vouchers and rental assistance. It is a more stable and cost-effective way to house people, but due to an overall shortage of housing, these options are often limited. |

## Table 46: Interim Housing Facilities for those Experiencing Homelessness within Service Planning Area Eight

| *Provider* | *Type* | *Population Served* | *Bed or Room Count* |
|---|---|---|---|
| Catholic Charities Inc. Project Achieve | Bridge Housing | Single men and women ages 18 and older | 43 beds for men and 16 beds for women |
| U.S. Veteran's Initiative Inc. | Crisis Housing<br>Bridge Housing<br>Transitional and Permanent Housing<br>Rapid Re-Housing | Veterans (men, women, and families) | 600 beds;<br>Rapid re-housing and homelessness prevention services for over 300 households |
| Harbor Interfaith – South Bay Auxiliary | Temporary Bridge Home Shelter | Families | 100 beds |
| Doors of Hope Women's Shelter | Privately Funded – Temporary/Day Out Shelter | Women | 20 beds |
| Beacon Light Mission | Privately Funded – Temporary/Day Out Shelter | Men | 22 beds |
| Rainbow House | Emergency shelter that provides temporary housing to women and children experiencing violence/facing homelessness due to domestic violence | Women and children | 40 beds |
| Women's Shelter of Long Beach | Emergency Supportive Housing for victims of domestic violence | Women and children | 15 beds |
| Long Beach Rescue Mission (Lydia House) | Transitional housing with support services | Women and children | 50 beds |
| Long Beach Rescue Mission (Samaritan House) | Emergency Shelter | Men | 140 beds |

**Table 46: Interim Housing Facilities for those Experiencing Homelessness within Service Planning Area Eight**

| *Provider* | *Type* | *Population Served* | *Bed or Room Count* |
|---|---|---|---|
| Community's Child | Transitional Housing | Single mothers and infants | Single-family home with accessory dwelling unit and garage conversion |

Source:
LAHSA (Los Angeles Homeless Services Authority). 2019. "LAHSA Interim Housing List." Updated October 2019. https://www.lahsa.org/documents?id=2196-lahsa-shelter-list.pdf.

In addition to the resources detailed above to assist those experiencing homelessness, cities play an important role in connecting those experiencing homelessness with supportive services. Working with the Los Angeles County Sheriff's Department, city staff, and the South Bay Cities Council of Governments, more innovative approaches are being identified to address homelessness, including identifying a strong network of churches and non-profit service providers (Harbor Interfaith Services, St. Margaret's Center, PATH and others). Similar efforts are identifying resources available to assist extremely low-income households and those with special needs. One such program is Home Share South Bay, which leverages the internet to connect homeowners with individuals looking for an affordable room. Lomita has a population of 1,285 people who either have a self-care difficulty or an independent living difficulty. There is no available data to determine the proportion of these populations who have assistance from family and friends. Some of those with disabilities may qualify for available public and affordable housing (Table 47) or rental subsidies provided by the County of Los Angeles, as detailed in the programs below. Additionally, the estimated extremely low-income housing need for the 6th Cycle Housing Element is 119 units.

Table 47 details the public and affordable housing developments in Lomita, including those restricted for Section 8 housing vouchers or restricted as affordable through other subsidies.

**Table 47: Public and Affordable Housing**

| *Site* | *Number of Assisted Units* | *Population Served* | *Form of Assistance* | *Earliest Expiration of Affordability* |
|---|---|---|---|---|
| Harbor Hills – 26607 S. Western Ave. Lomita 90717 | 301 | Families and older adults | County owned and subsidized | Permanent |
| Lomita Kiwanis Gardens – 25109 Ebony Lane | 67 | Older adults | HUD Section 202/811 Section 8 Housing Assistance Payment (HAP) | 2027 |
| Lomita Manor | 78 | Older adults | City owned and subsidized | Permanent |

Other resources to assist extremely low-income households and those with special needs include programs funded by the State's Senate Bill 2 funding program. In 2017, the State of California approved Senate Bill 2, which created the Building Homes and Jobs Act and the Permanent Local Housing Allocation Grant program. The Permanent Local Housing

Allocation program is the State's first permanent source of funding for affordable housing, something cities have not had since the elimination of Redevelopment. Revenue is generated through recording fees on real estate transactions and, therefore, will vary from year to year depending on market activity. The methodology for the allocation of funds is based on population size, rates of poverty, and overcrowding. The County of Los Angeles Development Authority has allocated $140,481 to Lomita for the 2021–2022 program.

The City Council authorized County of Los Angeles staff to administer the total allocated funding of $140,481 from the Permanent Local Housing Allocation Grant on behalf of the City for the following eligible activities:

- Capital and/or operating cost at Lomita Manor ($0 – $140,481)
- Efforts to acquire and rehabilitate foreclosed or vacant homes/apartments ($0 – $140,481).

Further, programs of the Housing Element that are designed to assist those with special needs include the following:

- Program 1: Housing Rehabilitation Grant – Through this program, five lower-income households will be assisted annually in the rehabilitation of single-family and mobile homes. Funding through this program can be used to assist with modifications to assist in accessibility upgrades.
- Program 3: Mobile Home Park Regulations – This program will establish an ordinance to place additional protections for residents of mobile home parks, many of which qualify as extremely low-income households.
- Program 6: Accessory Dwelling Units – Through this program, the City will further incentivize the production of accessory dwelling units. Accessory dwelling units can provide opportunities for those with special needs, such as older adults and those with disabilities, including developmental disabilities, by creating housing that is in an independent setting while still allowing for support from caregivers who reside on the same lot.
- Program 9: Accessibility – This program will provide a website with resources related to accessibility, such as home retrofit guides and universal design options that can help better inform developers and residents of potential changes that can be made in housing to increase accessibility for those with limited abilities.

### Preservation of At-Risk Housing

As shown in Table 47, the agreement for Lomita Kiwanis Gardens development assistance is set to expire in 2027. This Section 8 property is governed under a Housing Assistance Payment contract between HUD and the landlord. Housing Assistance Payment contracts generally last between 5 and 20 years, with the majority being 20-year contracts. This property has been identified as a low risk of expiration because the likeliness that the contract with HUD will be renewed is extremely high. According to HUD's records, this property has been owned and maintained as an affordable housing development by the Retirement Housing Foundation, a non-profit, since 1985. If the expiration of these units were to expire without renewal and they were to be replaced through the development of new affordable units, the projected cost of replacing the 67 units would be approximately $9 million,

assuming a per-unit cost of approximately $135,000. The renewal of the contract between the non-profit and HUD is the most affordable and most likely strategy for preserving the affordability of the Lomita Kiwanis Gardens. Through Program 4 of the Housing Element, the City is committed to doing what it can to ensure the ongoing preservation of those units identified as at-risk.

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# Appendix C: Constraints and Zoning Analysis

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# Introduction

There are many factors that may affect the type, timing, and cost of housing development, maintenance, and improvement. Both governmental and non-governmental factors can act as barriers to the development of housing. The City of Lomita (City) can exercise some control to alleviate some of these barriers through regulatory changes and process improvements. The constraints detailed below include those governmental constraints related to local land use and zoning regulations, code enforcement, required on-site and off-site improvements, development permit processes, fees and exactions, and other local regulations. In addition, an analysis of non-governmental constraints related to the availability of financing, land costs, and construction costs, as well as a detailed overview of the existing infrastructural and environmental constraints to development, are provided. Further, an analysis of local efforts to remove constraints to the development of housing is included. Ongoing and new programs aimed to facilitate development and further remove constraints are detailed in the policy and program portion of the Housing Element.

# Governmental Constraints

## Land Use and Zoning

State law requires that each city have a General Plan that establishes policy guidelines for future development. The City of Lomita General Plan was adopted in 1998 and consists of an integrated and internally consistent set of policies and implementing programs. The General Plan Land Use Element sets forth land use designations to guide the location, type, and intensity or density of permitted uses of land in Lomita. The City of Lomita Zoning Ordinance implements the Land Use Element of the General Plan by providing specific direction and development standards within each of the land use categories. These land use controls can facilitate or limit certain types of development.

The Housing Element includes a list of goals, policies, and programs that are internally consistent with the General Plan. The Housing Element most specifically addresses the policies of the General Plan Land Use Element since it is the Land Use Element that designates the location and extent of residential development throughout Lomita. The following goals of the General Plan Land Use Element outline the vision for the City, consistent with the goals, policies, and programs identified in the Housing Element:

1. To promote an orderly pattern of development in the City
2. To provide for a variety of housing opportunities
3. To promote the development of a wide range of commercial activities

4. To ensure a strong employment and commercial base to finance public improvements and services
5. To provide adequate public services and facilities

As shown in Table 1, the Land Use Element describes five land uses that permit residential uses, including a Mixed-Use designation that acts as an overlay in a portion of some commercially zoned sites.

**Table 1: Residential General Plan Land Uses**

| *Land Use Designation* | *Acres* | *Description* |
|---|---|---|
| Agriculture | 90.9 | Areas that are lower density in character and where the keeping of animals is permitted. The allowable density is up to 8.7 dwelling units per acre. |
| Low Density Residential | 506.3 | Areas that are developed with single-family homes. The allowable density is 5.8 to 8.7 dwelling units per acre. |
| Medium Density Residential | 60.1 | Areas that are developed with multifamily residential uses and mobile homes. The allowable density is 8.72 to 19.8 dwelling units per acre. |
| High Density Residential | 45.3 | Areas that are developed with multifamily residential uses and mobile homes. The allowable density is 19.8 to 43.6 dwelling units per acre. Specific Plan approval has allowed up to 88 dwelling units per acre. |
| Mixed Use | 58.5 | Horizontal and vertical mixed-use housing types at a maximum density of 22 units per acre. |
| **Total** | **761.1** | — |

## Residential Uses by Zone

The City's zoning regulations accommodate a diversity of housing types to meet the varying needs of residents at all economic segments. This includes housing to meet the special needs of older adults, persons with disabilities, farmworkers, and those experiencing homelessness. Table 2 details the residential housing types permitted under each zoning designation.

**Table 2: Zoning for a Variety of Housing Types**

| *Residential Use* | *Agriculture (A-1)* | *Single-Family Residential (R-1)* | *Residential Variable Density (RVD)* | *Mixed Use Overlay (MUO)1* | *Light Manufacturing and Commercial (M-C)1* |
|---|---|---|---|---|---|
| Accessory Dwelling Units | P | P | P | | |
| Community Care Facilities (six or fewer people) | P | P | P | | |
| Community Care Facilities (7 to 15 people) | C | C | C | | |
| Emergency Shelters | | | | | P |
| Home Occupations (live/work) | P | P | P | B | |
| Manufactured Homes | P | P | P | | |
| Multifamily Housing[2] | | | P[2] | C | |
| Rooming House | | | P | | |
| Senior Citizen Planned Unit Developments | | | C | | |

**Table 2: Zoning for a Variety of Housing Types**

| *Residential Use* | *Agriculture (A-1)* | *Single-Family Residential (R-1)* | *Residential Variable Density (RVD)* | *Mixed Use Overlay (MUO)1* | *Light Manufacturing and Commercial (M-C)1* |
|---|---|---|---|---|---|
| Single-Family Residence | P | P | P | C | |
| Single-Room Occupancy | | | | C | |
| Supportive Housing | P | P | P[2] | | |
| Transitional housing | P | P | P[2] | | |

P = Permitted; C= Conditional Use Permit; B = City-approved Business License, Home Occupation Permit, and approval by the Community Development Director are required.
(1) Any uses where new buildings, structures or additions are proposed; the location of said buildings, structures and additions shall be to the satisfaction of the planning commission.
(2) Additions and new buildings requiring additional parking must receive "Site Plan" approval pursuant to this title.

## Manufactured Housing

Manufactured housing or factory-built housing on a permanent foundation are permitted in zones where single-family homes are permitted (A-1, R-1, RVD, CPD). No discretionary permit is required for manufactured housing.

## Accessory Dwelling Units

Accessory dwelling units (ADUs) and junior ADUs are permitted in agricultural, single-family, and multifamily residential zones, subject to the review and approval by the City's community development director. The City updated its Zoning Code to comply with State requirements in 2018, but State law was further amended in 2019. Consistent with State law, the current Zoning Code allows ADUs to have a maximum size of 1,200 square feet, parking is not required, and the square footage is not calculated as part of the site's total floor area ratio. Additionally, the conversion of space in an existing structure to an ADU is permitted, as well as newly constructed ADUs that are attached to the primary dwelling. However, updates to meet the following State requirements are needed: one ADU and one junior ADU are permitted on a lot with an existing or proposed single-family structure; ADUs are permitted in any zone that permits single-family or multifamily residential uses; and where on-site parking is lost for the construction of an ADU, that parking cannot be required to be replaced. While an amendment to the City's Zoning Code is needed to address State requirements, the City currently permits ADUs consistent with State regulations. Program 6, Accessory Dwelling Units, of the Housing Element will ensure that the City's Zoning Code is made consistent with the requirements of State law as they relate to ADUs.

## Facilities for People Experiencing Homelessness

### *Transitional Housing*

Transitional housing facilities are defined under State law as buildings configured as rental housing developments that are operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that is no less than 6 months from the

beginning of the assistance. They offer temporary residential accommodations for those experiencing homelessness or families transitioning to permanent housing. Transitional housing often includes a supportive services component, such as job skills training or rehabilitation counseling, to allow individuals to gain the necessary life skills to support independent living. In accordance with State law (Assembly Bill 139, 2019), transitional housing must be considered a residential use of property and is subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Transitional housing is a permitted use in agricultural and single-family zones, and may require Site Plan approval in multifamily zones when additions and new buildings require additional parking. Consistent with State requirements, in the City, transitional housing is only subject to those restrictions that apply to other residential dwellings of the same type in the same zone in A-1, R-1, and Mixed-Use Overlay (MUO) zones, but in the Residential Variable Density (RVD) zone, transitional housing is subject to a Site Plan approval, whereas single-family housing is permitted in the RVD without being subject to a Site Plan approval. Therefore, Program 13 of the Housing Element will remove the discretionary requirement for transitional housing in the RVD zone.

***Supportive Housing***

Supportive housing is defined as housing with no limit on length of stay that is occupied by the target population and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. The target population for supportive housing is individuals or families that are experiencing homelessness. Permanent supportive housing may provide mental health support and counseling, as well as other services needed to support families and individuals with independent living. In accordance with State law, in the City, supportive housing is a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. Supportive housing is permitted, without a discretionary permit, in the A-1 and R-1 zones. Supportive housing is a permitted use in the RVD zone, but new buildings that require additional parking require Site Plan approval. Program 9 of the Housing Element will allow supportive housing by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, in accordance with Assembly Bill 2162 (2018).

***Low-Barrier Navigation Centers***

In accordance with Section 65662 of the California Government Code, a Low-Barrier Navigation Center is a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. "Low barrier" means best practices to reduce barriers to entry. Emergency shelters can qualify as Low Barrier Navigation Centers. The development of these

uses must be permitted by-right in areas zoned for mixed use and nonresidential zones permitting multifamily residential uses so long as it offers services to connect people to permanent housing through a services plan that identifies services staffing; it is linked to a coordinated entry system; it complies with Chapter 6.5 of Division 8 of the Welfare and Institutions Code; and it has a system for entering information regarding client stays, demographics, income, and exit destination through the local Homeless Management Information System. The focus of Low-Barrier Navigation Centers is to move people into permanent housing. The City's Zoning Code does not define Low-Barrier Navigation Centers as a use; therefore, Program 8, Low Barrier Navigation Centers, will amend the Zoning Code to permit the development of Low-Barrier Navigation Centers as a use by-right in mixed-use and non-residential zones that permit residential uses, in accordance with State law.

### *Single-Room Occupancies*

Single-room occupancies provide residential facilities where individual, secure rooms are rented to a one- or two-person household. Rooms are generally 150 to 375 square feet and include a sink, closet, and toilet, with shower and kitchen facilities typically shared. Single-room-occupancy units are rented on a weekly or monthly basis. Single-room occupancies are permitted within the MUO zone with a Conditional Use Permit (CUP). Conditions for approval relate only to the performance of the facility, such as parking, management, and required unit amenities, as follows:

- Management. A single-room occupancy management plan shall be submitted to, reviewed, and approved by the Community Development Director. The management plan shall be comprehensive and contain management policies and operations, rental procedures and rates, maintenance plans, residency and guest rules and procedures, security procedures, and staffing needs, including job descriptions. A 24-hour resident manager shall be provided for any single-room occupancy use with five (5) or more units.
- Off-street parking must be provided at a rate of one (1) parking space per two (2) units, inclusive of guest parking.
- The building shall contain a minimum of two hundred fifty (250) square feet of common space such as recreation areas, lounges, and living spaces. An additional ten (10) square feet of common space is required per rooming unit over eleven (11). Bathrooms, laundries, hallways, the main lobby, vending areas, and kitchens shall not be counted as common space.
- Garbage receptacles are to be provided by the property owner. Garbage receptacles must be located on the lot or property in a manner that does not hinder access to any required off-street parking or loading spaces.
- Each unit shall be provided a kitchen sink with a garbage disposal, serviced with hot and cold water, and a countertop measuring a minimum of eighteen (18) inches wide by twenty-four (24) inches deep. If each individual unit is not provided with a minimum of a refrigerator and a microwave oven, a complete kitchen facility available for residents shall be provided on each floor of the structure.

- For each unit a private toilet in an enclosed compartment with a door shall be provided. This compartment shall be a minimum of fifteen (15) square feet. If private bathing facilities are not provided for each unit, shared shower or bathtub facilities shall be provided at a ratio of one (1) for every five (5) units or fraction thereof. The shared shower or bathtub facility shall be on the same floor as the units it is intended to serve and shall be accessible from a common area or hallway. Each shared shower or bathtub facility shall be provided with an interior lockable door.

### *Emergency Shelters*

Emergency shelters are a permitted use, not subject to a discretionary permit, in the M-C zone. While the use itself does not require a discretionary action, for any use within the M-C zone where new buildings, structures, or additions are proposed, the proposal is subject to the review and approval of the Planning Commission. This discretionary requirement associated with new structures poses a constraint to the development of Emergency Shelters, and Program 13 of the Housing Element will remove this discretionary requirement so that Emergency Shelters are permitted by-right, in accordance with State law.

Lomita has sufficient capacity to accommodate the need for emergency shelters in the M-C zone. The sites zoned as M-C total approximately 15 acres, located along the south side of Lomita Boulevard between Narbonne Avenue and Walnut Avenue, and on the west side of the City along Crenshaw Boulevard.

The City has a total of 25 people experiencing homelessness according to the 2020 Greater Los Angeles Homeless Count; of the 25 people experiencing homelessness, 15 are unsheltered. Considering a minimum lot area of 5,000 square feet development standard, and a minimum of 220 square feet per unit, which is the minimum unit size permitted by the California Building Code, the City can accommodate 198 dwelling units per acre. As such, the 15 acres of M-C zoned parcels in the City can approximately accommodate 2,970 dwelling units of emergency shelter units, which would exceed the City's current need to house its 15-person unsheltered homeless population.

### *Employee and Farmworker Housing*

Farmworkers are considered a special housing group because of the seasonal nature of their work and the low wages for these employees. Farmworkers include employees of nurseries, stables, and agricultural and livestock operations. Farmworkers generally have limited and seasonal incomes, which presents a need for affordable housing near their places of work on a seasonal basis, rather than year-round. As further detailed in Appendix B, Housing Needs Assessment, there are no farmworker occupations in Lomita; however, 39 Lomita residents are employed within the agriculture industry. It is likely that these residents were employed in occupations associated with landscaping nurseries, landscaping services, stables, gardens, and equestrian centers in the Palos Verdes Peninsula.

Employee housing is housing provided for six or fewer agricultural workers in accordance with the California Health and Safety Code Employee Housing Act (EHA). The EHA requires

that any employee housing providing accommodations for six or fewer employees be treated as a single-family structure. This mandates that employee housing not be required to apply for any additional permit or process that would not be required of a single-family residential structure in the same zone. Employee housing providing accommodations for six or fewer employees must be permitted by the same process by which single-family residences are permitted in the same zones. Further, farmworker housing must be permitted consistent with the EHA (Health and Safety Code Sections 17020–17027), and may only be subject to objective, quantifiable, written development standards, conditions, and policies that are consistent with the EHA. This includes the provision of employee housing consisting of bunkhouses of 36 beds or 12 units to be permitted in all zones that allow agricultural uses in the same manner as other agricultural uses. Program 13 will ensure that the City's Zoning Code permits employee housing and farmworker housing in accordance with State laws as they relate to employee and farmworker housing.

## Housing for People with Special Needs

### *Definition of "Family"*

Local governments may restrict access to housing for households failing to qualify as "family" by the definition specified in the Zoning Code. Specifically, a restrictive definition of "family" that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities but not for housing families that are similarly sized or situated. In December 2006, the City amended its Zoning Code to remove the definition of "family."

### *Reasonable Accommodation*

The City is required by the Federal Fair Housing Act and the California Fair Employment and Housing Act to provide a process for reasonable accommodation requests. The City's Municipal Code establishes a process for persons with a disability to request a reasonable accommodation in the application of the City's zoning laws where necessary to afford the individual an equal opportunity to use and enjoy a dwelling within Lomita.

The Community Development Department provides the completed application form and the application fee for reasonable accommodation requests. The Community Development Department Director considers the application for a minor reasonable accommodation and issues a written determination within 30 days of the date of receipt of a completed application and may either grant the accommodation request with or without nondiscriminatory conditions of approval; may deny the request; or may refer the matter to the Planning Commission, which will render a decision on the application in the same manner. If the application is for a major reasonable accommodation, the Planning Commission considers the application in the same manner as described above. The request is required to be approved if the specified findings are met. Program 13 of the Housing

Element includes an objective to clarify the difference between a minor and a major accommodation to ensure transparency in the process.

### *Residential Care Facilities*

Community care facilities are defined as any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult daycare, or foster family agency services for children, adults, or children and adults, including, but not limited to, people with physical disabilities, mentally impaired, incompetent persons, and abused or neglected children, and includes residential facilities, adult day programs, therapeutic day service facilities, foster family agencies, foster family homes, small family homes, social rehabilitation facilities, and community treatment facilities.

The City permits community care and childcare facilities with six or fewer persons by right in agricultural, single-family residential, and multifamily residential zones, and the uses are permitted as standard residential uses in all residential zones. Community care and childcare facilities with seven to 15 persons are permitted with a CUP in agricultural, single-family residential, and multifamily residential zones. As further detailed in the Permitting Processes and Fees section, below, a project requiring a CUP takes about 2 to 4 months in processing time, adding between 2 to 4 weeks to the permitting process compared to projects that do not require a CUP.

The Planning Commission may approve a CUP, but first a determination must be made that approval of the CUP meets the required findings. The findings for a CUP are outlined below and are also detailed in the Permitting Processes and Fees section of this document, below.

- The proposed use is allowed within the district with approval of a CUP and complies with all other applicable requirements, as follows:
    - The proposed use is consistent with the General Plan.
    - The design, location, size, and operating characteristics are compatible with existing and future land uses and buildings and structures in the vicinity, and the proposed use will not jeopardize, adversely affect, endanger, or otherwise constitute a menace to the public health, safety, or general welfare or be materially detrimental to the property of other persons located in the vicinity.
    - The site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this chapter, or as required as a condition in order to integrate the use with the uses in the neighborhood.
    - The site is served by highways and streets adequate to carry the kind and quantity of traffic such use would generate.

Requirements for discretionary permits may pose constraints to development. For example, Residential Care Facilities provide in-house treatment or rehabilitation programs on a 24-hour basis. These include drug and alcohol rehabilitation and recovery facilities. These facilities require a CUP in residential zones, as they are often a source of fear and concern for

community members. The Planning Commission will only deny a CUP if the required findings cannot be met. Program 13 of the Housing Element includes an objective to amend the Zoning Code to permit large Residential Care Facilities in commercial and mixed-use zones.

### *Senior Citizen Planned Unit Developments*

"Senior citizen planned unit developments" are permitted in the Residential Variable Density zone subject to a CUP. Senior citizen planned unit developments are subject to the same development standards as multifamily housing developments that include minimum unit sizes, parking requirements, open space requirements, laundry facilities, trash areas, street width specifications, a sewer study, and a water study. Additional requirements for senior citizen planned unit developments include the following:

- Occupancy by residents as defined in Section 51.3 of the California Civil Code
- Elevators for structures over one story in height
- Laundry facilities must be provided in each unit

The Planning Commission may approve a reduction in parking spaces pursuant to a completed parking study if the following findings are met:

- The intent of the parking regulations, in compliance with all other applicable provisions of this chapter, is met; and
- Sufficient parking would be provided to serve the use intended and potential future uses of the subject parcel.

The parking study allows the applicant to provide evidence that the project-specific parking need is less than the parking regulations require. Parking would be evaluated based on a demonstrated need for the target population and the specific site in context to the surrounding location.

Program 13 will amend the Zoning Code to reduce development standards through reduced parking requirements and minimum unit size requirements. Additionally, the 6th Cycle Housing Element's Program 27, Reduced Parking Requirements, will amend the Zoning Code to identify a process by which parking requirement can be reduced for religious institutions in exchange for housing development. The City will also conduct a parking study in walkable areas to inform parking requirement reductions.

### Specific Plan

The 24000 Crenshaw Boulevard Specific Plan was adopted by the City in 2017, and applies to the 2.5 net acre property located at 24000 Crenshaw Boulevard on the northwest side of Lomita. The site is generally bound by Crenshaw Boulevard to the west and Lomita Boulevard to the south. The site permits multifamily residential uses as well as amenities such as a leasing office, pool, community room, roof deck, and fitness center. The Specific Plan planning area permits residential densities up to 88 units per acre at heights up to 64 feet tall.

Development of the Crenshaw site is currently underway. The site is entitled to build a four-story multifamily development, which is under construction. This development will produce 220 new units, which are anticipated to be completed during the beginning of the 6th Cycle Housing Element. With the site zoned for 88 dwelling units per acre and the 220 units being developed on the 2.5-acre site, this development is achieving 100 percent of the density permitted under the zone.

The 24000 Crenshaw Boulevard Specific Plan permits the highest residential densities in Lomita, where the urbanized nature of the surrounding area provides adequate facilities and services for sewage, water, drainage, solid waste disposal, and energy. As limited in size and intensity of use by the 24000 Crenshaw Boulevard Specific Plan, the 24000 Crenshaw Boulevard Specific Plan area will not require the development of additional sewage, water, solid waste disposal, energy, or other essential facilities.

## Building Standards

### *Development Standards*

Each zone that permits residential uses regulates the residential use permitted, lot size, density, and parking requirements. While regulations such as setbacks, lot size, and lot coverage can contribute to the number of dwelling units that can be developed on a lot, residential densities are primarily limited by established maximum densities. Table 3 describes all zones where residential uses are permitted in Lomita and their respective development standards.

## Table 3: Development Standards for Zones that Permit Residential Uses

| ***Zone*** | | *Minimum Lot Area (square feet)* | *Maximum Density (units per acre)* | *Minimum Lot Width (square feet)* | *Maximum Floor Area Ratio* | *Front Yard Setback (feet)* | *Side Yard Setback (feet)* | *Rear Yard Setback (feet)* | *Maximum Height (feet)* |
|---|---|---|---|---|---|---|---|---|---|
| **A-1 – Agriculture** | | 5,000 | 8.7 | 50 | 0.6 | 20 | 5 | 20 | 27 |
| **R-1 – Single-Family Residential** | | 5,000 | 8.7 | 50 | 0.6 | 20 | 5 | 20 | 27 |
| **RVD – Residential Variable Density** | 1000 | 1,000 | 43.6 | 50 | N/A | 20 | 5 | 20 | 27 |
| | 1452 | 1,452 | 30 | | | | | | |
| | 1500 | 1,500 | 29 | | | | | | |
| | 2200 | 2,200 | 19.8 | | | | | | |
| | 2500 | 2,500 | 17.4 | | | | | | |
| | 5000 | 5,000 | 8.7 | | | | | | |
| **Senior Planned Unit Developments** (Conditionally Permitted in RVD) | | 2,000 | N/A | N/A | N/A | 15 | 5 | 15 | 27 |
| **Commercial Planned Development** (Permits uses permitted in Single-Family Zones) | | 10,000 | 8.7 | 75 | 0.6 | 20 | 5 | 20 | 27 |

## Mixed Use Overlay Standards

In addition to the zones detailed in Table 3, the City has a Mixed-Use Overlay (MUO) zone that permits residential uses when they are combined with nonresidential uses on the same project site, either vertically or horizontally. Mixed-use developments are required to feature structural separations between the residential and nonresidential spaces to allow the two uses to be rented, leased, sold, or occupied separately. Development within the MUO y is subject to review and approval by the Planning Commission. For any uses where new buildings, structures, or additions are proposed, the location of said buildings, structures, and additions shall be to the satisfaction of the Planning Commission. Minor additions that do not require additional parking are exempt from this requirement. As detailed in Table 4, the MUO permits a maximum density of 22 dwelling units per acre with no minimum density. The MUO permits standalone commercial and requires a minimum of 30 percent of the total square footage to be used for nonresidential uses unless a deviation is requested and approved through a CUP process. Further, the maximum building height is 35 feet, but additional height can be approved through a CUP process. As further detailed in the Permitting Processes and Fees section, below, a project requiring a CUP takes about 2 to 4 months in processing time, adding 2 to 4 weeks to the permitting process compared to projects that do not require a CUP. As detailed in Program 14 of the Housing Element, the MUO will be amended to permit a maximum density of 30 dwelling units per acre, establishing a minimum density of 20 dwelling units per acre, and allowing standalone residential, removing the minimum nonresidential requirement. Additionally, as detailed in Program 11 of the Housing Element, the City will pair the rezone (Program 14) with the creation of new objective development standards. Further, as identified in Program 7, the City will pair the rezone with objective development standards and technical assistance, making the State Density Bonus program more attractive to developers.

**Table 4: Development Standards for the Mixed-Use Overlay Zone**

| | |
|---|---|
| Minimum Lot Area (square feet) | 10,000 |
| Maximum Density (units per acre) | 22 |
| Minimum Lot Width (square feet) | 10,000 |
| Maximum Floor Area Ratio | 2.0 |
| Minimum Unit Size | 500 square feet (studio) |
| Front Yard Setback | N/A |
| Side Yard Setback | None unless the building exceeds 16 feet, then 10-foot setback |
| Rear Yard Setback | None unless the building exceeds 16 feet, then 10-foot setback |
| Maximum Building Height | 35 feet or higher with CUP |
| Nonresidential Requirement | 30% of total square footage shall be for nonresidential uses |

In order to facilitate the development of mixed-use affordable housing within the MUO zone, the City offers the following incentives in exchange for lot consolidation (Lomita Density Bonus Ordinance 5.2):

- For mixed use projects involving lot consolidation, the commercial requirement in the Mixed-Use Overlay District is reduced to 20% (instead of 30%).
- For mixed use projects involving lot consolidation of at least two parcels for a minimum 20,000 square feet, the commercial requirement is reduced to 10% (instead of 30%).

These reductions in commercial requirements are intended to encourage lot consolidation, and if utilized, can result in projects with more residential units considered through a density bonus. Program 12, Lot Consolidation, will further incentivize lot consolidation, as the City will amend the Zoning Code to enhance lot consolidation incentives.

As further detailed in the Permitting Processes and Fees section, below, a project requiring a CUP takes about 2 to 4 months in processing time, adding 2 to 4 weeks to the permitting process compared to projects that do not require a CUP.

### Parking Standards

Lomita's residential parking standards require a minimum of two garage spaces for all housing types with one to three bedrooms, and three garage spaces for larger single-family homes. Multifamily housing requires similar parking ratios, with the addition of required guest parking (see Table 5). Parking is often cited as a costly component of development, and when minimum parking requirements are regulated for uses Citywide, they leave little room for flexibility in development. While parking requirements are costly, the requirement to provide garage parking for multifamily units is more costly and is difficult for developers to achieve. Parking strategies that allow a market-driven approach can reduce the cost of development, increase development flexibility, and reduce costs for consumers while still providing developers with the freedom to provide parking as supported by the market. Program 27 will amend the Zoning Code to identify a process by which parking requirements can be reduced for religious institutions, will conduct a parking study along the City's mixed-use corridors, and will implement parking reductions for multifamily housing. Two of these potential efforts are reducing parking requirements for religious institutions in exchange for housing development, and conducting a parking study in walkable areas to inform opportunities for parking requirement reductions.

**Table 5: Parking Standards by Residential Use**

| | |
|---|---|
| **Accessory Dwelling Units** | No parking required. |
| **Single-Family Detached** | Two parking spaces in a garage, and one uncovered parking space for four bedrooms and/or dens, and one additional uncovered parking space for five or more bedrooms and/or dens. |
| **Duplex, Apartment House, Condominiums** | Two parking spaces in a garage for each unit of up to four bedrooms and/or dens; three spaces in a garage for five or more bedrooms and/or dens, except as noted below. In addition, one guest parking space shall be required for each two units. Said spaces shall not be located in the required front setback areas. |

**Table 5: Parking Standards by Residential Use**

| | |
|---|---|
| **Large Family and Adult Care Homes for not more than 7 to 12 Children/Adults Providing 24 Hour-Per-Day Care** | One unenclosed parking space in addition to the required for the residence, plus one space for each vehicle used directly in conducting of such use but not to exceed two such vehicles. Tandem parking for the vehicles used in conducting the use is allowed. |
| **Mixed Use – Residential Portion** | One parking space for each unit that is between 500 and 700 square feet in size. Two parking spaces for each unit that is greater than 700 square feet in size. Guest parking is provided at a ratio of 0.25 parking spaces per unit. |
| **Emergency Shelters** | One parking space for every five adult beds, plus one parking space per employee on the largest shift is required. |
| **Senior Citizen Planned Unit Developments** | Two enclosed parking spaces per unit and one guest parking space per every two units. Tandem parking may be permitted. |
| **Single Room Occupancy** | One parking space per two units is required. |

## Building Codes and Enforcement

The City of Lomita implements the 2019 edition of the California Building Code and other model construction codes and amendments adopted by the California Building Standards Commission. The codes used by the City are adopted in its Municipal Code by reference to the County of Los Angeles (County) codes through Ordinance No. 806U adopted on December 17, 2019. The County adopted the 2019 California Building Standards Code, which includes the 2019 Building Code, 2019 Electrical Code, 2019 Plumbing Code, 2019 Mechanical Code, 2019 Residential Code, 2019 Green Building Standards Code, and the 2019 Existing Building Code. The 2019 California Building Standards Code establishes standards and requires inspections at various stages of construction to ensure code compliance.

County modifications to the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Existing Building Code, Residential Code, and Green Building Standards Code are reasonably necessary because of local climatic and geological conditions. The local climate is characterized by hot, dry summers, often resulting in drought conditions, followed by strong Santa Ana winds, often resulting in hazardous fire conditions, and heavy winter rains, often resulting in expansive soil conditions. Relevant examples of local amendments to the California Building Code adopted by the County include the following: the restriction of wood shingles and wood shakes as roof coverings in any Fire Hazard Severity Zones; additional requirements for structures assigned to Seismic Design Category D, E, or F, wood diaphragms supporting concrete or masonry walls; special inspections are not required for detached one- or two-family dwellings not exceeding two stories above grade plan, provided the structure is not assigned to Seismic Design Category D, E, or F and does not have horizontal or vertical irregularities; permanent wood foundation systems and prescriptive design of foundation walls shall not be used for structures assigned to Seismic Design Category D, E, or F; and retaining walls assigned to Seismic Design Category D, E, or F shall not be partially or wholly constructed of wood. Additionally, the County has further amended the California Building Code to extend the amount of time before a permit that is issued by the Building Official will expire from 180 days to 12 months from the date of permit issuance,

increasing flexibility as outlined in the Building Code requirement. Other modifications are administrative in nature and are necessary to allow the uniform application of the codes.

The California Building Standards Code also requires new residential construction to comply with the Federal Americans with Disabilities Act. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties that are required to be brought up to current code standards, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing. Most building and zoning enforcement activities of the City are in response to complaints by Lomita residents, and violations involving structural features are not as common as Zoning Code violations. The Code Enforcement Division and the Community Development Department of the City continues to provide information on rehabilitation assistance to potentially eligible households. The codes serve to protect residents from hazards and risks, and are considered to be necessary constraints to housing production.

### On-Site and Off-Site Improvements

The City owns its sanitary sewer collection system and contracts with the Los Angeles County Sanitation District for maintenance. Requirements for on- and off-site improvements vary depending on the presence of existing improvements, as well as the size and nature of the proposed development. In general, most residential areas in Lomita are served with infrastructure. For the construction of any building, addition, or improvement where the cost exceeds $35,000, the Zoning Code requires a number of improvements, including curbs, gutters, sidewalks, paving, and drainage structures. Private street widths must be wide enough to meet the standards established by the Los Angeles County Fire Department requirements. The City uses the standards and codes adopted by the County of Los Angeles.

Other requirements for residential development include a water study for projects with five or more units to demonstrate the project impact on local water availability and fire flow. Sewer studies are required for projects with five or more units to identify local impact on capacity. Sewer impact studies may cost between $4,000 and $6,000 depending on the complexity of the project. Upgrades for water and sewer connections may be required to correct deficiencies where they are identified. While this is a burden on developers, the studies are vital to safeguard the public's quality of life and ensure sewer services are provided to existing and new customers in accordance with State law. Lomita is currently updating its Water Master Plan. As a result of the Water Master Plan update, a water study may not be required, depending on whether the proposed development is located within an area that is studied for deficiencies.

### Energy Conservation

The City promotes energy conservation through enforcement of the State's Green Building Standards and through its Citywide newsletters where resources related to conservation are shared via email and mailers. Additionally, in all residential zones, the City allows solar

collectors and solar energy systems to exceed height limits and setback requirements mandated by the regulations to the minimum extent necessary for their safe and efficient operation in accordance with the California Building Code and other applicable provisions of State law. Where feasible, ancillary solar equipment is required to be located inside a building or screened from public view. Solar collectors and solar energy systems require written approval by the Director of Community Development or the designee of that individual to ensure compliance with the regulations. Through Program 25, Energy Conservation Program, the City will review zoning and subdivision requirements to promote energy conservation measures and promote energy conservation strategies on the City's website and newsletter.

## Permitting Processes and Fees

Permit processing fees, development impact fees, and construction taxes can increase the cost of housing development in Lomita. While City fees and taxes offset the cost of development, they could serve to constrain housing production, especially production of affordable units.

Local processing and permit procedures can also constrain the development of housing through unnecessary discretionary permit requirements, lengthy permit processing timelines, and subjective requirements that leave uncertainties in the overall development design and density. Discretionary actions can be required for use permits, zone or plan amendments, and subdivisions, whereas ministerial, or by-right, permits involve application of objective standards and criteria.

Further, in accordance with Section 65913.4 of the California Government Code, also known as Senate Bill (SB) 35, a permit applicant may submit an application for a development that is subject to the streamlined, ministerial approval process and is not subject to a CUP if they meet the objective planning standards as outlined in the government code and as summarized as follows:

- Multifamily housing developments on infill sites zoned for residential or residential mixed-use.
- A minimum of 10 percent of the units are dedicated as affordable to households earning 80 percent or less of the area median income.
- For developments with 10 or more units, a prevailing wage requirement is included in all contracts for the performance of work.

Jurisdictions are not required to adopt a local ordinance to implement the ministerial processing provided by SB 35. The City reports annually on any applications received pursuant to SB 35. Additionally, in an effort to increase transparency of the development permitting process, the California legislature adopted Assembly Bill 1483 in 2019 to require jurisdictions to post detailed information regarding development proposal requirements. A

jurisdiction shall make all of the following available on its website, as applicable, and update any changes to the information within 30 days of the change:

- A current schedule of fees, exactions, and affordability requirements imposed by the City, applicable to a proposed housing development project, which shall be presented in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel.
- All zoning ordinances and development standards, which shall specify the zoning, design, and development standards that apply to each parcel.
- The list required to be compiled of information that will be required from any applicant for a development project.
- The current and five previous annual fee reports or the current and five previous annual financial reports.
- An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by the City on or after January 1, 2018.

### Permit Processes and Timelines

Residential projects in Lomita are reviewed by the Community Development Department and the County Building and Safety Department. Single-family residential uses are permitted by right in the A-1 and R-1 zoning designations. Development of a single unit is reviewed at the staff level only; no public hearing is required. Multifamily and condominium projects are allowed in the MUO and RVD zones. Multifamily projects (new construction) require Site Plan review by the Planning Commission and are allowed by right in the RVD zones but require a CUP in the MUO zone. Multifamily projects and other residential projects requiring a variance must also be reviewed by the Planning Commission. Program 10, Affordable Housing Streamlining, will amend the Zoning Code and staff procedures to be consistent with State requirements related to the SB 35 streamlining processes. The City will also implement Program 29, Ongoing Code Updates, to continue updating its regulations, as necessary, in response to legislative changes, and will explore opportunities to increase flexibility and certainty in the development process.

The City's 5th Cycle Housing Element identified the realistic capacity to be 80 percent of the zoning maximum. Because the City does not have a minimum density requirement within its Zoning Code, it did not have any requests to develop at densities below what was identified. However, an analysis of the housing development permits issued during the 5th Cycle compared to the 5th Cycle sites identified reveals five developments on identified sites. Of those five developments, the percent of the maximum permitted density that was achieved for each development includes two developments at 100 percent of the maximum density permitted under the zone, one development at 50 percent of the maximum density permitted under the zone, one development at 80 percent of the maximum density permitted under the zone, and one development at 89 percent of the maximum density permitted under the zone. As identified in Program 14 of the Housing Element, the City will establish a density minimum of 20 dwelling units per acre for the MUO zoning designation, and as further identified in Program 16 of the Housing Element, the City will monitor

development activity compared to remaining capacity and the City's remaining Regional Housing Needs Allocation throughout the 6th Cycle.

### Conditional Use Permits

The City uses the CUP process to control the location and operation of certain types of land uses to ensure public health, safety, or general welfare, or to mitigate/avoid material detriment to the property of other persons in the vicinity. The Lomita Zoning Code sets forth specific conditions that the Planning Commission may consider, which are discussed in the Land Use and Zoning section, above.

A CUP requires a public hearing and an application fee. Typically, a project requiring a CUP takes about 2 to 4 months in processing time. In comparison, a project requiring only a Site Plan Review takes about 6 weeks. The CUP process potentially extends the timeframe by 2 to 10 additional weeks, depending on whether there are other concurrent applications being processed, such as a tentative tract map.

The Planning Commission may approve a CUP, with or without conditions, only if it first finds that:

- the proposed use is allowed within the District with approval of a CUP and complies with all other applicable requirements as follows;
- the proposed use is consistent with the General Plan.
- the design, location, size, and operating characteristics are compatible with existing and future land uses, building and structures in the vicinity and the proposed use will not jeopardize, adversely affect, endanger, or otherwise constitute a menace to the public health, safety, or general welfare or be materially detrimental to the property of other persons located in the vicinity;
- the site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this chapter, or as required as a condition in order to integrate the use with the uses in the neighborhood; and
- the site is served by highways and streets adequate to carry the kind and quantity of traffic such use would generate.

### Site Plan Review

Site Plan Review is established to provide a visual and factual document to determine and regulate the physical layout, design, or use of a lot or parcel of land, buildings, or structures. A Site Plan is, or may be, required in order to determine whether a proposed development will properly comply with the provisions and development standards, as described below.

The Planning Commission, or City Council on appeal, may approve a Site Plan Review, with or without conditions, only if it first finds that:

- the Site Plan complies with all applicable provisions of this Title;
- the site is suitable for the particular use or development intended, and the total development, including the application of prescribed development standards, is arranged as to avoid traffic congestion, will not adversely affect public health, safety and general welfare, will not have

adverse effects on neighboring property, and is consistent with all elements of the General Plan; and

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

### Variances

Variances permit alterations of development standards as they apply to particular uses when practical difficulties develop from the strict interpretation and enforcement of the Zoning Code. Zone variances may be granted, or variances may be required in particular cases, for building setbacks, height, bulk, density, parking, landscaping, walls, fencing, and business operation. A variance can take approximately 2 months to process.

The Planning Commission, or City Council on appeal, may grant a variance from the required development standards, with or without conditions, only if it first finds that:

- there are exceptional or extraordinary circumstances or conditions applicable to the property involved, including size, shape, topography, location, or surroundings, which do not generally apply to the surrounding properties in the same zone, and which deny the owner privileges enjoyed by other property owners in the vicinity and within the same zoning district;
- because of the circumstances or conditions, the Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property similarly situated but which is denied to the property in question;
- the granting of the Variance will not be materially detrimental to the public welfare or injurious to the adjacent property; and
- the granting of the variance is consistent with the General Plan.

### Zone Change

In some cases, it is allowable to change the zoning on a particular property. Zone changes are allowed only when the change will not be materially detrimental to the property of other persons located in the vicinity. The zone change is applicable to the subject property only. A Specific Plan, Zoning Ordinance, or Zoning Map Amendment may be approved only if the City Council first finds that the proposed amendment is consistent with the General Plan.

### Height Variation Permit

A Height Variation Permit is required for any residential property south of Pacific Coast Highway proposing new construction or an addition to an existing home exceeding 16 feet above natural grade. The process initially requires a completed application form, construction plans, and all applicable fees paid. If less than 5 percent of those notified object to the height variation within 14 days of notification, and the Planning Department finds that the proposed construction is designed and situated in such a manner as to minimize view obstruction and meets all other zoning and subdivision requirements of the City, the Community Development Director may approve the application. If objections are received from 5 percent or more of those notified, a public hearing will be conducted before the Planning Commission.

Of the sites identified for the 6th Cycle Sites Analysis (Appendix E), only one site is south of Pacific Coast Highway, and only that site would be required to apply for a height variation permit to exceed 16 feet. The realistic capacity identified on the 0.38-acre vacant site that is located south of Pacific Coast Highway has only been identified to accommodate nine units of the moderate-income Regional Housing Needs Allocation. This permit does not apply to any other sites identified in the 6th Cycle Sites Analysis.

### Subdivisions

In accordance with the Subdivision Map Act, any subdivision of land into four lots or units or fewer requires a parcel map, and any subdivision of five lots or units or more requires a tract map. Tentative maps are first submitted to the Planning Division with an application form and required fees. The Planning Division will route plans through the City's Public Works Department and through the City's engineering consultant for review and comment. The applicant must submit plans to the Los Angeles County Fire Land Development Division for review. The case planner will assist in this process. Comments and corrections required by the County, City departments, or other consultants will be provided. The tentative map is then scheduled for Planning Commission and City Council public hearings for approval. The Planning Commission and City Council will review the tentative map for consistency with the applicable zoning and General Plan land use designations.

Final maps are to be completed within the time frame allowed, and are again scheduled for City Council approval.

Subdivision projects typically take 12 to 30 months to process from the initial application to final building permit issuance.

### Fees and Exactions

The schedule of permitting fees in Lomita is provided in Table 6. Planning Commission and City Council application fees are provided in Table 7. The City contracts with the County of Los Angeles to provide plan checking services. Plan checking fees are set by the County to cover the costs of services. The City's last update to its fee schedule was in 2016.

**Table 6: Permitting Fees**

| Administrative Task | Fee |
|---|---|
| Administrative Plan Review | $64.77 |
| Adult Use Business | $649.23 |
| Banner Installation (Bracket over Narbonne Ave) | $178.50 |
| Certificate of Compliance | $130.05 |
| Film Permit | $162.18 |
| GIS/Mapping Services | Staff Hourly Rate |
| Inspections | Staff Hourly Rate |
| Landscape Plan Review (single-family residential) | $130.05 |
| Landscape Plan Review (all others) | $259.59 |
| Lot Merger | $389.64 |
| Lot Line Adjustment | $649.23 |

## Table 6: Permitting Fees

| **Administrative Task** | **Fee** |
|---|---|
| Mailing Labels/Radius Maps | $259.59 |
| Minor Modification | $194.82 |
| Miscellaneous Permit Issuance/Processing Fee | Staff Hourly Rate |
| Plan Review/Code Compliance | $259.59 |
| Pre-Application Meeting (up to 2 hours) | $194.82 |
| Residential Property Report | $162.18 |
| Second Dwelling Unit | $519.69 |
| Sign Review | $64.77 |
| Special Event Permit | $212.16 |
| Temporary Banner Review | $64.77 |
| Telecommunications Facilities – Administrative Review | $909.33 |
| Zone Clearance | $97.41 |
| Zoning Letter | $130.05 |

## Table 7: Planning Commission / City Council Application Fees

| *Task* | *Fee* |
|---|---|
| Appeals to the City Council | $669.12 |
| Appeals to the Planning Commission | $556.92 |
| Appeals of Lot Line Adjustment & Lot Merger | $162.18 |
| Appeals of an Adult Use Business | $519.69 |
| Conditional Use Permit | $779.28 |
| Determination of Similarity | $324.87 |
| Extension of Time – Community Development Director Approval | $194.82 |
| Extension of Time – Planning Commission Approval | $259.59 |
| Final Map | $617.10 |
| General Plan Amendment | $1,298.97 |
| Height Variation Permit | $779.28 |
| Site Plan Review | $519.69 |
| Specific Plan | Actual Cost plus Staff Hours |
| Telecommunications Facilities – Planning Commission Review | $1,298.97 |
| Tentative Parcel Map | $1,980.33 + $4,000 deposit |
| Tentative Tract Map | $2,110.38 + $10,000 deposit |
| Traffic and Parking Studies | Actual Cost plus Staff Hours |
| Zone Change | $1,818.66 |
| Zone Text Amendment | $1,558.56 |
| Zone Variance | $1,039.38 |

In addition to permit fees, the City also charges development impact fees to offset the impact that new development has on public facilities. These fees include the following:

- Quimby Act Fees: Otherwise known as park fees that are in-lieu of land dedication require equivalent to 1.5 acres per 1,000 population
- Park and Recreation Facilities Tax: $300 per unit
- Water Facility Fees:
    - 1 percent of building valuation for single-family residences

- 1.25 percent of building valuation for duplex
- 1.5 percent of building valuation of apartments (two-story maximum)
- 2 percent of building valuation of apartments (three-story and over)

These taxes and fees can increase the cost of housing and may influence the economic feasibility of affordable housing projects. There is also a Road Improvement Fee; for construction, addition, and/or improvement of structures exceeding $35,000, road improvement fees are required to provide curb, gutter, and sidewalk.

When all development fees are considered for a typical development in Lomita, the average total development fee is approximately $15,000 for a single-family unit and $13,000 for a multifamily unit. Given that multifamily developments are a more efficient use of land and resources, impact fees should be significantly lower than those fees for single-family housing. The 2019 National Impact Fees Survey surveyed 37 jurisdictions in California. The study reports median impact fees of $27,256 per single-family unit and $18,234 per multifamily unit in California. The City's development impact fees are well below the Statewide average.

Further, the City also charges a development tax for all new construction. This tax is equal to $1,000 for every new housing unit or for every 5,000 square feet of commercial building floor area, including the commercial component of a mixed-use development. Affordable housing developments exclusively for older adults or persons with disabilities owned and operated by non-profit agencies may be exempt from this tax per the California Health and Safety Code. To date, no affordable housing projects have been approved since adoption of the City's development tax.

Overall, the City's planning fees and development fees are low compared to neighboring jurisdictions. Furthermore, the Lomita Density Bonus Ordinance allows for an applicant to request regulatory incentives, which could be lowering or exempting project development fees depending on the Planning Commission's discretion. Like all jurisdictions in the State, the City also charges building permit fees. However, the City does not differentiate the permit fees for single-family versus multifamily units. While fees can be a burden on the overall cost of development, they are considered necessary to accommodate the demands additional residents place on community resources and infrastructure.

### Locally Adopted Ordinances

The City provides incentives to zoning regulations to promote and encourage the provision of a variety of affordable housing types. In addition to the lot consolidation incentive offered in the MUO zone, the City provides density bonuses for low-income housing projects. Due to recent amendments to the State's Density Bonus Law, the City's currently adopted Density Bonus Ordinance is more stringent than the State law allows, but the State Density Bonus Law still applies. An update to the ordinance will include a bonus for 100 percent affordable developments and revised bonus amounts, among other minor edits.

As part of the density bonus incentives, the City offers the following incentives, as adopted in the City's Density Bonus Ordinance:

- Additional density provided the overall density bonus received for the entire residential development does not exceed 35%.
- A reduction in site development standards such as:
    - Reduced minimum lot sizes and/or dimensions.
    - Reduced minimum lot setbacks (up to 30%).
    - Reduced minimum private and/or common outdoor open space.
    - Increased maximum building height (up to one additional story).
    - Reduced on-site parking standards, including garage requirements (parking study required).
- Change of zone to the City's Mixed-Use zoning designation, but with a 20% commercial maximum. The proposed commercial land use shall be compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.
- A 10% decrease in the commercial requirement for a mixed-use project in the Mixed-Use Overlay District. If the proposed mixed-use project also consolidates at least two parcels for a minimum 20,000 square feet a 20% decrease shall be permitted.
- Other regulatory incentives that result in identifiable, financially sufficient, and actual cost reductions.

The City will continue to evaluate a range of incentive-based and regulatory approaches to facilitate the develop of housing for lower-income groups through Program 7, Incentives and Regulations, in the 6th Cycle Housing Element.

## Non-Governmental Constraints

Non-governmental constraints are barriers to building housing that the City has less control over but can influence or help support greater change. These constraints include market constraints related to the availability of financing; the costs of land, labor, and construction; and construction timelines; as well as environmental constraints such as biological resources.

## Market Constraints

### Construction Financing

Construction financing costs also affect the feasibility of building new housing. During the housing boom of the late 1980s, it was not uncommon for developers to receive construction loans for 100 percent or more of a project's estimated future value. Following the housing market downturn of the early 1990s, however, financial institutions tightened regulations for construction loans, often requiring developers to put up at least 25 percent of the project value. These trends continue today, meaning that developers must usually supply at least 25 percent of the project value upfront, and perhaps more if the total cost is more than 75 percent of the estimated value of the project.

Although there is no hard threshold for how much required upfront equity is too much before a residential project would be infeasible, the higher the proportion of equity required, the more unlikely that a developer would proceed with the project. Not only would it require more up-front cash, but higher equity contribution means a project must be able to achieve an even higher value at completion in order to generate the cash flow needed to meet acceptable cash-on-cash returns. These trends are anticipated to continue during the planning period.

### Mortgage Financing

Home mortgage interest rates are a function of the national economy and personal credit ratings. Low rates make housing purchase attractive to prospective homebuyers and decrease monthly mortgages, because increased rates create differences in the monthly mortgage payment by as much as a few hundred dollars for each interest point.

The Home Mortgage Disclosure Act mandates that lending institutions disclose information on the disposition of loan applications, and the income, gender, and race of loan applicants. Table 8 summarizes the disposition of loan applications submitted to financial institutions in 2019 for home purchase, refinance, and home improvement loans in Lomita. The loan outcome information in the table includes the number of applications that were approved, denied, or incomplete or withdrawn by the applicant. In Lomita in 2019, approximately 71 percent of all home loans were approved, including mortgages, home improvement loans, and refinance loans. Program 20, Homebuyer Assistance Programs, improves the City's website outreach to connect the community with relevant information and resources regarding homeownership assistance.

**Table 8: Disposition of Home Loans (2019)**

| *Loan Type* | *Total Applicants* | *Total Approved*[1] | *Total Denied* | *Other*[2] |
|---|---|---|---|---|
| Government-Backed Purchase | 10 | 6 | 0 | 4 |
| Conventional Purchase | 214 | 160 | 19 | 35 |
| Refinance | 287 | 208 | 27 | 52 |
| Home Improvement | 46 | 22 | 16 | 8 |
| Total | 557 | 396 | 62 | 99 |

Source: 2019 Home Mortgage Disclosure Act Lending Activity MSA/MD by Census Tract Data

1 Approved includes loans approved by the lenders whether or not accepted by the applicant.

2 Other includes loan applications that were either withdrawn or closed for incompleteness.

### Land and Construction Costs

Land costs are a major contributor to overall housing production prices. Land costs make up 10 percent to 30 percent of housing costs. Land in some areas costs more than others based on the availability of services, neighborhood quality, distance to business and commercial centers, and other factors. Few vacant properties remain in Lomita. Only one vacant property was listed for sale, at approximately $85 per square foot, but it comes with entitlements for a multifamily development. The property was last assessed at $447,264. In comparison,

multifamily and mixed-use properties are likely more expensive on a per-square-foot basis and on a per-unit basis when cost as a percentage of total value is considered.

Construction costs include both "hard" and "soft" costs. Hard costs, such as labor and materials, typically account for 50 percent to 70 percent of construction costs, while soft costs, such as architectural and engineering services, development fees, construction financing, insurance, and permitting, typically average around 20 percent to 30 percent of total costs, although they can be higher for subsidized affordable housing or complex projects. A significant cost factor associated with residential building involves the cost for building materials. These can vary widely depending on the size of units and the quality of amenities offered (such as grade of carpeting and tiles, appliances and light fixtures, quality of cabinetry and woodwork, fireplaces, and other amenities). It is estimated that material costs have increased faster than inflation in recent years. From 2017 to 2020, the cost of raw materials (i.e., concrete, lumber, and steel) increased by approximately 20 percent, and during 2020, a shortage of materials was brought on by the COIVD-19 global pandemic, causing increases in costs and delays in product deliveries. Further, tariffs and trade issues can also increase material costs.

For multifamily attached units, developers can usually benefit from economies of scale with discounts for materials and diffusion of equipment mobilization costs. These costs can account for more than half of the total construction cost. According to the latest Building Valuation Data release in 2019, the national average for development costs per square foot for apartments and single-family homes in 2019 are as follows:

- Type I or II, Multifamily: $148.82 to $168.94 per square foot
- Type V Wood Frame, Multifamily: $113.88 to $118.57 per square foot
- Type V Wood Frame, One- and Two-Family Dwelling: $123.68 to $131.34 per square foot

Data from surrounding jurisdictions in Los Angeles County show that construction costs are relatively consistent throughout the County, ranging from approximately $150 to $375 per square foot, and therefore high construction costs are a regional constraint on housing development.

The costs of design, regulation, and operations do not vary much by building size, so larger buildings allow developers to spread these fixed costs over more units. In general, construction costs can be lowered by increasing the number of units in a development, reflecting economies of scale in multifamily construction, until the scale of the project requires a different construction type that commands a higher per-square-foot cost. This is because construction costs change substantially depending on the building type. For example, high-rise concrete apartments might cost $75 or more per square foot than a six-story wood-frame structure on a concrete podium. Apartments four stories or fewer can typically achieve an economy of scale, provided that the building has typical amenities and no structured parking. However, for smaller-scale and affordable or middle-income housing, onerous regulations can impose a significant burden. Because of the jump in construction

costs, developers may not build to the maximum height or floor-to-area ratio. Mobile homes are significantly less expensive, as are precision or factory-built housing products.

Labor costs also greatly contribute to construction costs. They are generally two to three times the cost of construction materials. A 2019 study for Smart Cities Prevail found that California lost about 200,000 construction workers since 2006. Many lost their job during the recession and found work in other industries. Pre-pandemic, the industry already faced this historic shortage of skilled labor, and the labor gaps might get even larger, especially in states like California. California's shortage of needed construction workers, combined with rising prices in construction materials, also contributes to driving up construction costs.

## Environmental Constraints

A number of environmental factors in Lomita affect the character and density of development in Lomita. These include natural resources, hazards, and safety concerns. Water supply and soils in Lomita, as well as earthquake and flood risks, are addressed.

### Water Supply

Groundwater resources in Lomita consist of aquifers and aquicludes, as found in the Los Angeles groundwater basin within the Los Angeles coastal plain. Lomita is located on the southern end of the Torrance plain, which is underlain by water-bearing sediments that form a complex system of interlayered aquifers and aquicludes. Lomita is within the West Coast groundwater basin. The groundwater is estimated by the Los Angeles County General Plan Safety Element to be approximately 30 feet from the ground level at Lomita and the surrounding area. This indicates that the area is conducive to perched water conditions. The City is in the process of adopting a Water Efficient Landscape Ordinance that will require water conservation practices in landscape irrigation for new public and private developments.

### Seismic Concerns

Active faults are identified by the U.S. Department of Conservation, and a zone around them is prohibited from new developments to prevent repetitive loss of structures and threats to the safety of occupants. The unsafe areas around active faults are regulatory zones referred to as Alquist-Priolo Earthquake Fault Zones. There are no Alquist-Priolo Earthquake Fault Zones within City limits.

### Geological Hazards

While numerous landslides have occurred in the Palos Verdes Peninsula, and the southern portion of Lomita consists of hillside areas, a review of the Los Angeles County General Plan Safety Element shows that no definite or probable landslide hazards exist within Lomita. Also, the hillside areas are largely developed, paved, and landscaped. Thus, landslide potential is limited.

### Flooding

Lomita is located in an area designated by the Federal Emergency Management Agency's Flood Insurance Rate Maps as Zone C, where minimal flood hazards exist. Also, dam inundation hazards do not exist in Lomita since there are no large dams or reservoirs located near Lomita, except the Palos Verdes Reservoir. Dam failure and potential inundation from this reservoir will lead to localized flooding east and southeast of the reservoir and will not affect Lomita. Lomita is not vulnerable to 100-year or 500-year flood events. However, localized flooding could still occur in isolated pockets of Lomita due to urban flooding from severe weather events. Storm drain deficiencies could result in flooding and inundation of private properties.

## Infrastructure Capacity

Residential development during this 6th Cycle Housing Element will primarily occur on properties that are previously developed. Dry utilities, including electricity, natural gas, cable, and telephone, are available at all sites identified in the Sites Analysis (Appendix E). The City's utilities receive necessary upgrades and improvements based on future growth and development anticipated by the General Plan.

### Water

According to the City of Lomita Urban Water Management Plan (UWMP), water service is provided by the City's own local sources and the West Basin Municipal Water District, which supplies water through the California Water Project. The local water supply sources include groundwater pumped from the City's local basin (West Coast Basin) through Well No. 5. However, complications with contamination in the recent past has lowered its supply rate. The City is investigating further capital improvements to increase efficiency and quality of the potable water. Imported water supply originates from two sources: the Colorado River and the Bay Delta. According to the 2020 UWMP, by 2022 groundwater will constitute approximately one-third of the total water extraction, while imported water will supply the remaining two-thirds. The City is allowed to pump 1,352 acre-feet per year, and plans to do so once Well No. 5 is back online in late 2021. The City also aims to expand its water recycling capabilities and lower water demand through various programs and strategies. Historical records have proved sustainable and intentional groundwater recharge practices are being performed in the City. Therefore, the groundwater supplies in the West Coast Basin are deemed reliable.

According to the UWMP, the City is approaching ultimate "built-out," with remaining expected future water demands primarily attributable to possible land use changes in residential densities and in-fill land development projects. While the City's population has slowly increased, the overall water usage has decreased by significant margins. According to the 2020 UWMP, annual water consumption from 1996 to 2015 listed in the 2010 UWMP

ranged from a high of 2,835 acre-feet (AF) in 2002 to a low of 2,030 AF in 2020, with an average of 2,532 AF.

The City serves water to approximately 4,300 connections. Of these, the vast majority are residential connections (94 percent), with the majority of residential connections being single-family residential (3,712 connections).

According to the U.S. Census American Community Survey, approximately 10 percent of the population is below the poverty line. In 2020, those living below the poverty line in Lomita consumed a total of 150 AF. The City is committed to ensuring its lower-income residents have access to safe, affordable, and reliable drinking water.

The 2020 UWMP indicates that the City's water supply is projected to exceed its demands up until 2045 (the analysis ends at the year 2045). Further, the City aims to be 100 percent groundwater sustainable in the future, which decreases relying on the fluctuating availability of imported water. The City projects that in 2045, expecting normal weather conditions, the City will have a surplus of 1,794 AF for the year, which will be stored in the Cypress Reservoir, which will increase the community's resilience to water shortages and droughts.

The City has multiple local ordinances to promote water security, including a contingency plan (Water Conservation and Drought Management Plan, Section 12-4 of the Lomita Municipal Code). In addition to the local water plans, there are regional and basin level contingency plans that the City participates in. According to the UWMP, the average amount of water an individual used per day between 2016 and 2020 was 92 gallons. Most future housing production will occur from denser redevelopment due to the City's built-out nature. Assuming that the new units will be apartments or condos, the UWMP estimates that approximately 2.5 persons per household can be reasonably expected. If all the identified sites in the Sites Analysis (Appendix E, Tables A and B) are redeveloped at their full capacity, this would create an additional 1,000 units or 230,000 gallons per day (258 AF annually) of water demand by the end of the 6th Cycle. The City's water system has the capacity to satisfy potential housing growth of the Housing Element's identified sites found in the Sites Analysis (Appendix E).

### Sewers

While the City does not currently have a Sewer Master Plan, it is investigating possible solutions to designate funding sources for potential future upgrades to the system infrastructure that the City owns. A Sewer Master Plan could provide for an assessment of the conditions of the existing sewer collection system, as well as prepare for future capacity investments as demand shifts.

Wastewater generated within the City of Lomita is treated by the Los Angeles County Sanitation Districts (LACSD). The City's local sewers tie into LACSD's regional trunk sewers. The City is served by the LACSD's sewer lines, which are maintained by the County Department of Public Works, with sewage from the area conveyed through sewer mains into the Joint Water

Pollution Control Plant (JWPCP) in Carson. The JWPCP has a design capacity of 400 million gallons per day and currently treats 280 million gallons per day. Therefore, the JWPCP has a remaining capacity of approximately 120 million gallons per day. The cumulative sewage generation of the sites identified in the Sites Analysis is well within the capacity of the JWPCP, and the facilities are adequate to serve the identified capacity. Given the projected demand and the existing remaining treatment capacity, future developments' treatment demand can be met by the service provider. Expansion or construction of a new wastewater treatment facility to meet the demands of the 2021–2029 Housing Element update is not required.

### Stormwater

The City is served by the Los Angeles County Flood Control District, which operates and maintains regional and municipal storm drainage facilities. The City works with the Flood Control District in making local drainage plans and improvements. The existing storm drain infrastructure can accommodate the projected runoff from the potential residential development anticipated for this planning cycle. The projected stormwater runoff is not anticipated to significantly increase with future residential development given the nature and extent of existing impervious surfaces within the City and its built-out nature. Further, Title 5 Chapter 8 and 9 of the City's Municipal Code establishes requirements for development and redevelopment to integrate low-impact-development practices that reduces stormwater runoff.

## Analysis of Local Efforts to Remove Constraints

The City has made strides to reduce constraints to development that are within the City's purview since the Housing Element was last updated in 2013. Reductions to constraints during the 5th Cycle Housing Element included the following:

- Amendment to the Zoning Code in 2020 to reduce parking requirements for multifamily and single-family residences – Reduce the required number of parking spaces for residential units with five or more bedrooms from three spaces in a garage to two spaces in a garage, and require one unenclosed parking space for a single-family home with four bedrooms and one additional unenclosed parking space for a single-family home with five or more bedrooms.
- Amendment to the Zoning Code in 2018 – An update to the ADU regulations consistent with State law.
- Amendment to the Zoning Code in 2013 to permit emergency shelters.
- Amendment to the Zoning Code in 2013 to include appeal procedures for City Council decisions.
- Adoption of an ordinance in 2013 for guidance on waste management of construction and demolition debris.

Non-governmental constraints are generally market driven and outside the control of local government, but the City can take action to help alleviate some of these constraints in the form of regulatory relief and increased certainty in the development process. The policies and programs set forth in the 6th Cycle Housing Element demonstrate the City's commitment to

the reduction of barriers to development while protecting other interests, such as quality of life, parks and open space, and local resources.

## Quantified Objectives

Table 9 summarizes the quantifiable objectives outlined in the Housing Element.

**Table 9. Summary of Quantifiable Objectives**

| *Income / Affordability Category* | *Regional Housing Needs Allocation* | *New Construction* | *Units to be Rehabilitated* | *At-Risk Units to be Preserved** | *Households to be Assisted* |
|---|---|---|---|---|---|
| Extremely Low / Very Low | 239 | 151 | 20 | 34 | 20 |
| Low | 124 | 71 | 20 | 33 | 60 |
| Moderate | 128 | 128 | | | 40 |
| Above Moderate | 338 | 338 | | | |
| Total | 829 | 688 | 40 | 67 | 120 |

* At-risk units are those units with affordability restrictions that will expire in the next 10 years.

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# Appendix D: Affirmatively Further Fair Housing Analysis

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## Assessment of Fair Housing

State law prohibits discrimination in the development process or in real property transactions, and it is the policy of the City of Lomita (City) to uphold the law in this regard. Fair housing issues are addressed in Lomita through coordination with fair housing organizations to process complaints regarding housing discrimination and to provide counseling in landlord/tenant disputes. Anti-discrimination resource materials (e.g., handouts, booklets, and pamphlets) are made available to the public at City Hall, the library, and on the City's website through links to the Housing Rights Center.

Assembly Bill 686 requires that all Housing Elements due on or after January 1, 2021, must contain an Assessment of Fair Housing consistent with the core elements of the analysis required by the Federal Affirmatively Furthering Fair Housing Final Rule of July 16, 2015.

Under State law, affirmatively further fair housing means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

There are three parts to this requirement:

1. Include a program that affirmatively furthers fair housing and promotes housing opportunities throughout the community for protected classes (applies to Housing Elements beginning January 1, 2019).
2. Conduct an assessment of fair housing that includes a summary of fair housing issues; an analysis of available Federal, State, and local data and local knowledge to identify fair housing issues; and an assessment of the contributing factors for the fair housing issues.
3. Prepare the Housing Element Land Inventory and Identification of Sites through the lens of affirmatively furthering fair housing.

In compliance with Assembly Bill 686, the City has completed the following outreach and analysis.

## Fair Housing Enforcement and Outreach Capacity

The 2018 Analysis of Impediments to Fair Housing Choice for the Community Development Commission and the Housing Authority of the County of Los Angeles (HACoLA) serves as the fair housing planning document for portions of Los Angeles County, including unincorporated areas and the Urban County, which represents 47 smaller cities in Los Angeles County, including the City of Lomita. This area is referred to as the "Urban County" or "service area." As a part of the consolidated planning process, entitlement communities that receive Community Development Block Grant, HOME Investment Partnerships, Emergency Shelter Grants, and Housing Opportunities for Persons with AIDS funds as a formula allocation directly from the U.S. Department of Housing and Urban Development

(HUD) are required to submit to HUD certification that they are affirmatively furthering fair housing. The Community Development Commission of the County of Los Angeles (CDC) and the HACoLA have formed a joint effort to prepare, conduct, and submit to HUD their certification for affirmatively furthering fair housing, which is presented in this Analysis of Impediments. On May 16, 2019, the CDC was officially rebranded as the Los Angeles County Development Authority. Because the Analysis of Impediments references the CDC, this section will also refer to the agency as CDC.

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, national origin, religion, sex, disability, familial status, ancestry, age, marital status, gender, gender identity, gender expression, genetic information, sexual orientation, source of income, or any other arbitrary factor. The Analysis of Impediments examines local housing conditions, economics, policies, and practices to ensure that housing choices and opportunities for all residents are available in an environment free from discrimination. The Analysis of Impediments assembles fair housing information, identifies existing impediments that limit housing choice, and proposes actions to mitigate those impediments.

A review of the fair housing profile in the Los Angeles Urban County revealed that there are several organizations that provide fair housing services, including outreach and education, complaint intake, and testing and enforcement activities, for both providers and consumers of housing. These organizations include HUD; the California Department of Fair Employment and Housing, which exists as a substantially equivalent agency to HUD in the State; and the Housing Rights Center (HRC), which primarily operates in Los Angeles County. HRC receives a multi-year grant from HUD to conduct systemic testing in areas within Los Angeles County where statistics point to any form of discrimination covered by applicable fair housing laws, and persistent housing discrimination based on race, national origin, familial status, or disability. HRC also provides intake of allegations of housing discrimination, and provides resolution for housing discrimination, including mediation and litigation. The HACoLA provides fair housing resources for residents via its website, such as links to file complaints of a violation of fair housing, a link to HRC, a link to HUD's webpage on Fair Housing and Equal Opportunity, a link to the National Fair Housing Advocate Online blog, a copy of HACoLA's non-discrimination policy, and a link to information on the Assessment of Fair Housing.

The fair housing outreach capacity of the City exists through its continued contract with HRC. HRC investigates fair housing complaints, obtains remedies, and engages in fair housing testing. Specifically, HRC provides the following services on behalf of the City of Lomita:

- Housing Counseling – HRC Housing Counselors are available to answer questions about tenant/landlord rights and obligations, including topics like security deposits, evictions, repairs, rent increases, and harassment. Conversations with Housing Counselors are private and confidential, and connect residents to needed resources.

- Discrimination Investigation and Disability Accommodations – HRC Case Analysts investigate allegations of housing discrimination and help victims of discrimination enforce their fair housing rights. HRC helps tenants with disabilities assert their right to request accommodations or modifications in their home.
- Community Workshops and Events – HRC offers education and outreach programs to raise awareness about fair housing laws, illegal practices, and tenant/landlord rights. HRC's weekly online workshops are free and open to the public, they are all virtual, and are offered in both English and Spanish.
- Project Place – Monthly Rental Listing – HRC's monthly rental listing, Project Place, lists available affordable housing, senior housing, and veteran housing throughout Los Angeles and Ventura Counties.

Through Program 22 of the Housing Element, the City has committed to continue contracting with HRC for providing fair housing services for Lomita's residents. Further, through this program, the City will distribute information on fair housing services through monthly newsletters. Further, this program includes an objective to provide annual staff trainings to ensure that all staff are regularly informed on processes and procedures related to complaint referrals to HRC.

HUD's fair housing complaint data from 2008 through 2016 was calculated for the Los Angeles County service area. During that time, the most common basis for a complaint was for some form of a disability, that being the basis for nearly twice as many complaints as the next most common basis – race. Of all complaints found with cause, disability was also the most common basis for the complaint, although not by such a runaway margin. Disability was the most common basis, cited 370 times in complaints, followed by familial status and race as the basis for 238 and 145 complaints, respectively. Fair housing complaints were most common in 2008, when 456 were logged, and have steadily grown in number from only 186 in 2012. Other complaints during that time, besides those already listed, were largely based on familial status, retaliation, national origin, and sex. Of the 2,610 complaints logged from 2008 through 2016, all of them were closed, dismissed, or settled in a variety of ways. Nearly 57 percent of these complaints were determined to have no cause, while 564 (or 21.6 percent) of the complaints were deemed successfully settled. Of all complaints found with cause, the most common issue was failure to make reasonable accommodation, the issue being cited 290 times. The next most cited issue was discriminatory terms, conditions, privileges, or services and facilities.

### Findings, Lawsuits, Enforcement Actions, Settlements, or Judgements

There are no known fair housing findings, lawsuits, enforcement actions, settlements, or judgements in the City of Lomita.

### Findings

The Office of Fair Housing and Equal Opportunity identified fewer than one fair-housing-related inquiry from 2013 to 2021.

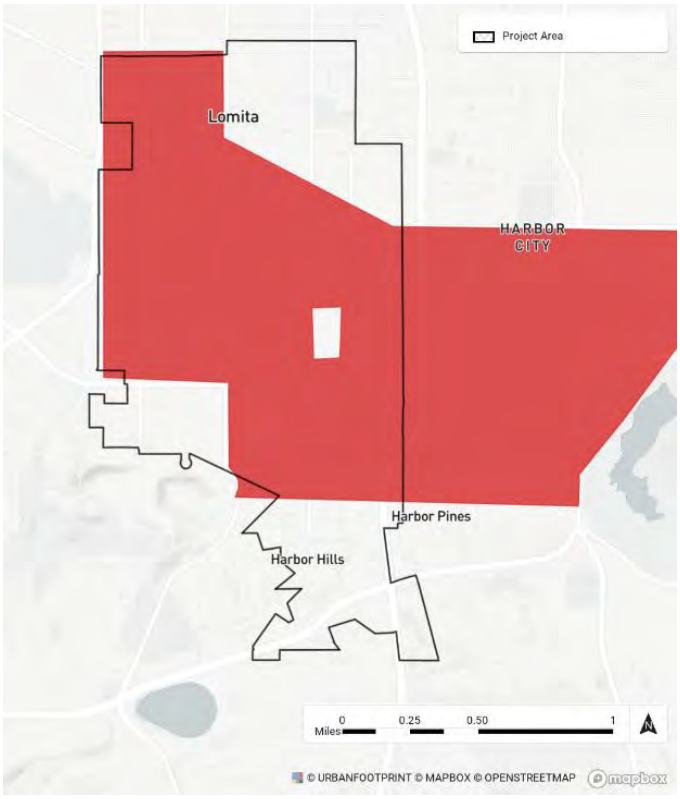
### Compliance with Existing Fair Housing Laws and Regulations

The City of Lomita is in compliance with existing fair housing laws and regulations. The City assists local fair housing organizations to address complaints regarding housing discrimination within the City and to provide counseling in landlord/tenant disputes. The City publicizes the availability of fair housing services through various media, including information on the City's website and referral information at City Hall. Programs of the Housing Element that will further publicize fair housing laws and regulations include Program 22 to continue to contract with the HRC to provide fair housing services, and Program 23 to develop marketing material standards guidance for developers.

## Integration and Segregation Patterns and Trends Related to People with Protected Characteristics and Lower Incomes

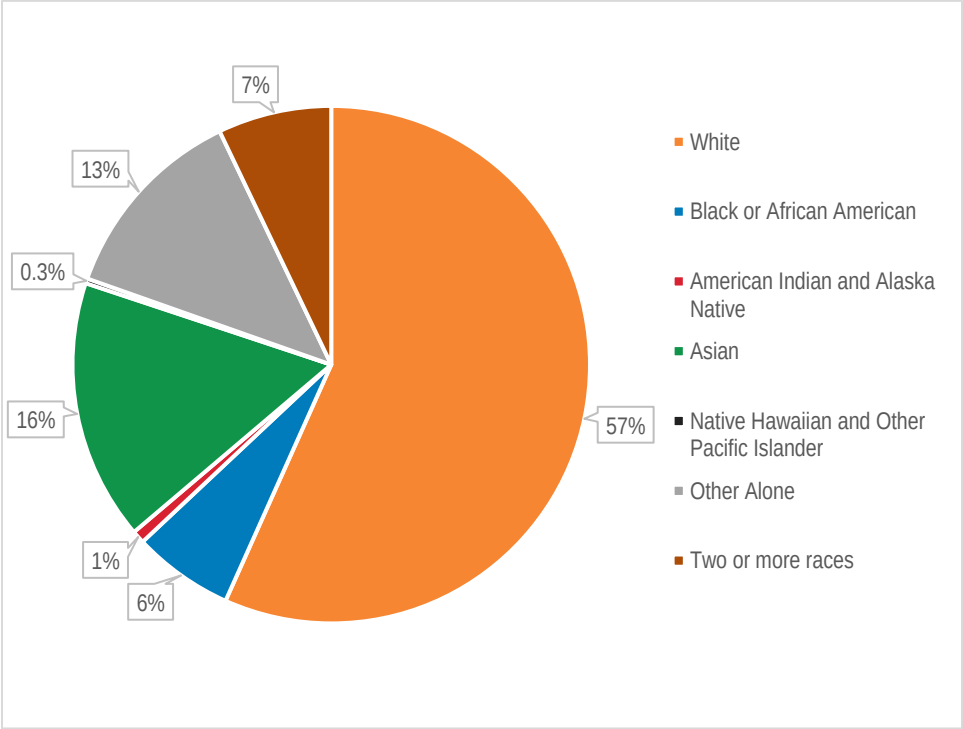
Residents in highly segregated Black and Hispanic neighborhoods experience vastly poorer life outcomes than residents of White neighborhoods in income, housing equity, educational attainment, and life expectancy, according to research from the University of California, Berkeley (UC Berkeley). Like many regions throughout the United States, Los Angeles has a history of excluding non-White people from the housing market through practices such as mortgage redlining. Mortgage redlining is a mapping exercise practiced by the Federal government's Home Owners' Loan Corporation used to guide mortgage lending desirability in residential neighborhoods based on racial and ethnic demographics, making it difficult for people of color to access loans for homeownership. Figure 1, Redlining in Lomita in 1935, shows a map of redlining that took place in Lomita in 1935. Large portions of Lomita were identified as receiving a grade of "D," which is the lowest favorability score for the approval of home mortgage loans. While redlining practices have since been made illegal, access to wealth provided through mortgage loan access has primarily been afforded to the White population, providing White people with increased opportunities to gain more wealth through access to things like education and financial investments. Affirmatively furthering fair housing involves overcoming patterns of segregation that foster inclusive communities.

## Figure 1: Redlining in Lomita in 1935




In 2019, 43 percent of Lomita's residents were non-White and 33 percent of the population was of Hispanic origin, which may be of any race or multiple races. The population within the City of Lomita is predominately White (56.7 percent in 2019), but when compared to California's total population, which consisted of nearly 72 percent White people in 2019, Lomita is much more racially diverse. The increased diversity in Lomita may be directly tied to the historical redlining of the area, where non-White generations have remained over the years. Further, when compared to the northern and coastal communities in the region, Lomita has a larger proportion of non-White residents. Figure 2, Race/Ethnicity in Lomita in 2019, shows the percentage of the total non-White population in Lomita.

## Figure 2: Race/Ethnicity in Lomita in 2019

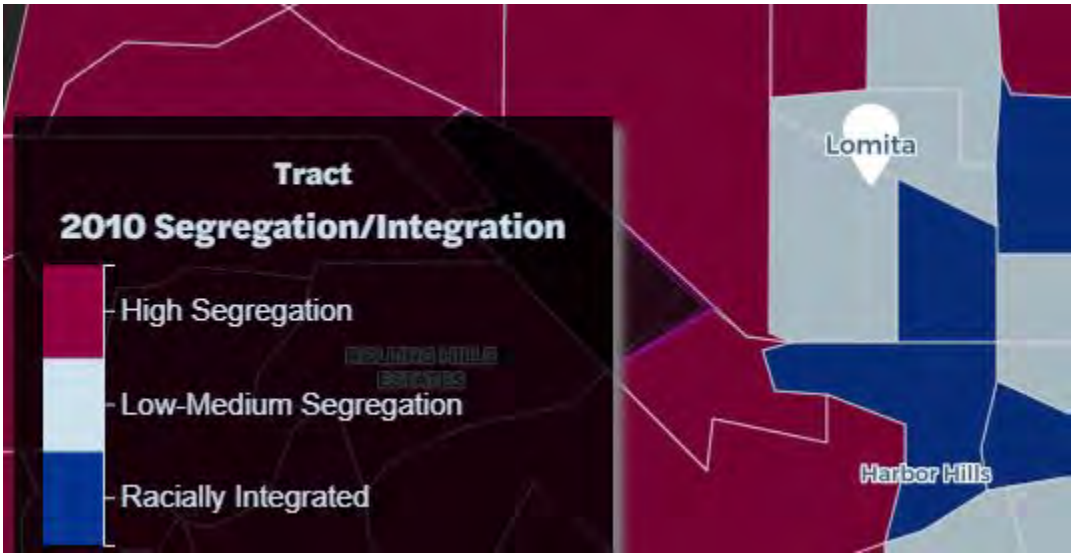



The "Dissimilarity Index" provides a quantitative measure of segregation in an area based on the demographic composition of smaller geographic units within that area. One way of understanding the index is that it indicates how evenly two demographic groups are distributed throughout an area: if the composition of both groups in each geographic unit (e.g., Census tract) is the same as in the area as a whole (e.g., county), then the Dissimilarity Index score for that entire area will be 0. By contrast, and again using Census tracts as an example, if one population is clustered entirely within one Census tract, the Dissimilarity Index score for that entire area will be 100. The higher the Dissimilarity Index value, the higher the level of segregation in an area. A Dissimilarity Index value of 100 is the highest level of segregation.

For the Los Angeles Urban County, the Dissimilarity Index shows a mix of moderate and high levels of segregation between racial or ethnic groups (see Figure 3). Asian (non-Hispanic) populations show the lowest race-specific levels of segregation with White people (non-Hispanic), with an index of 53.0. Hispanic people have the highest levels of segregation, with an index of 64.9, while Black people (non-Hispanic) show the next-highest index at 64.2. The non-White and White populations show a segregation index of 55.7, indicating a high level of segregation within the Urban County. Long Beach and Los Angeles have the highest Dissimilarity Index values, with consistently moderate to high levels of segregation among the ethnic/racial groups. For the Urban County, the non-White/White Dissimilarity Index has remained consistent since 1990, dropping a single point value since then. These numbers indicate the non-White/White index values have been hovering just inside the "high

segregation" thresholds since 1990. The Black/White index value peaked in 1990, with a value of nearly 73, but has fallen and remained steady near a value of 67 since that time. The Hispanic/White index value has fallen nearly a full point value since 2010, but is nearly 2 full point values higher than it was in 1990. Finally, the Asian/White index value has risen steadily since its 1990 value of just over 46 to a peak of 50.21 in 2010; 2015 was the first year the index had fallen in value (down about 0.25 of a value point).

## Figure 3: 2010 Segregation/Integration by Tract




The following analysis examines geographic data regarding racial segregation, poverty, persons with disabilities, and areas of opportunity as identified by the California Tax Credit Allocation Committee/California Department of Housing and Community Development (TCAC/HCD) Opportunity Areas map.

### Race/Ethnicity

Racially or ethnically concentrated areas of poverty (R/ECAPs) are Census tracts with relatively high concentrations of non-White residents with these residents living in poverty. As seen in Figures 4 and 4a, the percentage of non-White population in the City is moderate compared to many areas of Los Angeles County. The Census block groups with the highest percentage of non-White residents are located in the central/eastern and south/western portion of the City, as shown in Figure 5, with the non-White population of this area ranging from 62.79 percent to 69.85 percent. There are no block groups with a Hispanic, Asian, African American, or Native American population that exceed 10 percent. When compared to the region (Figure 5a), Lomita and cities north, south, and west are predominantly White, while cities to the east have far fewer White individuals and a much higher percentage of non-White individuals.

Figure 4: Predominant Population - White Majority Tracts

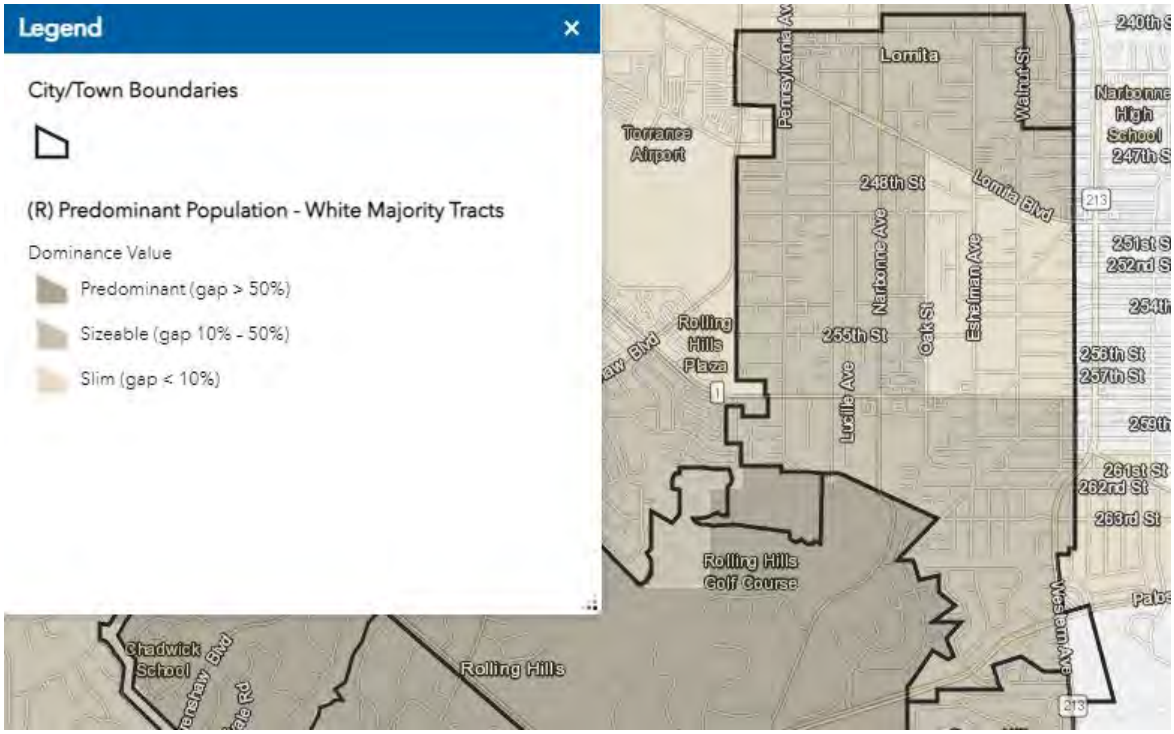



Figure 4a: Regional Predominant Population - White Majority Tracts

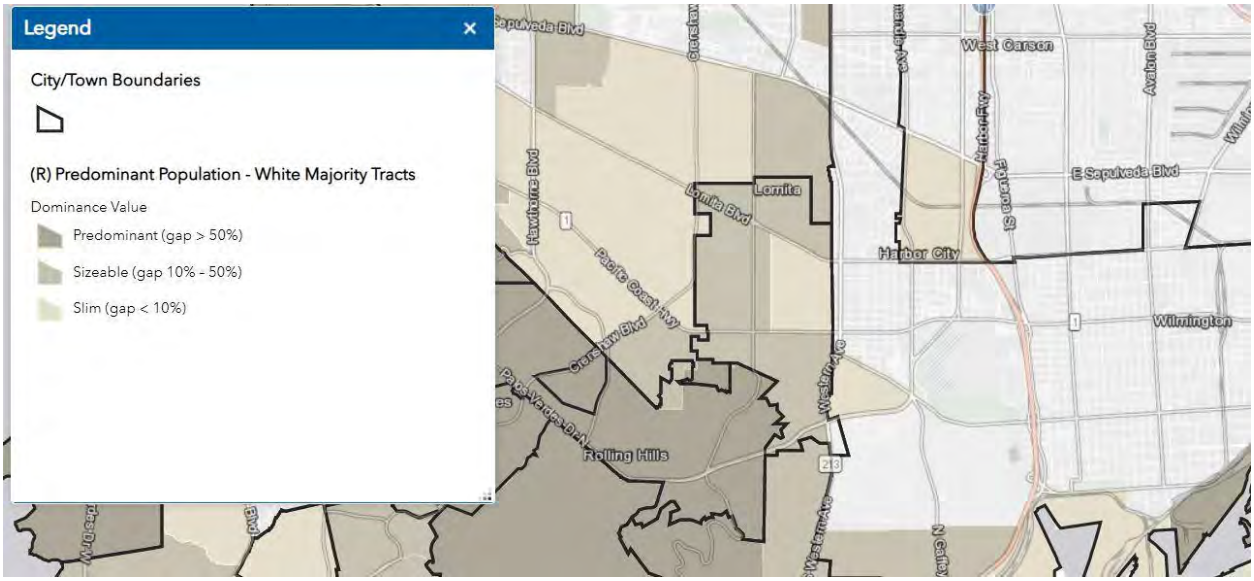


Figure 5: Racial Demographic (2018) – Block Group

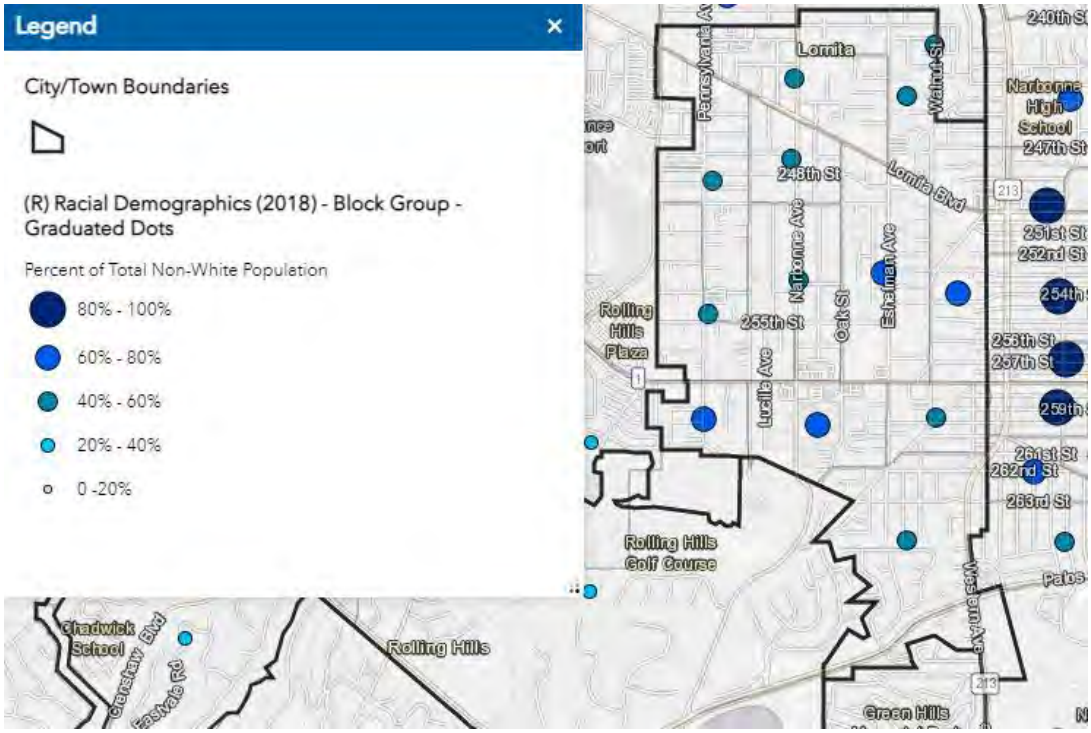
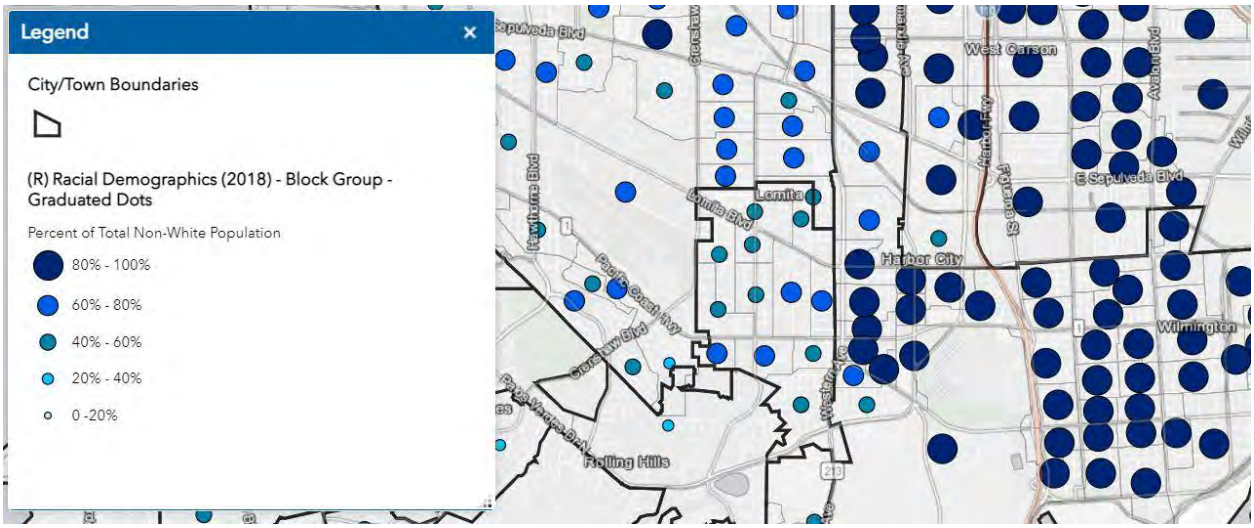



Figure 5a: Regional Racial Demographic (2018) – Block Group



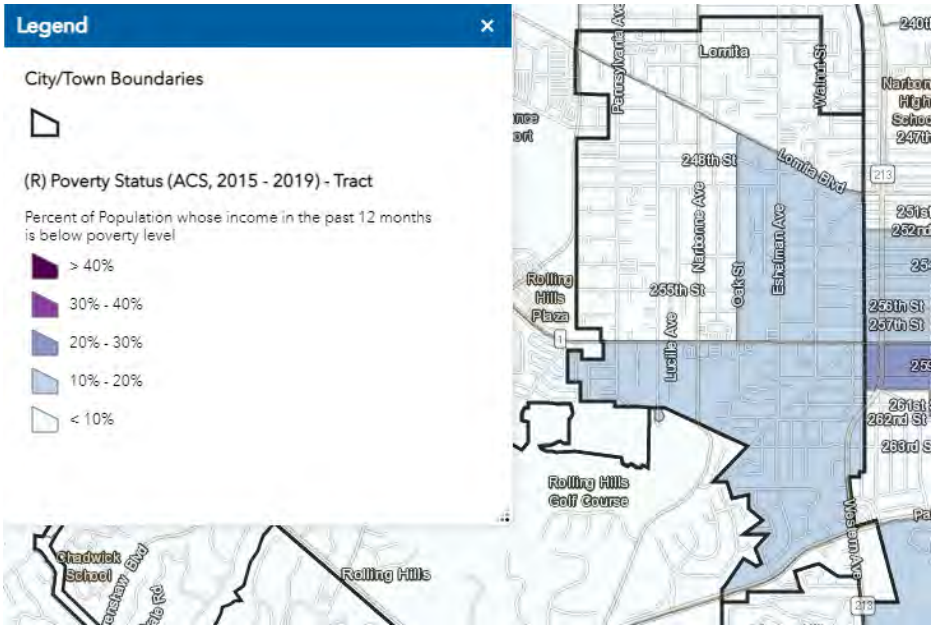

## Income

Recent Census estimates regarding poverty status of households in Lomita are shown in Figure 6. As seen in this map, there are low concentrations of poverty in two of the four Census tracts, with the poverty rate less than 20 percent for these two Census tracts. Within

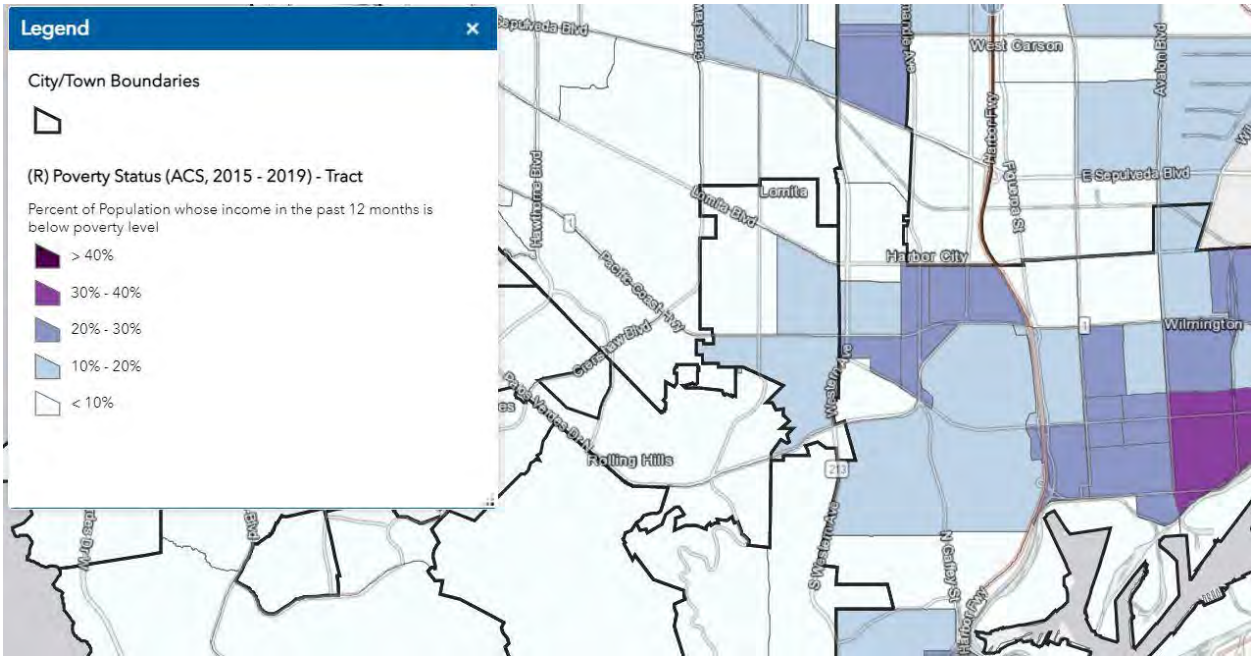
each of these Census tracts, there is one block group with a median income less than $55,000. The City experiences lower poverty rates since the last assessment, which spanned 2010–2014 (see Figure 6b). Regionally, the south and east neighboring communities experience the same or higher rates of poverty (see Figure 6a).

Figures 7, 7a, and 7b depict the trends and patterns of the local and regional median income overtime. Mirroring the poverty rate, median income increased over time. The present median incomes of each Census tract are similar to that of neighboring communities to the north, east, and south. Median incomes to the west are far higher, mirroring the increased proximity to jobs and lower poverty rates.

## Figure 6: Poverty Status (ACS 2015–2019) – Tract



## Figure 6a: Regional Poverty Status (ACS 2015-2019) – Tract




## Figure 6b: Poverty Status (ACS 2010-2014) – Tract

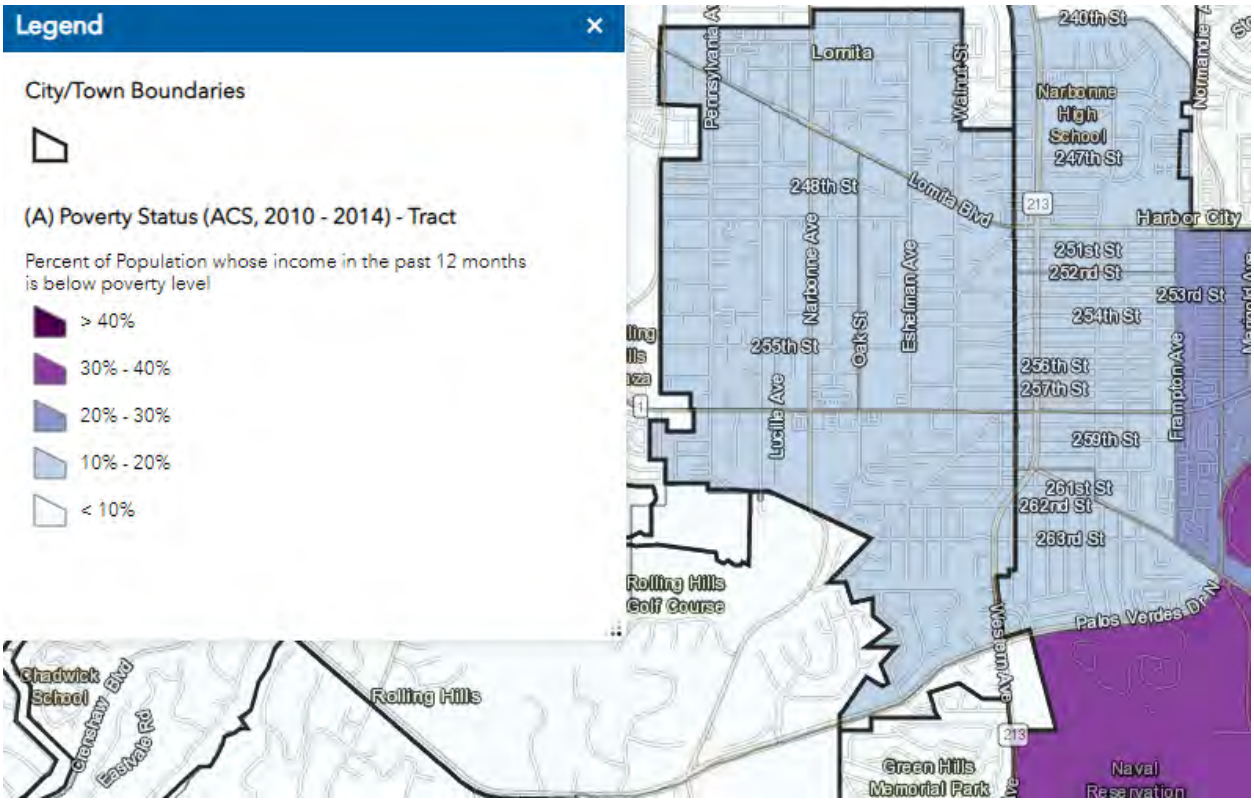


Figure 7: Median Income (ACS, 2015-2019) – Block Group

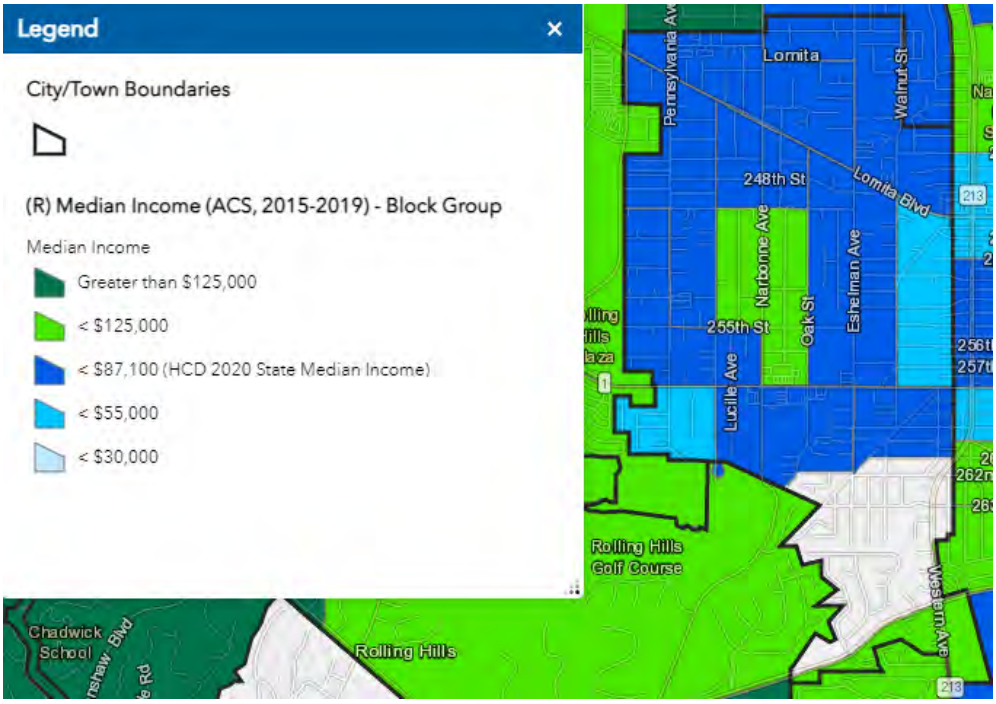
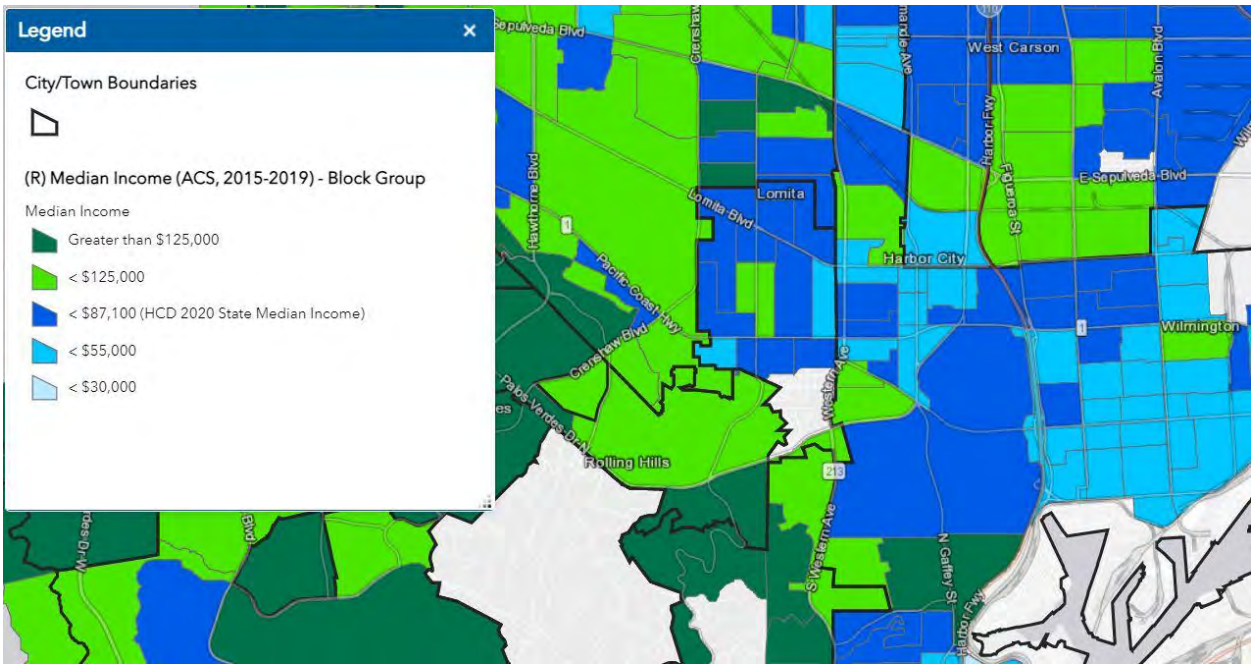
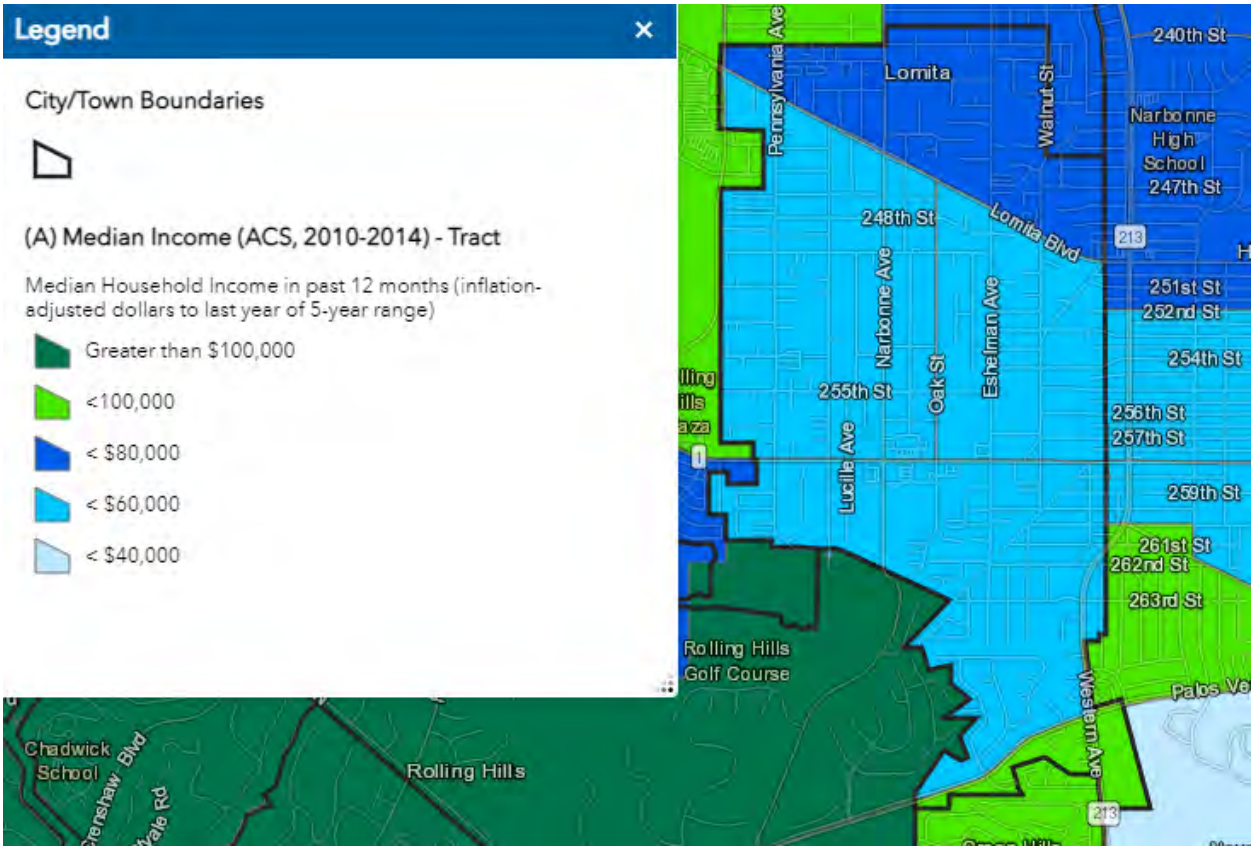



Figure 7a: Regional Median Income (ACS, 2015-2019) – Block Group



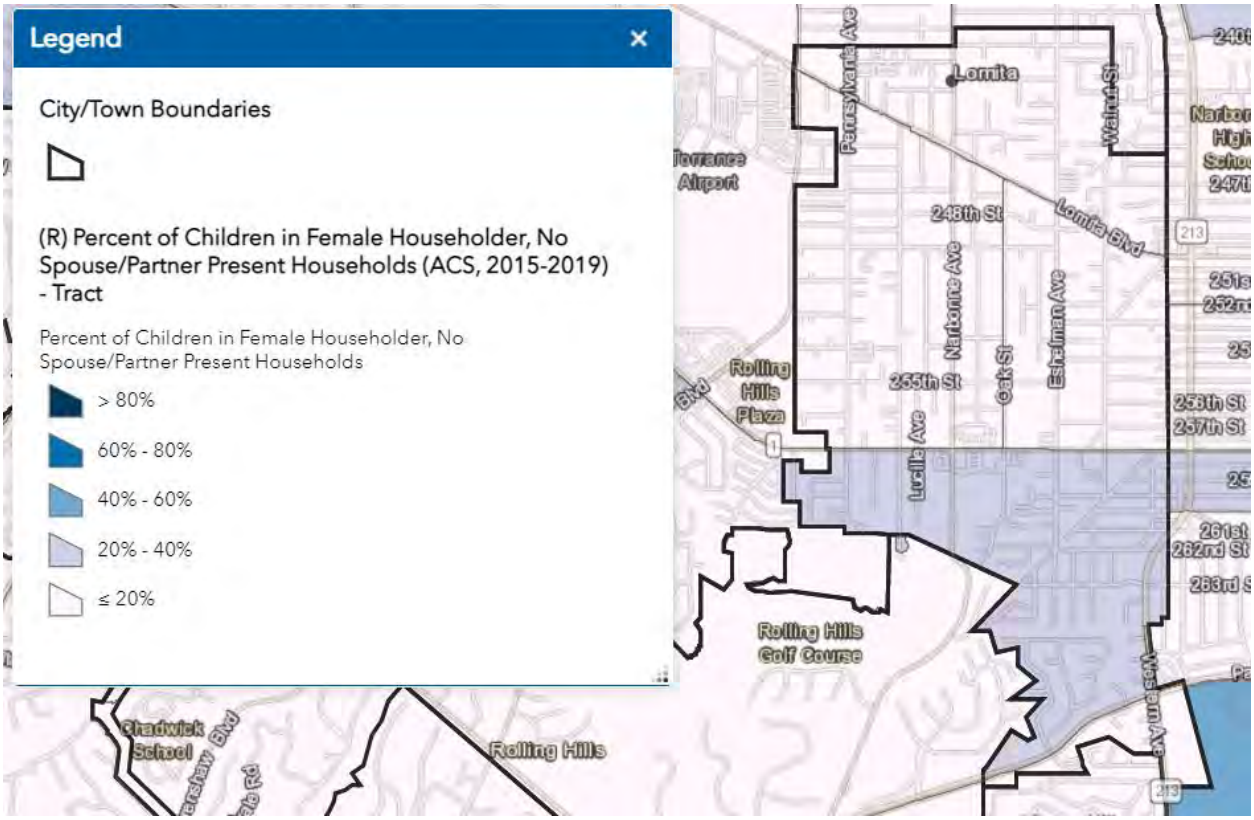
## Figure 7b: Median Income (ACS, 2010-2014) – Block Group



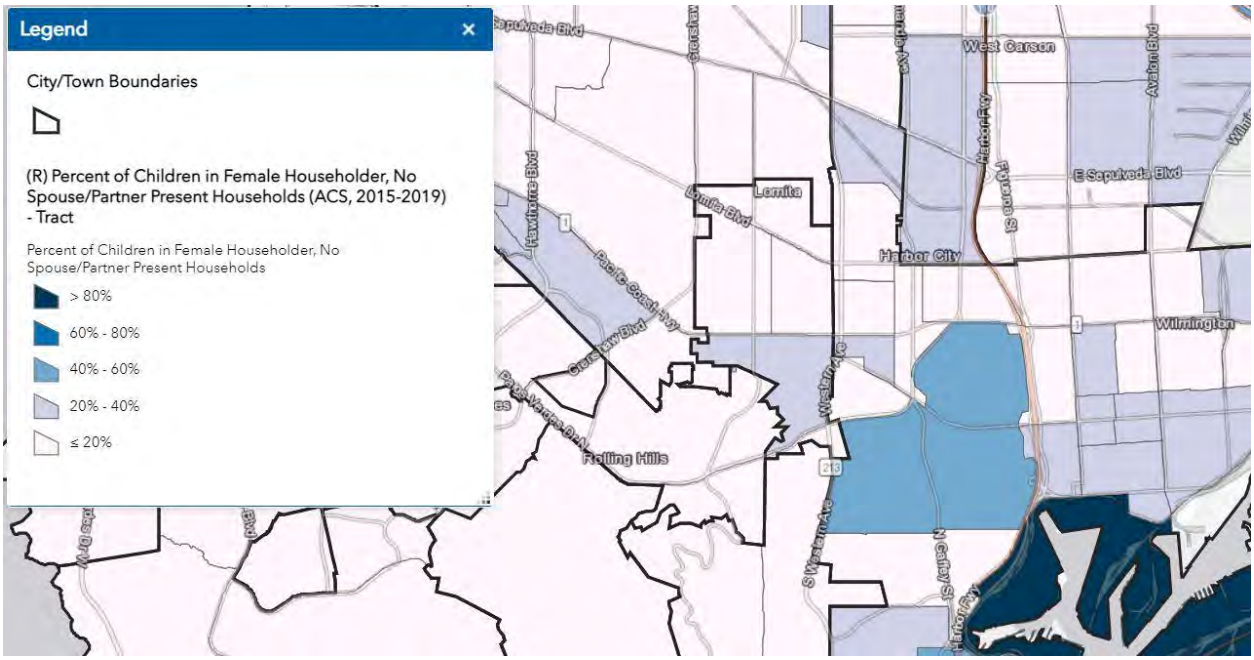

### Familial Status

Female-headed households comprise between 20 percent and 40 percent in one Census tract, as shown in Figure 8. Otherwise, the remaining Census tract have less than 20 percent female-headed households. Three Census tracts have 60 percent to 80 percent of children in married-couple households, with the fourth Census tract exceeding 80 percent. The entire Lomita community has between 40 percent and 60 percent of the population 18 years and older in households living with a spouse. Less than 20 percent of households over 18 years of age are living alone. When compared to neighboring communities (Figure 8a), Lomita is similar to the immediate context; however, farther southeast there is a much higher rate of female-headed households.

## Figure 8: Female-Headed Households



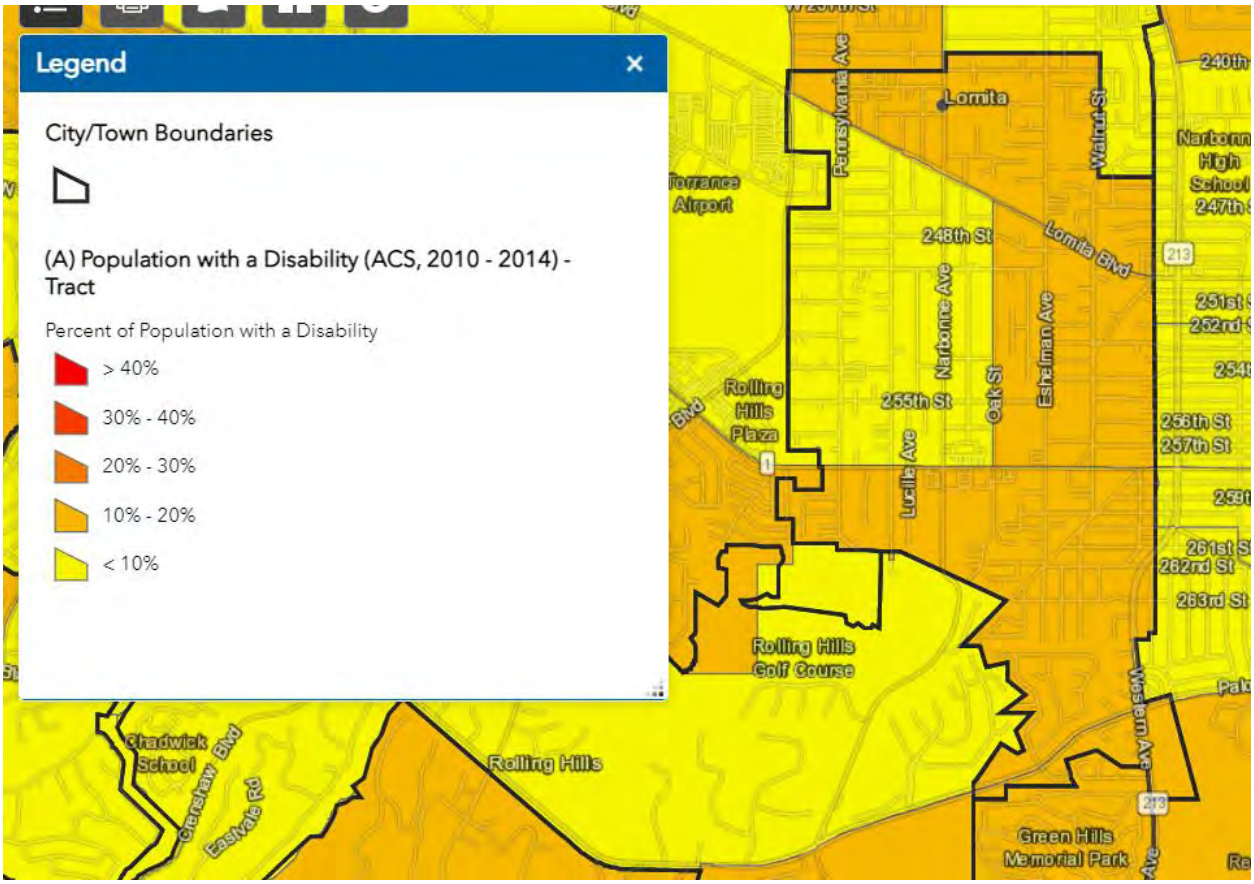

## Figure 8a: Female-Headed Households in the Region



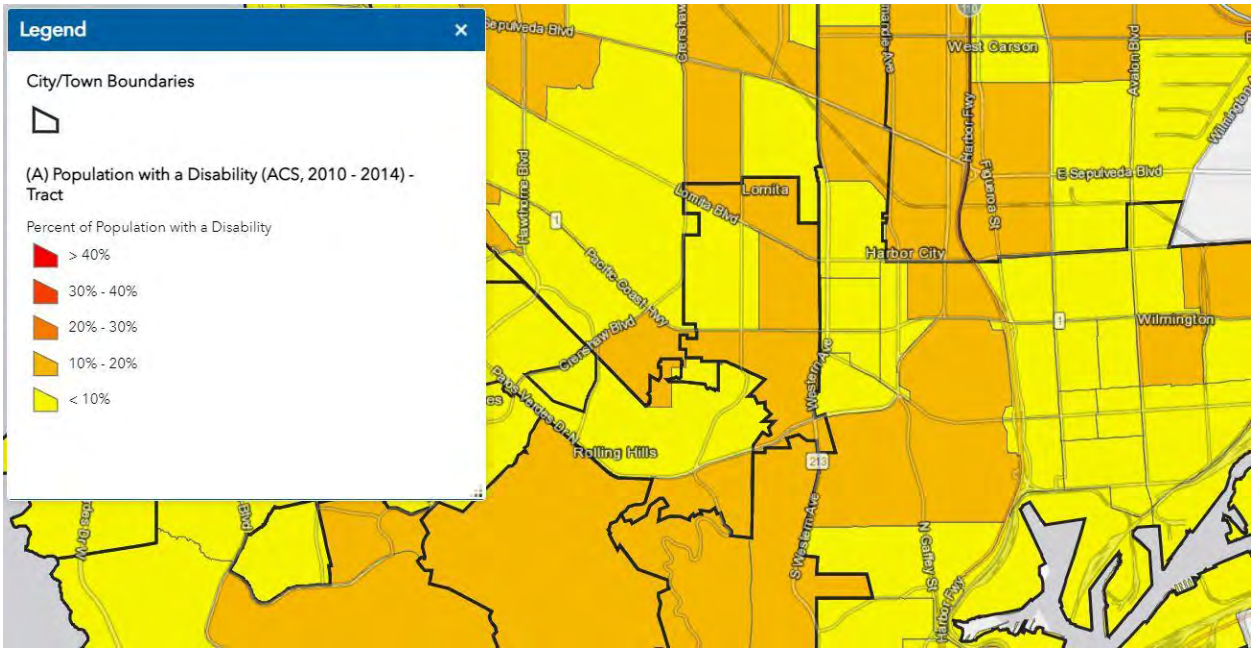
### Persons with Disabilities

The incidence of disabilities is moderate in Lomita compared to many areas of Los Angeles County. As shown in Figure 9, the percentage of residents reporting a disability is less than 20 percent in three Census tracts in the City, with the remaining Census tract less than 10 percent. Overall, the percent of population with a disability remained constant over time in every Census tract and adjacent communities. There appears to be no distinct difference between rates of disabilities in Lomita as compared to the region (Figure 9a).

## Figure 9: Population with a Disability



## Figure 9a: Regional Population with a Disability




### Findings

Given Lomita's history as a formerly redlined community, once predominately populated by non-White residents, it retains much of the area's racial integration today. Lomita is generally a racially integrated community. The UC Berkeley Othering and Belonging Institute publication The Roots of Structural Racism Project (June 2021) identified two Census tracts in Lomita as being racially integrated, and the remaining two Census tracts with low-medium segregation.

## Racially and Ethnically Concentrated Areas of Poverty

An area is designated an R/ECAP if two conditions are satisfied: first, the non-White population, whether Hispanic or non-Hispanic, must account for at least 50 percent of the Census tract population. Second, the poverty rate in that Census must exceed a certain threshold. That threshold is set at either 40 percent or three times the overall poverty rate, whichever is lower. No R/ECAPs are identified in the City of Lomita, as shown in Figure 10. Additionally, Figure 10a compares this data to Lomita's surrounding cities where R/ECAPs are located to the south.

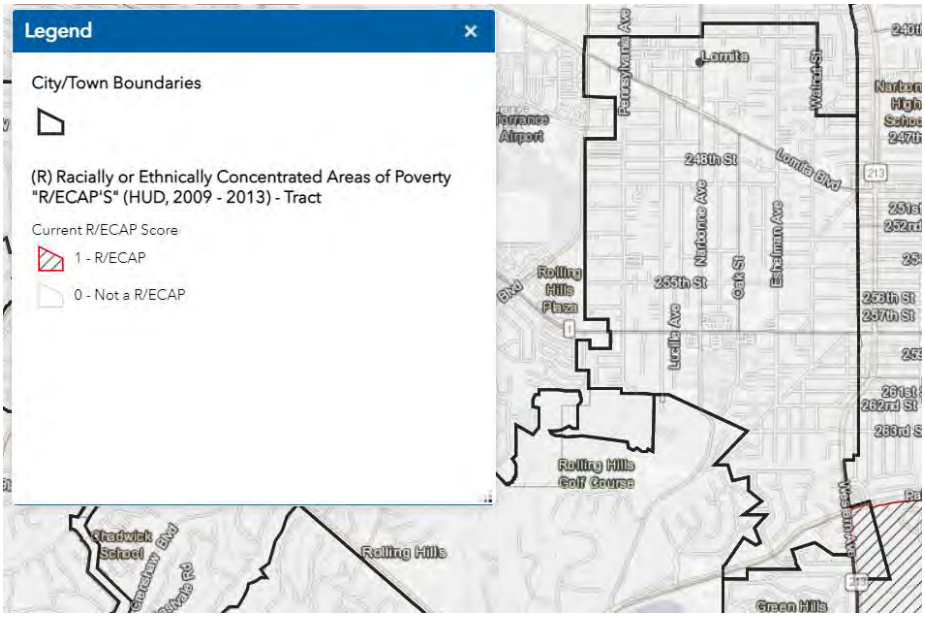
Further, while R/ECAPs indicate high concentrations of non-White residents where a disproportionate number of residents live in poverty, areas of affluence indicate Census tracts where 80 percent of the population is White and the median household income is $125,000 or more. As shown in Figure 4 and Figure 7b, while the City does have a small area of those

earning $125,000 or more, the City does not have any areas where 80 percent or more of the population is White; therefore, no areas of affluence exist within Lomita.

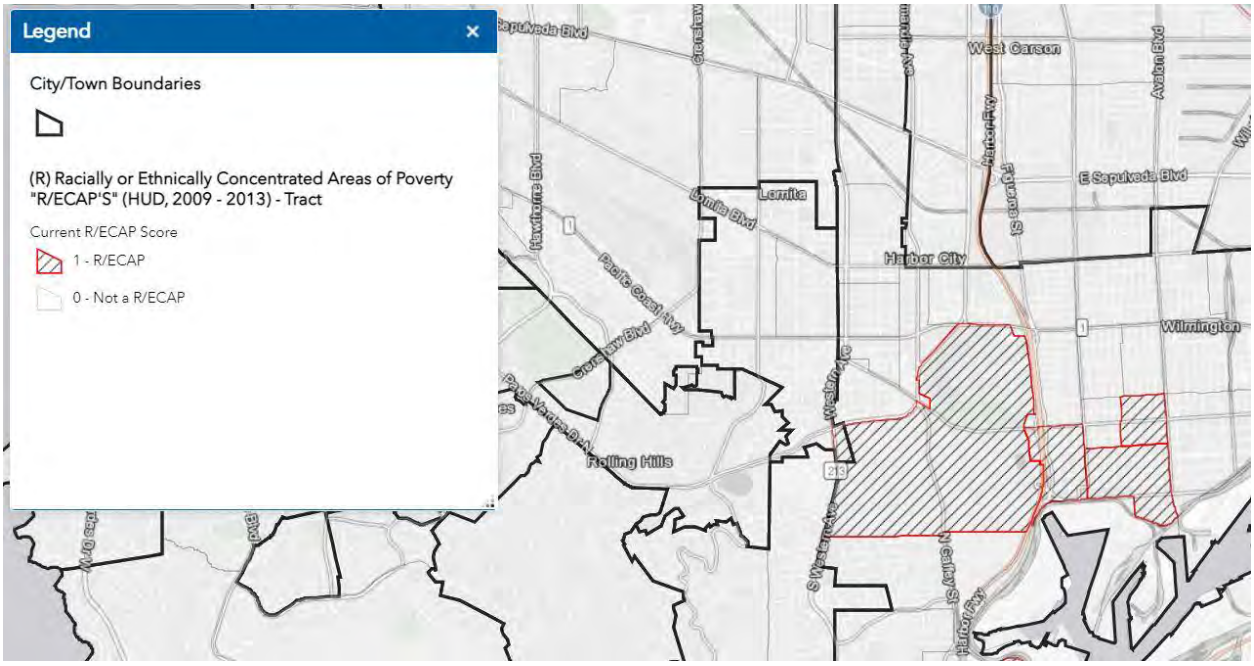
Three Census tracts are identified as "high resource," as shown in Figure 11. The southern-most Census tract is primarily identified as "moderate resource" and includes an area south of Palos Verdes Drive North as "highest resource." There is a small area identified as "low resource" due to the presence of the Naval Defense Fuel Support facility.

To the west of Lomita, communities experience consistently high resourced areas. To the west, there is also a concentration of high-income White individuals, while to the east is a more diverse population with lower median incomes and higher poverty (Figure 11a).

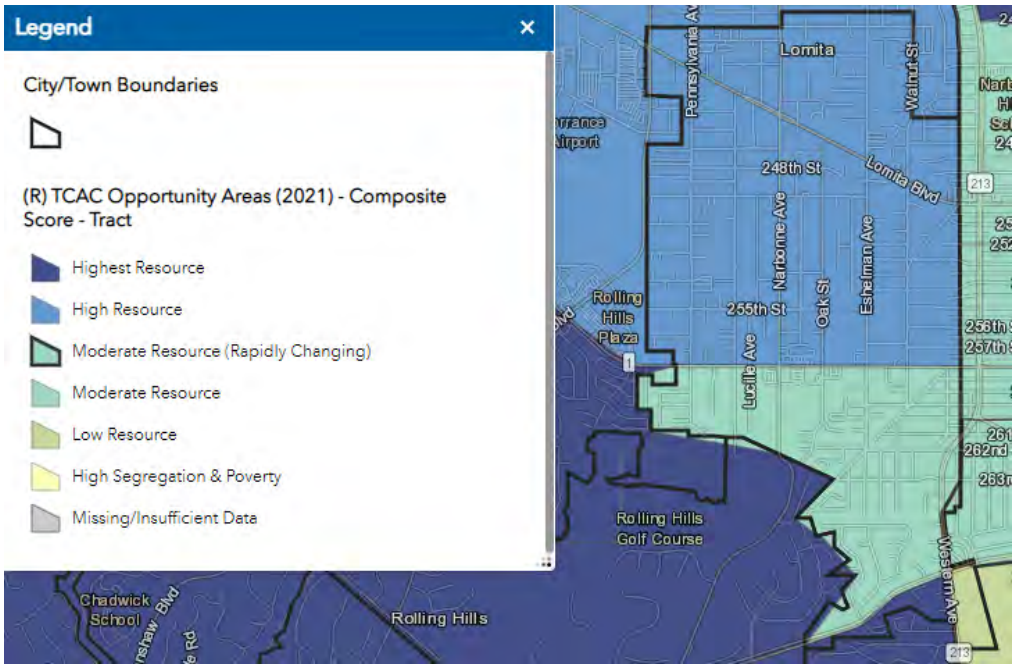
## Figure 10: R/ECAP (2009-2013)



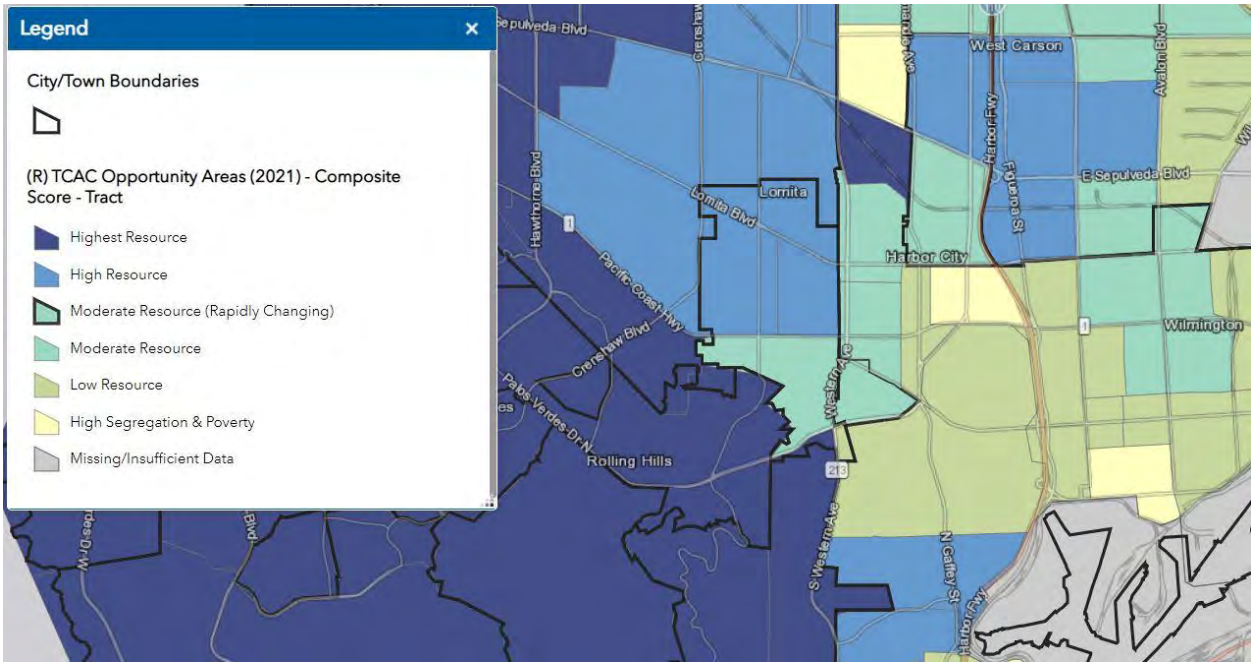
## Figure 10a: Regional R/ECAP (2009-2013)




## Figure 11: TCAC/HCD Opportunity Map



## Figure 11a: Regional TCAC/HCD Opportunity Map




### Findings

According to the 2020 TCAC/HCD Opportunity Area Map (Figure 11), Lomita is predominately within designated "highest resource" areas. Highest resource areas are those with very high index scores for a variety of educational, environmental, and economic indicators. Some of the indicators identified by TCAC include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. TCAC areas increase opportunities for affordable housing developers that qualify for tax credits. Nearly all of the sites identified at all income levels and all sites identified for lower-income housing in the Sites Inventory Form and detailed in Appendix E, Sites Analysis, are in Lomita's high-resource areas, further increasing the likelihood that affordable housing can realistically be developed within the planning period.

The City does not have any R/ECAPs or areas of affluence, as aforementioned. When compared to the surrounding area, there are R/ECAPs located southeast of Lomita. Past policies, practices, and investments that have led to the establishment of R/ECAPs in the southeastern portions may be attributed to historical underinvestment before the cities in the southern portions of Los Angeles were incorporated. The City of Lomita "began" as a residential tract (Lomita Subdivision) in the early 1900s, and became oil drilling land and agricultural lands in the 1920s. The Lomita Subdivision covered 7 square miles in 1907, and further development was spurred. Lomita became a center for agriculture and oil extraction

activities in the South Bay area. By 1935, the developed areas of Lomita were redlined, leaving residents with little access to home loans.

The LA Conservancy notes that even though the 1930s continued to be a relatively prosperous time in Los Angeles due to a booming entertainment industry, the Great Depression took its toll on a large percentage of Los Angeles' population. Architecture critic Esther McCoy wrote that during the Depression, "30 percent of all dwellings in Los Angeles had no inside toilet, 50 percent had no bathtub, and 20 percent were unfit for human habitation." To combat the high rates of substandard habitation, public housing developments were developed throughout Los Angeles County. Occupying a hilly site in Lomita near the Palos Verdes peninsula, Harbor Hills opened in 1941. Harbor Hills was developed by the HACoLA and still offers more than 300 affordable units on a 27-acre site in Lomita.

The City of Lomita incorporated in 1964, at which point, the City was mostly built out with scattered vacant parcels. The push for incorporation was primarily a result of wanting to keep a small-town atmosphere, which is reflective of Lomita today, demonstrating that the patterns over time as it relates to policies and community outlook continue today. The community is known for the generations of families that call Lomita home. Local businesses, schools, religious organizations, and other institutions have thrived due to a supportive and stable community and government. Lomita is gradually seeing development that is changing some of the long-standing characteristics of the built environment, but the sense of community character remains unchanged.

## Disparities in Access to Opportunity

Lower-income households and racially segregated communities are disproportionately impacted by a combination of locational factors such as proximity to landfills, areas prone to flooding, freeways, industrial areas, and other toxins and pollutants.

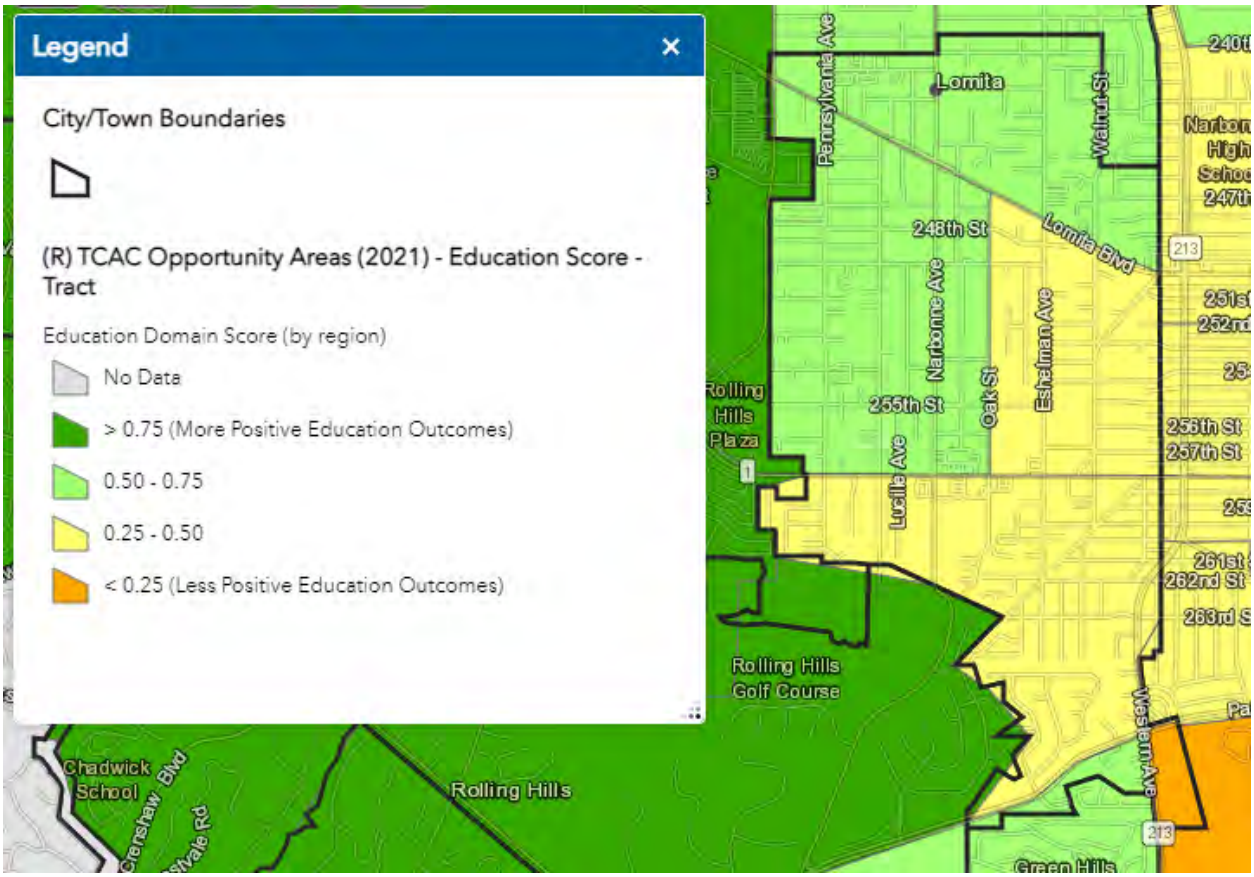
The location of affordable housing in areas proximate to resources provides lower-income residents with increased access to opportunities, such as increased education through quality schools, employment options, transportation options, low poverty exposure, and environmentally healthy neighborhoods. Research indicates that among various economic and social factors, being in proximity to certain amenities can encourage positive critical life outcomes. Areas that offer lower-income households the best chance at economic advancement, high educational attainment, and good physical and mental health are ideal for affordable housing development.

### Education

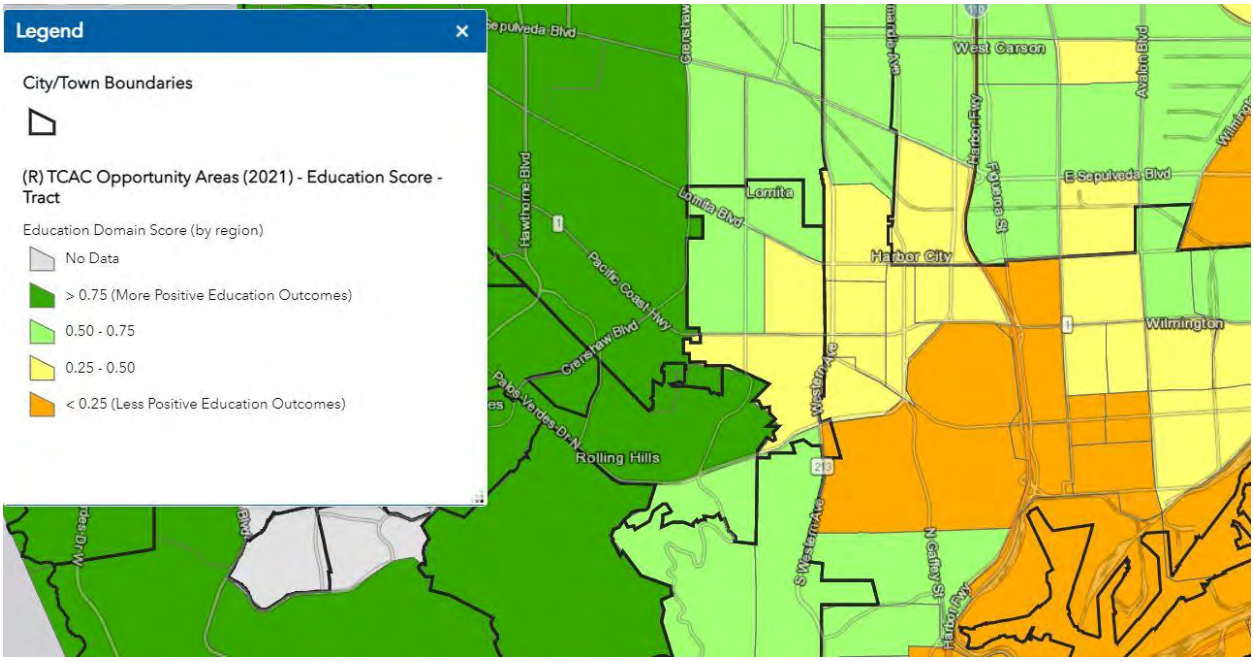
Lomita's education domain score represents the range of education outcomes. When compared to surrounding coastal communities, Lomita's score is lower but higher when compared to communities to the east. Lomita's score ranges from 0.25 to 0.75, representing a range of moderate education outcomes, as shown in Figure 12. When comparing the

education domain score to Figure 4, White Majority Tracts, it appears the populations with fewer White individuals, in the southeast of the city, experience lower educational domain scores. And the area shown to have a median income of $125,000 or more in Figure 7 has higher educational outcomes. Communities to the west of Lomita experience greater scores, while the communities to the east experience lower scores (Figure 12a).

## Figure 12: Education Domain Score



## Figure 12a: Regional Education Domain Score

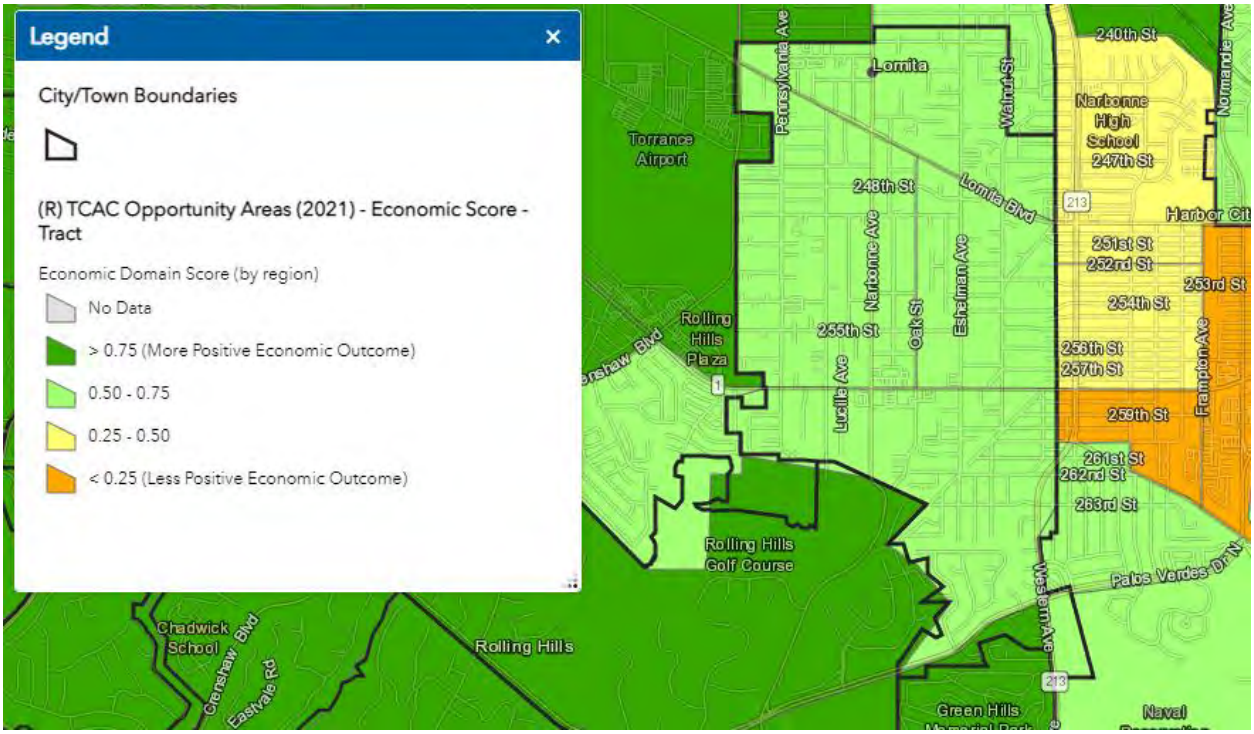



### Employment

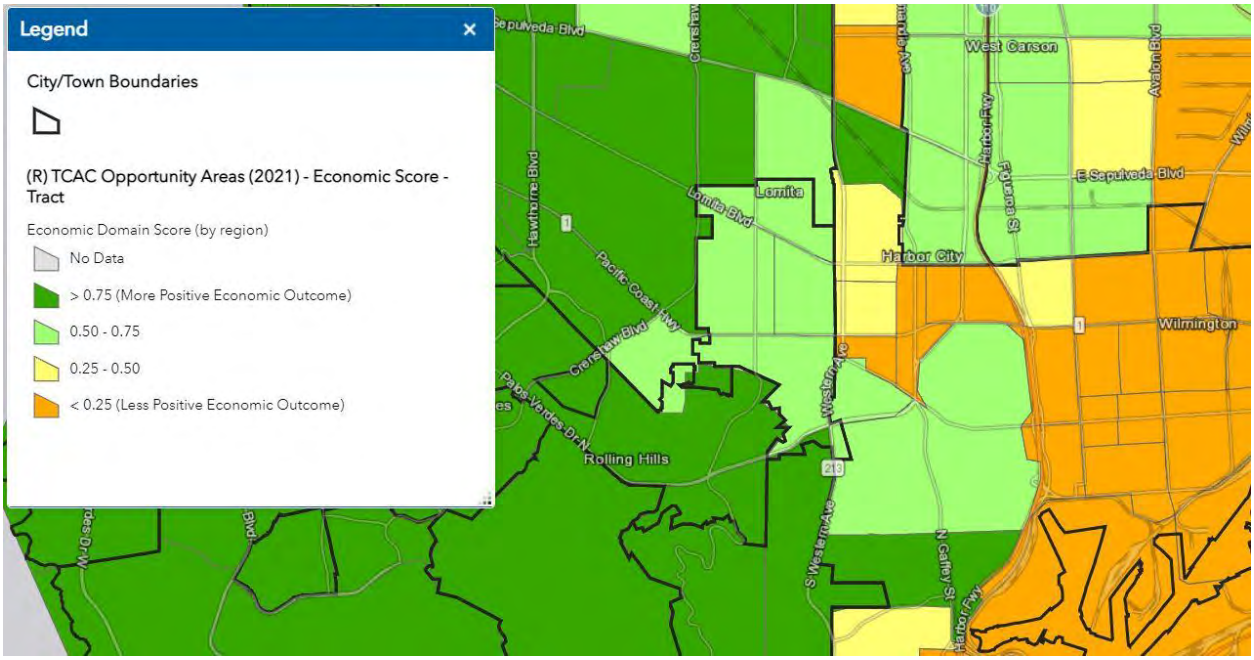
Lomita's economic domain score represents the range of economic opportunities in the area. When compared to surrounding coastal communities, Lomita's score is lower, but higher when compared to communities to the east. Lomita's score ranges from 0.50 and up, which shows a relatively positive economic outcome, as shown in Figures 13 and 13a. Further, Figure 14 show that those in the northern and western portions of the City have the greatest access to employment based on proximity, ranging from 40 to 80 in the highest block groups and as low as 20 to 40 in the southern and eastern areas of the community. Further, the southernmost portion of Lomita's has the farthest proximity. The sites identified in the Housing Element Sites Inventory are located in those areas with highest proximity to employment opportunities and public transit, to give those without a vehicle better access to employment. When comparing the jobs proximity index to Figure 4, White Majority Tracts, populations with fewer white individuals, in the southeast of the City, experience lower proximity to jobs. And the area shown to have a median income of $125,000 or more in Figure 7 has moderate proximity to employment.

Similar to poverty rates and median income, the cities west of Lomita enjoy high economic scores while cities to the east experience lower domain scores. However, cities to the east, west, and south experience low proximity to employment scores while the communities to the north experience higher index scores (Figure 14a).

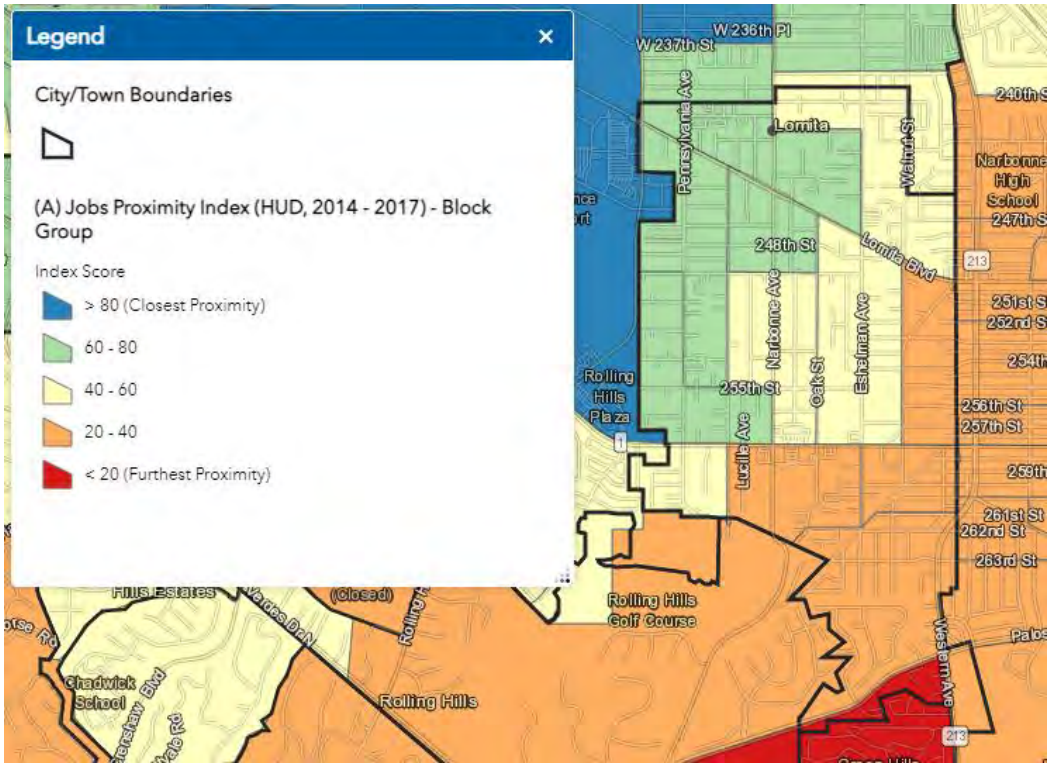
## Figure 13: Economic Domain Score



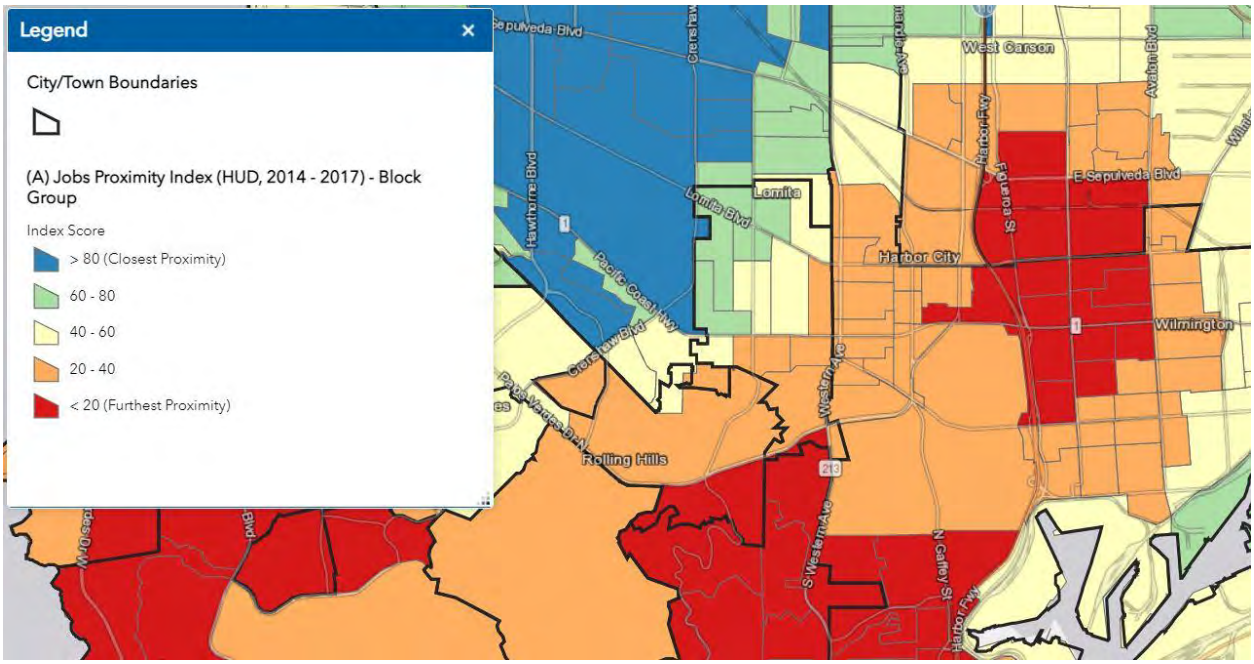

## Figure 13a: Regional Economic Domain Score



## Figure 14: Jobs Proximity Index




## Figure 14a: Regional Jobs Proximity Index

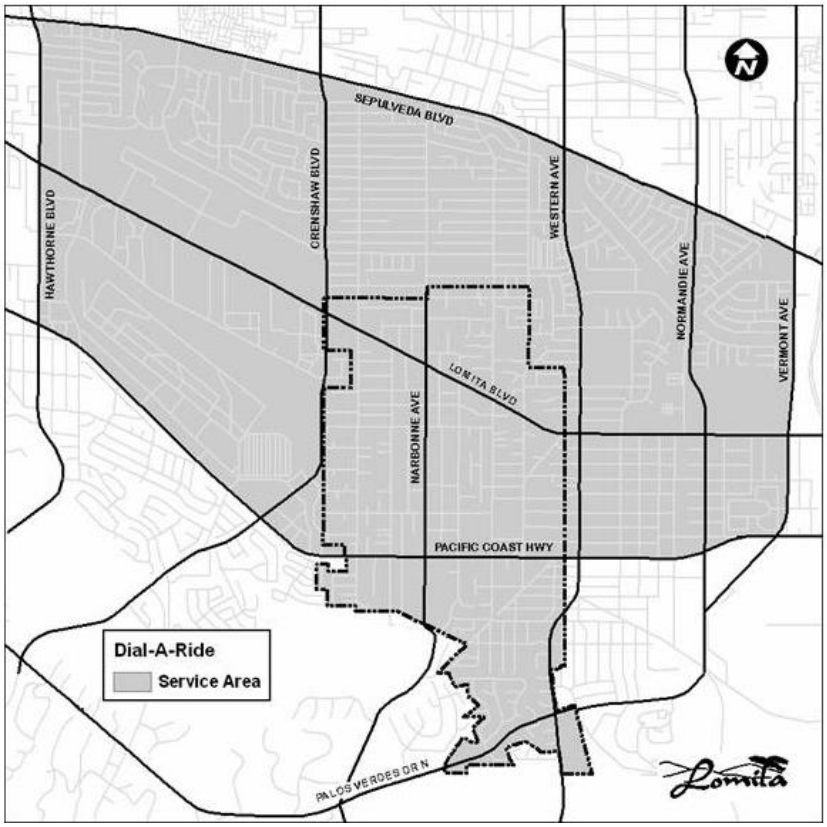


### Transportation

Lomita is served by local bus lines that run along Pacific Coast Highway, Crenshaw Boulevard, Lomita Boulevard, and Narbonne Avenue. All sites identified in the Housing Element Sites Inventory as accommodating the lower-income housing need are identified along these bus routes to increase mobility opportunities, especially for lower- and extremely low-income households.

Additionally, the City sponsors a taxicab program for older adults and residents of Lomita with a disability. Service is provided on a round-the-clock basis to and from any point within the service area and the six satellite points. Residents 65 years of age and older or persons with a disability of any age are eligible. The service area covers all of Lomita and extends outside of the City's limits, and is limited to trips originating and terminating in the area between Hawthorne Boulevard and Vermont Avenue, between Sepulveda Boulevard and Pacific Coast Highway, and where the City boundary crosses over Pacific Coast Highway. Figure 15 shows the service area for this program.

## Figure 15: Dial-A-Ride

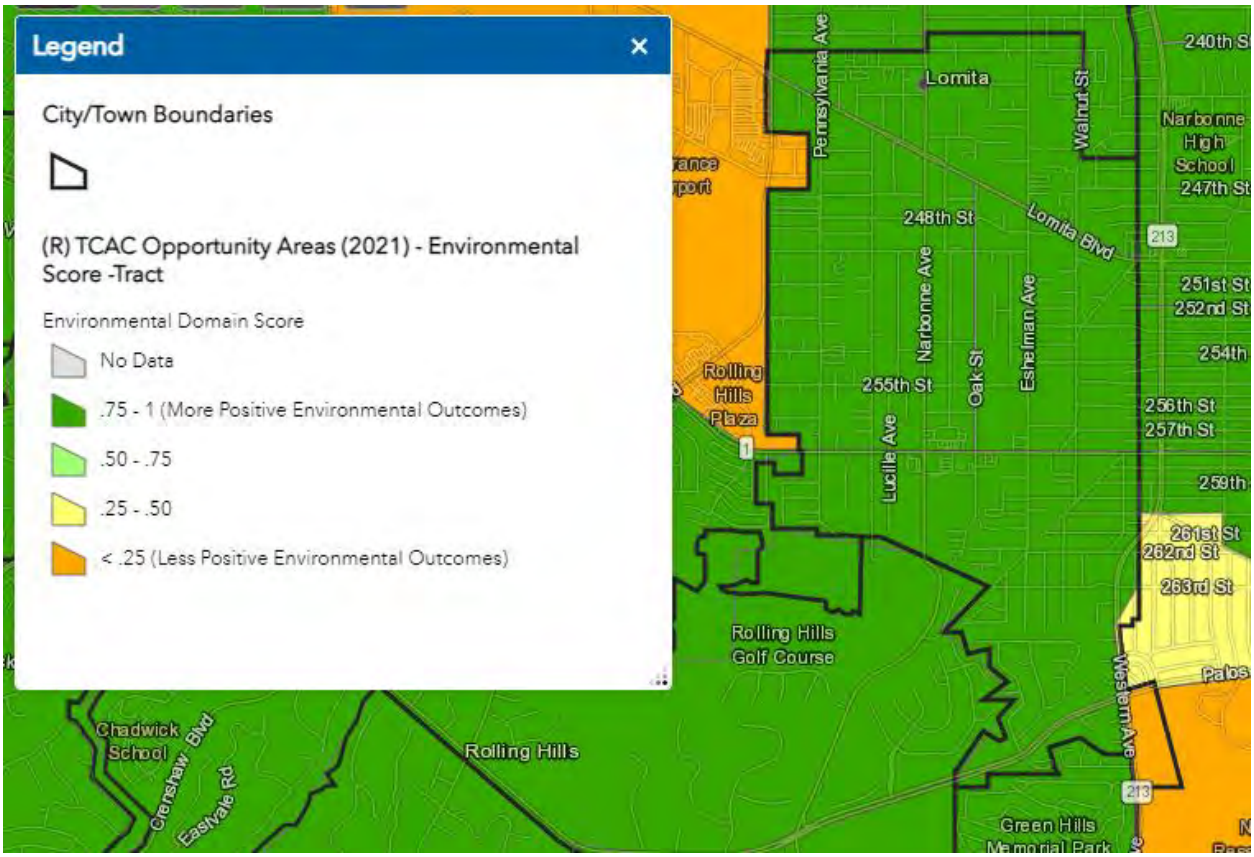



### Healthy Environment

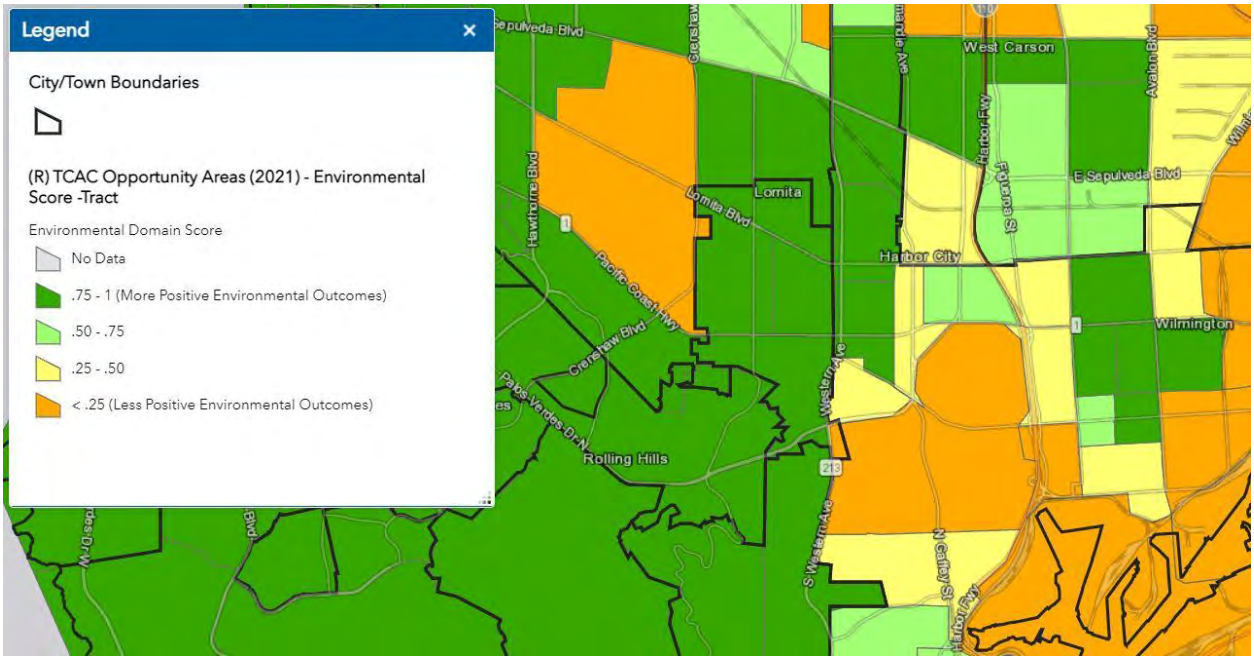
Lomita's environmental domain score represents more positive environmental outcomes throughout the City. Figure 16 shows that Lomita ranks between 0.75 and 1.0. This score is

consistent throughout the Census tracts and there is little disparity across the City. The communities to the west of Lomita enjoy higher environmental scores, while the cities to the east experience lower scores (Figure 16a).

## Figure 16: Environmental Domain Score



## Figure 16a: Regional Environmental Domain Score




### Disparities in Access to Opportunity for Persons with Disabilities

As discussed previously, the percentage of residents reporting a disability in Lomita is less than 20 percent in three Census tracts in the City, with the remaining Census tract less than 10 percent. Further in 2019, 27 percent of those with a disability in Lomita were made up of adults age 65 years and older. As the population ages, mobility among older adults can become increasingly limited. The Sites Inventory of the Housing Element identifies capacity along the City's mixed-use corridors, increasing opportunities for future residents to access public transit and to reach needed services without reliance on automobiles. Program 19 of the Housing Element aims to increase opportunities for accessibility in housing for those with a disability.

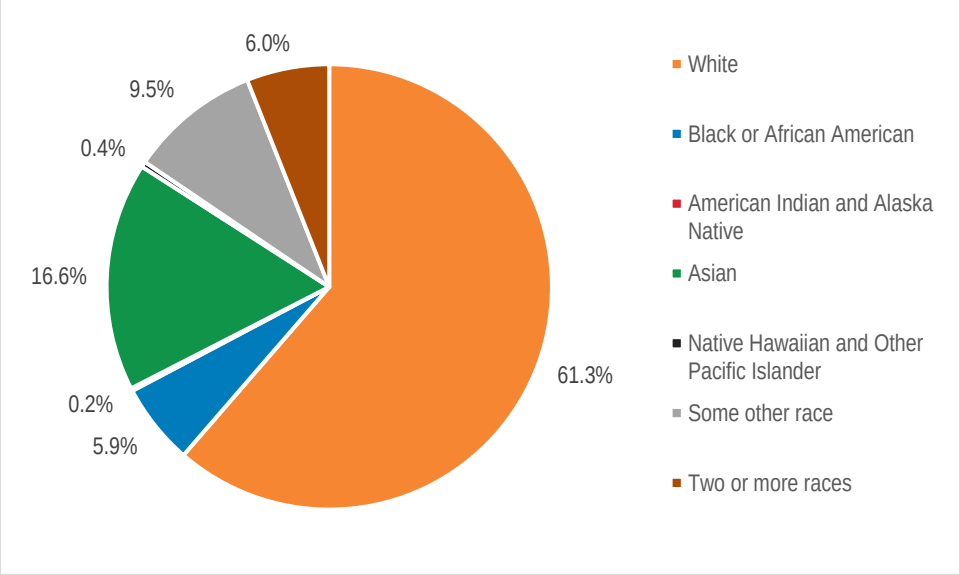
### Findings

As shown in this section, Lomita has moderate to high access to opportunity throughout the City. Therefore, there is a weak relationship between disparities in access to opportunities and population subgroups. Those sites identified in the Housing Element Sites Inventory have been identified in those areas with close proximity to employment, education, services, and other resources to capitalize on the existing mixed-use corridors and the opportunities offered by the area. The mixed-use areas of the City offer increased opportunities for mobility via walking and bicycling for those who wish to take advantage of the central location near all needed amenities and resources Lomita has to offer. Further the mixed-use areas provide access for those who rely on public transit and for those who rely on an automobile.

## Disproportionate Housing Needs, Including Displacement

Homeownership is the largest asset of most households in the U.S. and, for many households, provides an opportunity to build wealth. Over generations, many households have used wealth gained through homeownership to send their children to college or invest in other opportunities, creating access to more wealth. One of the most prevalent consequences of residential segregation is the intergenerational inaccessibility of homeownership. In 2019, approximately 47 percent of Lomita's occupied housing stock was owner-occupied and approximately 53 percent was renter-occupied. Additionally, approximately 25 percent of homeowners in Lomita are of Hispanic origin, who may be of any race or multiple races. While White households make up approximately 57 percent of the population, they make up nearly 71 percent of total owner-occupied housing units. Figure 17 below shows the race of homeowners in Lomita.

## Figure 17: Race/Ethnicity of Homeowners



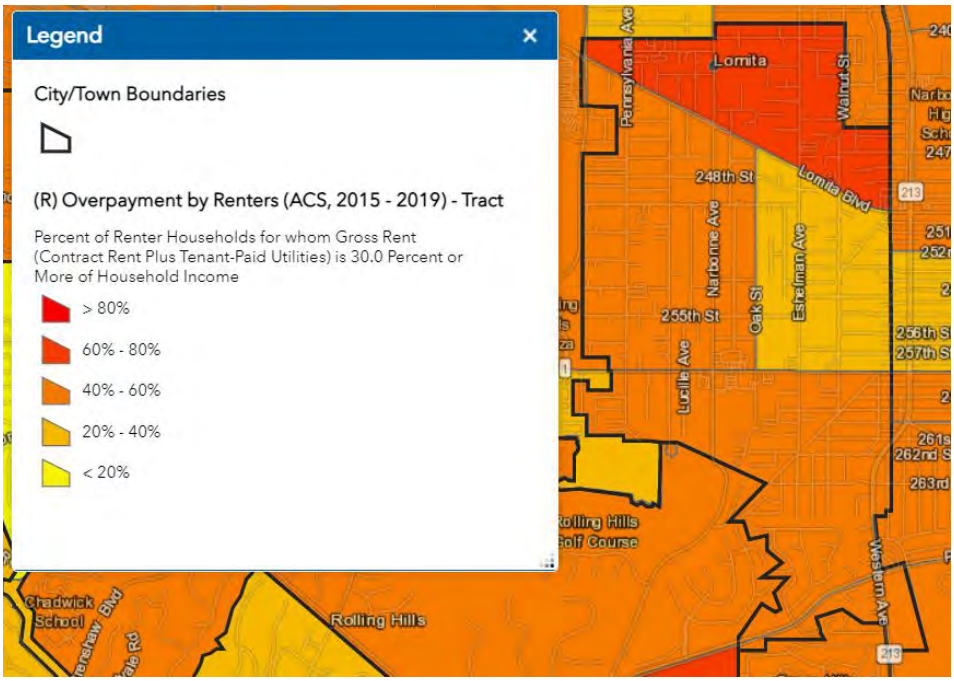

### Cost Burden

According to the Federal government, rental housing is considered "affordable" if the people living there pay no more than 30 percent of their income for rent or mortgage. The renter cost burden in the City can be seen in Figure 18, with 20 to 80 percent of the population within the given Census tract who are cost burdened. Figure 19 shows that homeowners in Lomita are less cost burdened by their housing costs, representing 20 to 60 percent of the population.

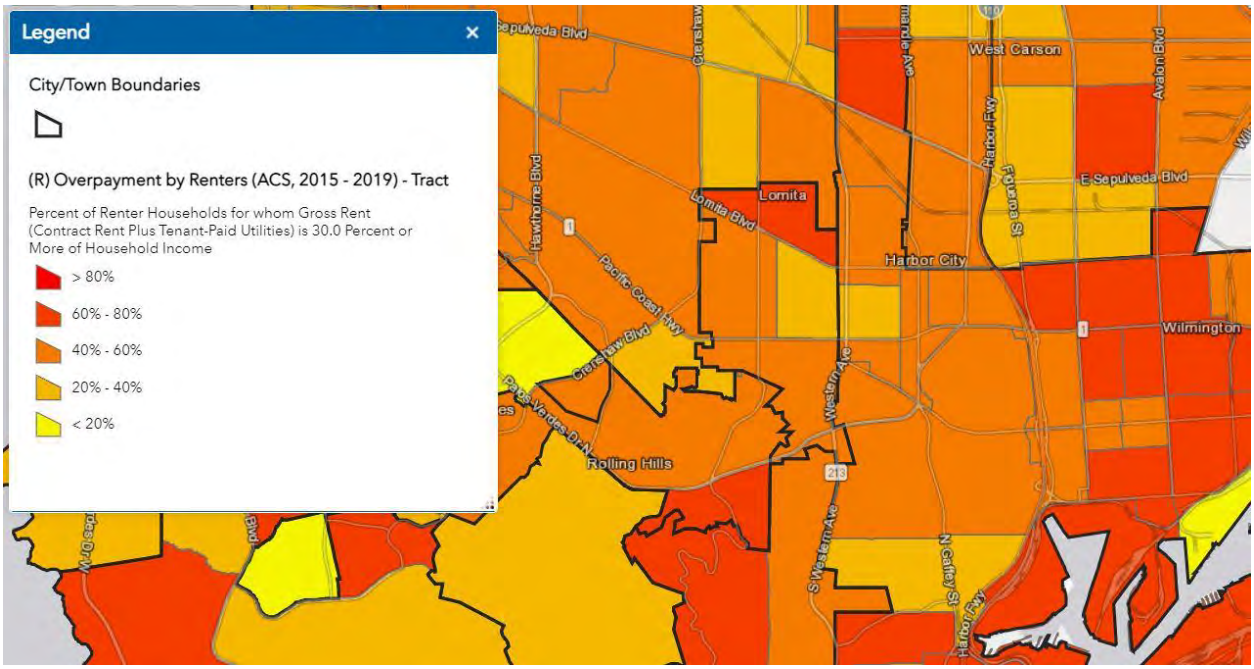
In 2019, approximately 51 percent of rental households in Lomita spend more than 30 percent of their income on housing, while approximately 37 percent of homeowner households with a mortgage spend more than 30 percent of their income on housing; 33 percent of all homeowner households do not have a mortgage. As rents continue to rise,

outpacing median income, more rental households will continue to be burdened by housing costs, leaving homeownership further out of reach for many. Renter and owner cost burden is extremely prevalent throughout the region (Figures 18a and 19a).

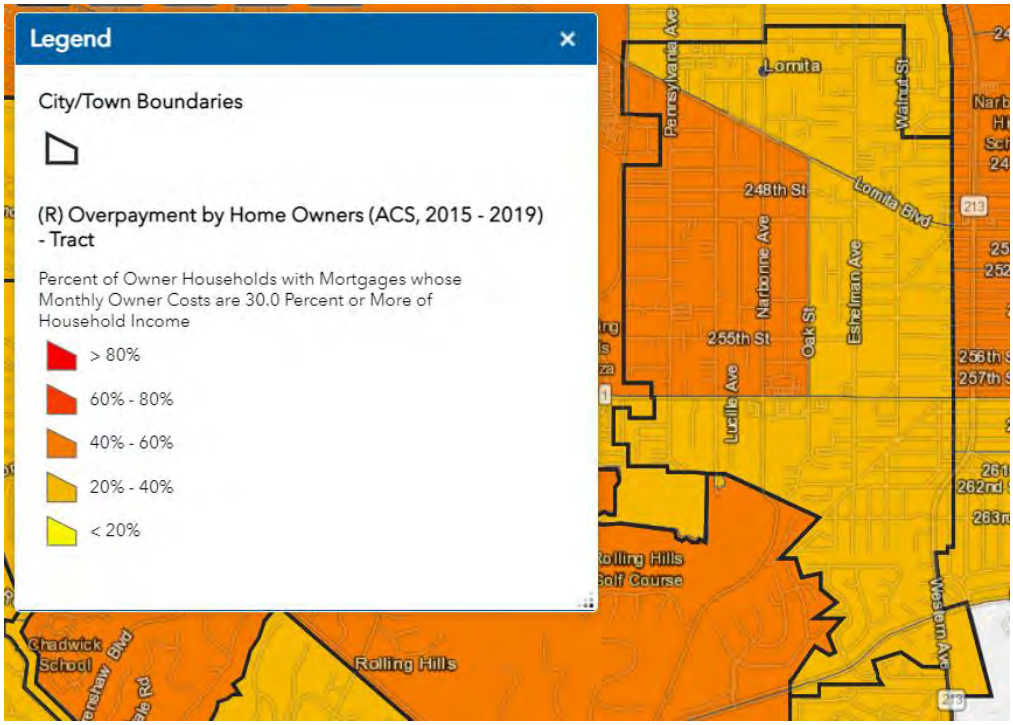
## Figure 18: Renter Cost Burden



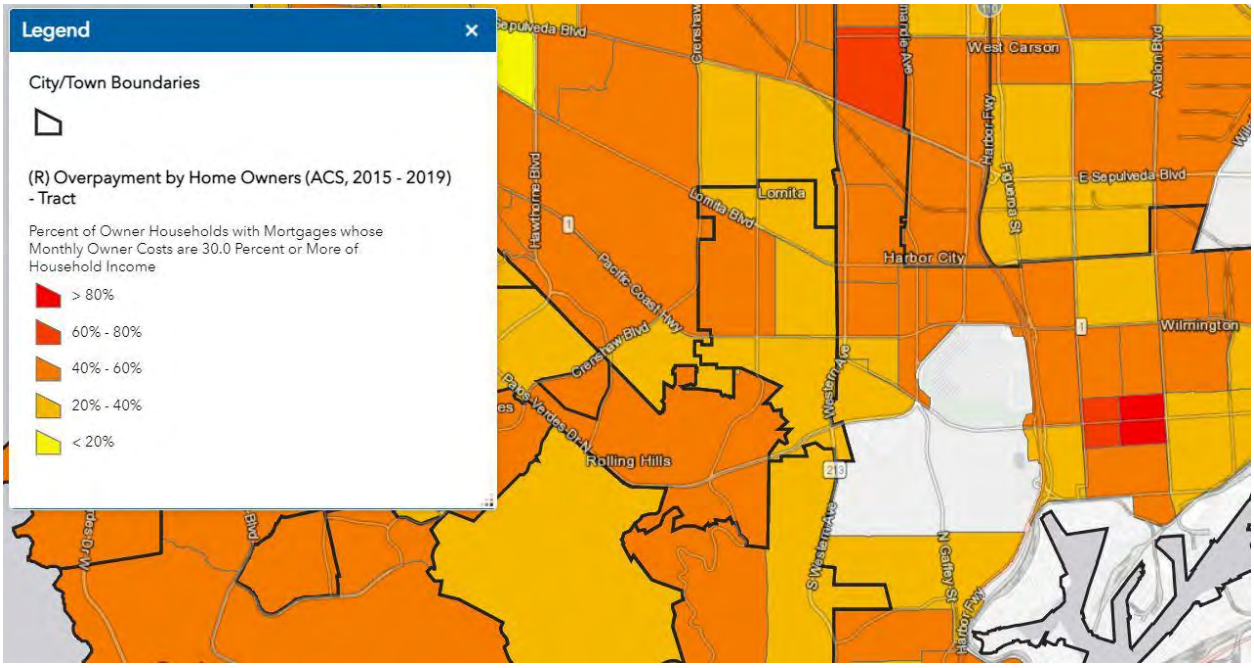

## Figure 18a: Regional Renter Cost Burden



## Figure 19: Homeowner Cost Burden




## Figure 19a: Regional Homeowner Cost Burden



## Overcrowding

Overcrowding is defined by the U.S. Census Bureau as a housing unit occupied by more than one person per room. A severely overcrowded household is defined as one with more than 1.5 persons per room. As shown in Figure 20, those overcrowded households in Lomita are located in the eastern middle portion of the City, ranging from 12 to 15 percent; the rest of the City is less than the statewide average of 8.2 percent. Further, as shown in Figure 21, all of Lomita falls in the lowest category at or below 5 percent. To the east of the City of Lomita, neighboring cities experience far greater levels of overcrowding and severe overcrowding (Figures 20a and 21a).

Lower rates of overcrowding may lead to more positive health outcomes. For example, studies have shown that there is a strong correlation between crowded households and the probability of COVID-19 infection.[1] In particular, crowded households provide less opportunities for a person infected with COVID-19 to isolate themselves from the rest of the household.[2] When comparing the overcrowded households tract map to Figure 4, White Majority Tracts, it appears the populations with fewer White individuals, in the southeast of the City, experience higher rates of overcrowding.

1 Columbia University Irving Medical Center. 2020. "Crowded Homes, Poor Neighborhoods Linked to COVID-19." June 18, 2020. https://www.cuimc.columbia.edu/news/crowded-homes-poor-neighborhoods-linked-covid-19.

2 Botts, J., and L. Bénichou. 2020. "The neighborhoods where COVID collides with overcrowded homes." CalMatters. June 12, 2020, Updated June 26, 2020. https://calmatters.org/projects/california-coronavirus-overcrowded-neighborhoods-homes/.

Figure 20: Overcrowded Households

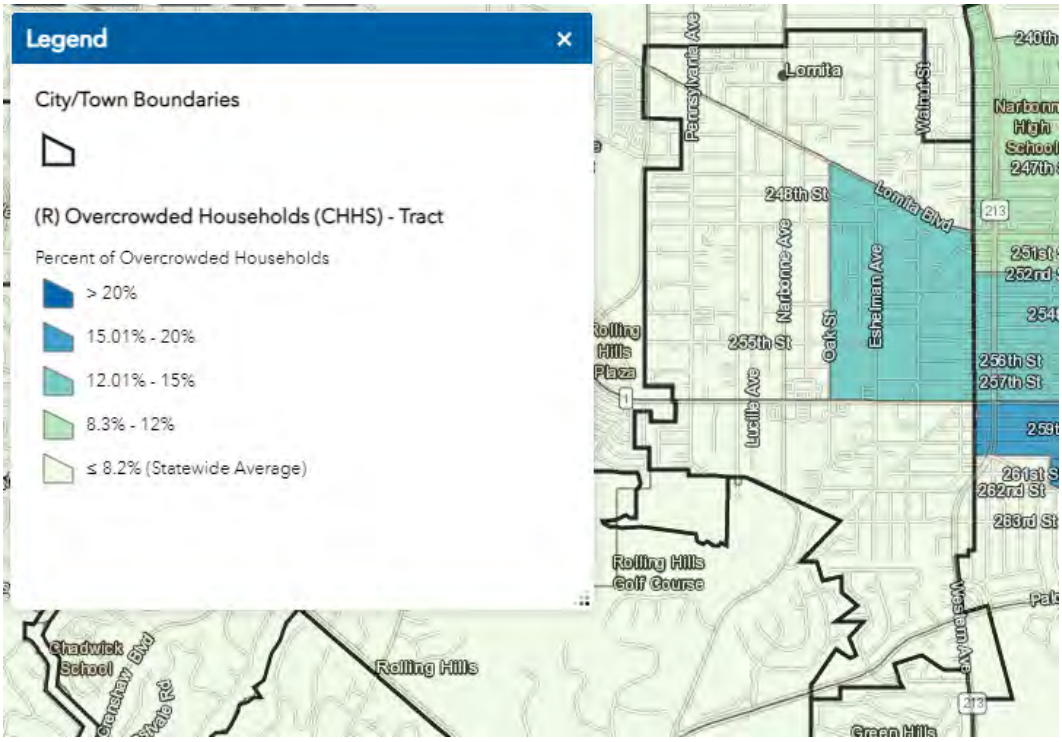



Figure 20a: Overcrowded Households in the Region

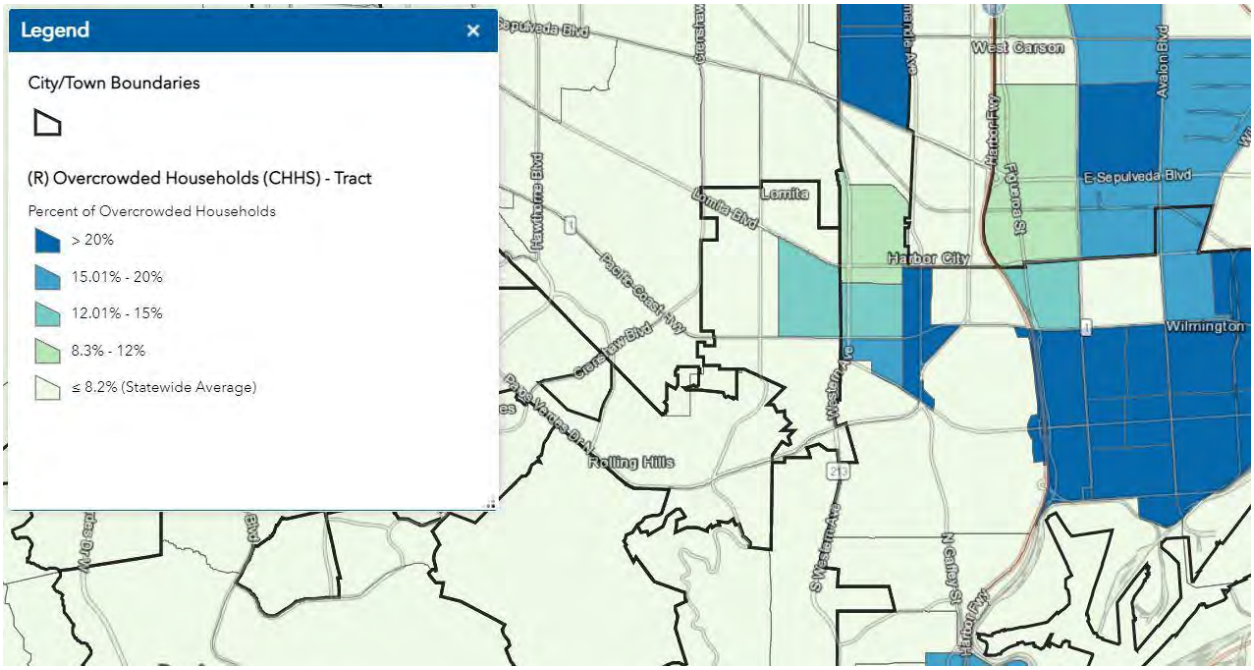


Figure 21: Severely Overcrowded Households

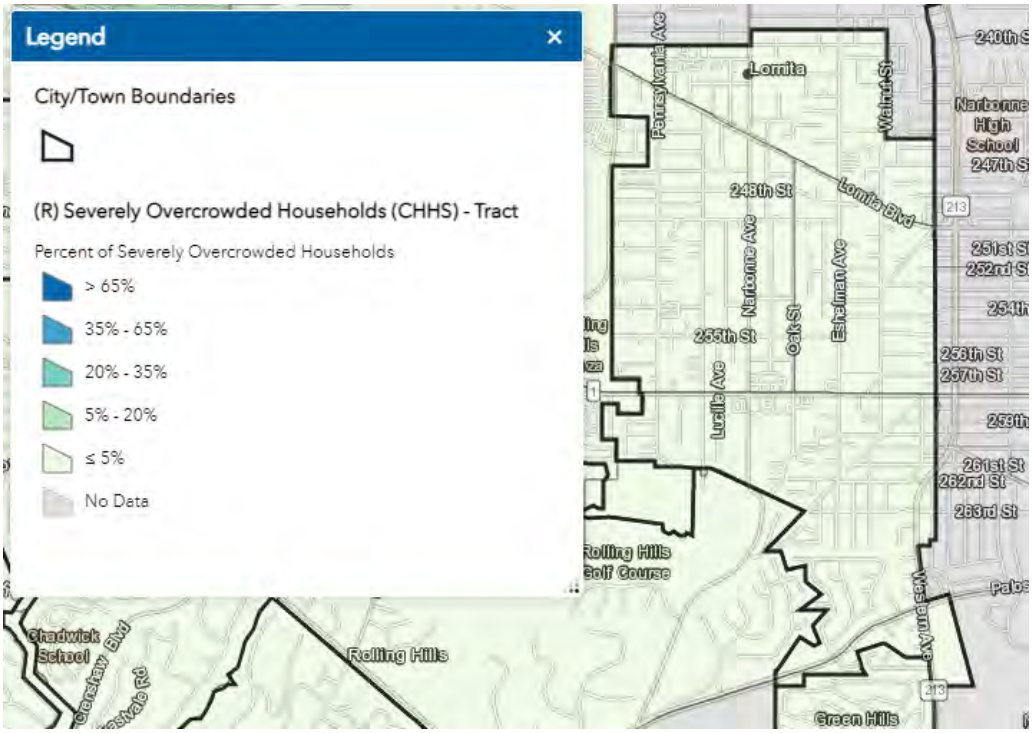
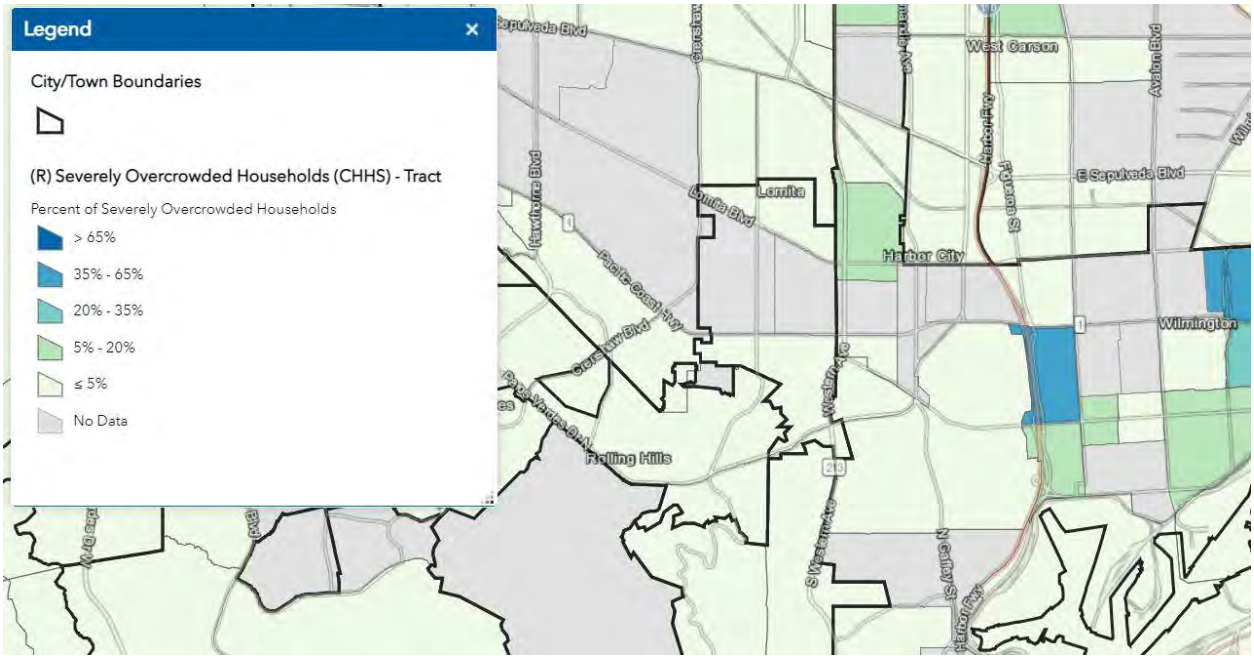



Figure 21a: Severely Overcrowded Households in the Region



## Substandard Housing

Table 1, Households with Any of Four Housing Problems, shows the percentage of households in Lomita experiencing any one of four housing problems (lack of complete kitchen facilities, lack of complete plumbing facilities, more than one person per room, and monthly housing costs exceeding 30 percent of monthly income) by Census tract. Further, Table 1 provides a breakdown of the households with housing problems by race or ethnicity. Generally, minority households are also more likely to experience higher rent burdens, poor housing conditions, and an increased risk of displacement and/or homelessness. White, non-Hispanic households across the region and in each jurisdiction are the least likely to experience housing problems, while Black and Hispanic households experience housing problems at the highest rates (e.g., cost burden, overcrowding). However, as shown in Table 1, the percentage of households with any of the four problems does not vary greatly in different parts of the City. Similarly, race and ethnicity are generally consistent in their distribution throughout the City. It is noted that Census Tract 67001 has the lowest Black, non-Hispanic population and Native American, non-Hispanic population, and has the fewest housing problems. Figures 22 and 22a show the percentages across the City and region. Lomita falls in the 20 to 40 percent range. Only to the west are there households with fewer than four of the housing problems outlined above.

**Table 1. Households with Any of Four Housing Problems**

| *Census Tract Code* | *Percentage of Households with Housing Problems* | *Households with Housing Problems by Race/Ethnicity* | | | | |
|---|---|---|---|---|---|---|
| | | *White, Non-Hispanic* | *Black, Non-Hispanic* | *Native America, Non-Hispanic* | *Asian/Pacific Islander, Non-Hispanic* | *Hispanic* |
| 670001 | 39.22% | 46.72% | 1.81% | 0.21% | 15.37% | 31.74% |
| 670003 | 47.1% | 47.84% | 2.7% | 0.5% | 13.01% | 32.07% |
| 670002 | 43.92% | 38.74% | 4.05% | 0.3% | 14.85% | 37.74% |
| 670100 | 45.94% | 41.67% | 6.63% | 0.42% | 16.1% | 31.24% |

Source: HUD AFFH Mapping Tool 2020. https://egis.hud.gov/affht/.

Figure 22: Percent of Households with Any of Four Housing Problems

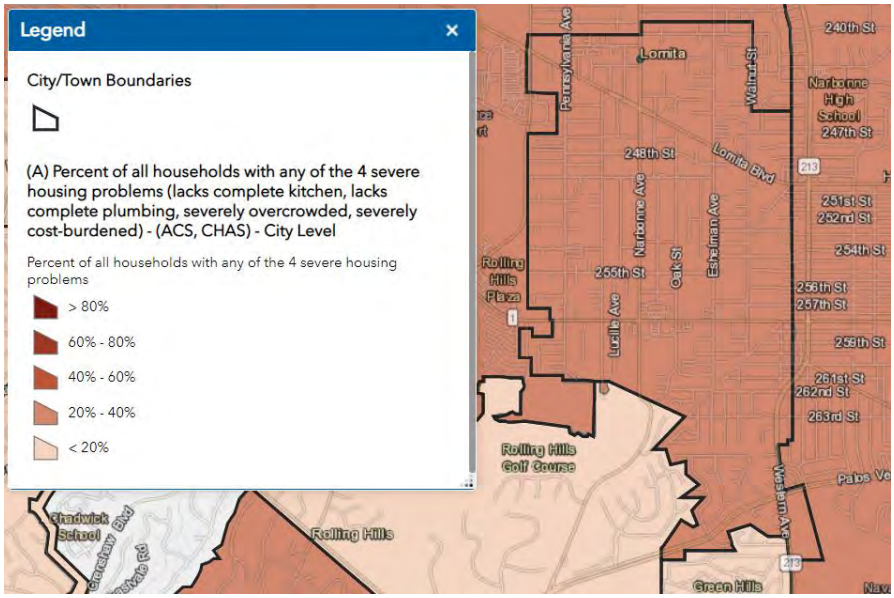
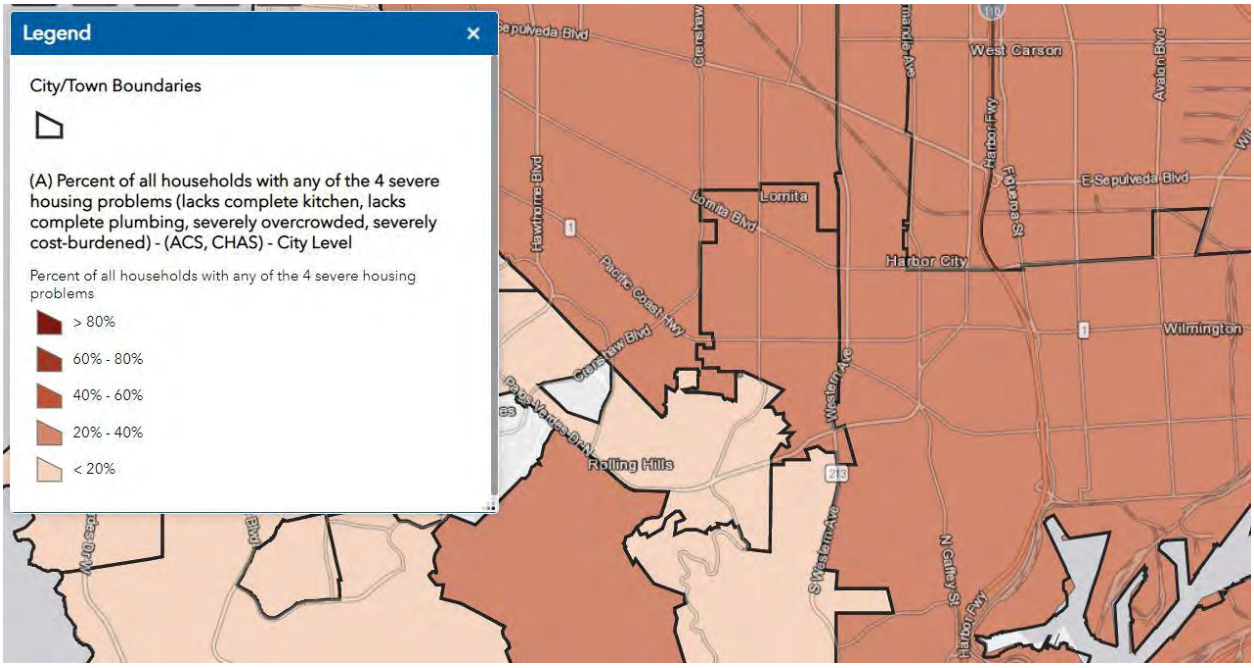



Figure 22a: Percent of Households with Any of Four Housing Problems in the Region



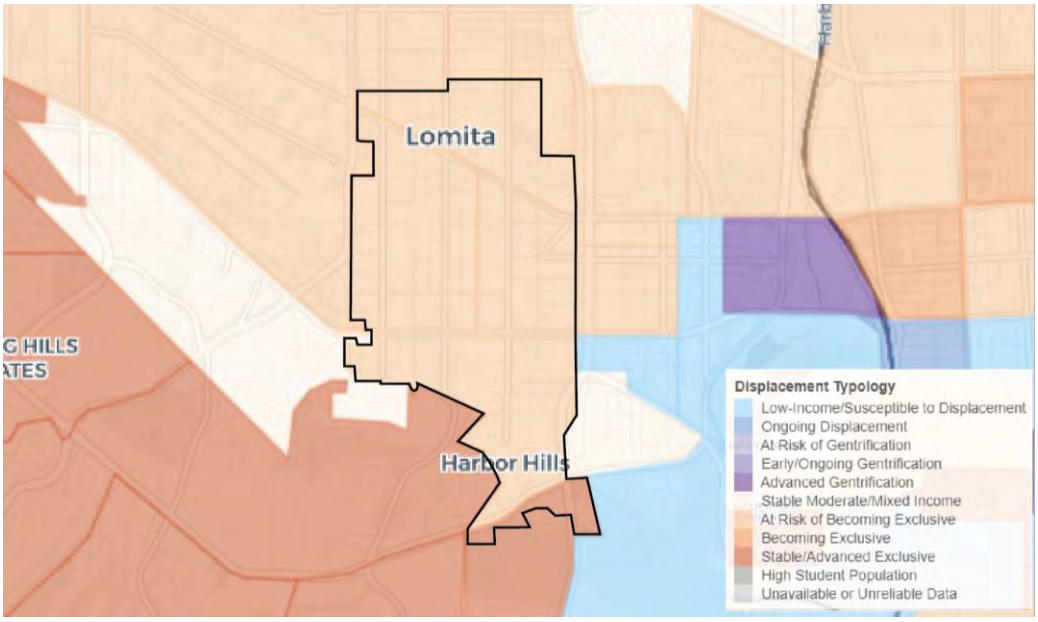

## Displacement

Displacement is an event that occurs for various reasons, including investment, disinvestment, or even disasters. Gentrification, or the influx of capital and higher-income residents into

working-class neighborhoods, is often associated with displacement, which occurs when housing costs or neighborhood conditions force people out and drive rents so high that lower-income households are excluded from moving into the area.

According to the Urban Displacement Project, a research collaboration between UC Berkeley and the University of California, Los Angeles (UCLA), the City of Lomita includes Census tracts that are "at risk of becoming exclusive." Those areas that are at risk of becoming exclusive include moderate to high-income areas that exhibit specified risk factors for future exclusion of lower-income households, are shown in Figure 23. Those risk factors in Lomita include high concentrations of moderate, mixed-moderate, mixed-high, or high-income households; tracts where housing is primarily affordable to middle, high, mixed moderate, and mixed high-income households; and tracts with significant increases in housing costs. Housing in Lomita is affordable to middle, high, mixed moderate, and mixed high-income households. Although segregated living patterns are not evident within the City's boundaries, higher-income households in Lomita can make adjacent neighborhoods more vulnerable to gentrification, influencing segregation at the regional level.

## Figure 23: Gentrification and Displacement Map




### Investment-Driven Displacement

Lomita has a relatively high concentration of mobile home parks, as shown in Figure 24. Redevelopment of these properties could leave lower-income households displaced. The City is committed to protecting and assisting these communities, and Program 3 of the Housing Element demonstrates that commitment. Compared to its surrounding communities, Lomita hosts far more mobile home parks than any neighboring city (Figure 24a).

Figure 24: Mobile Home Parks

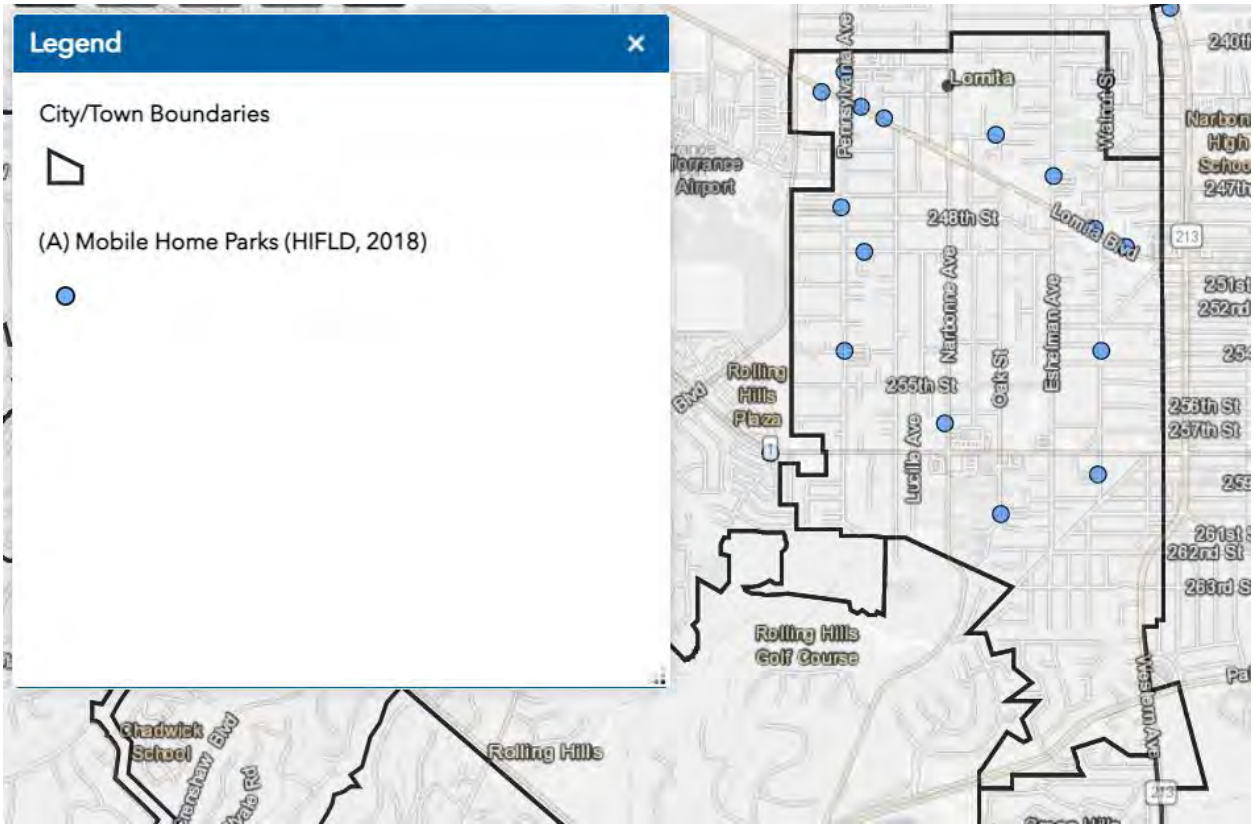
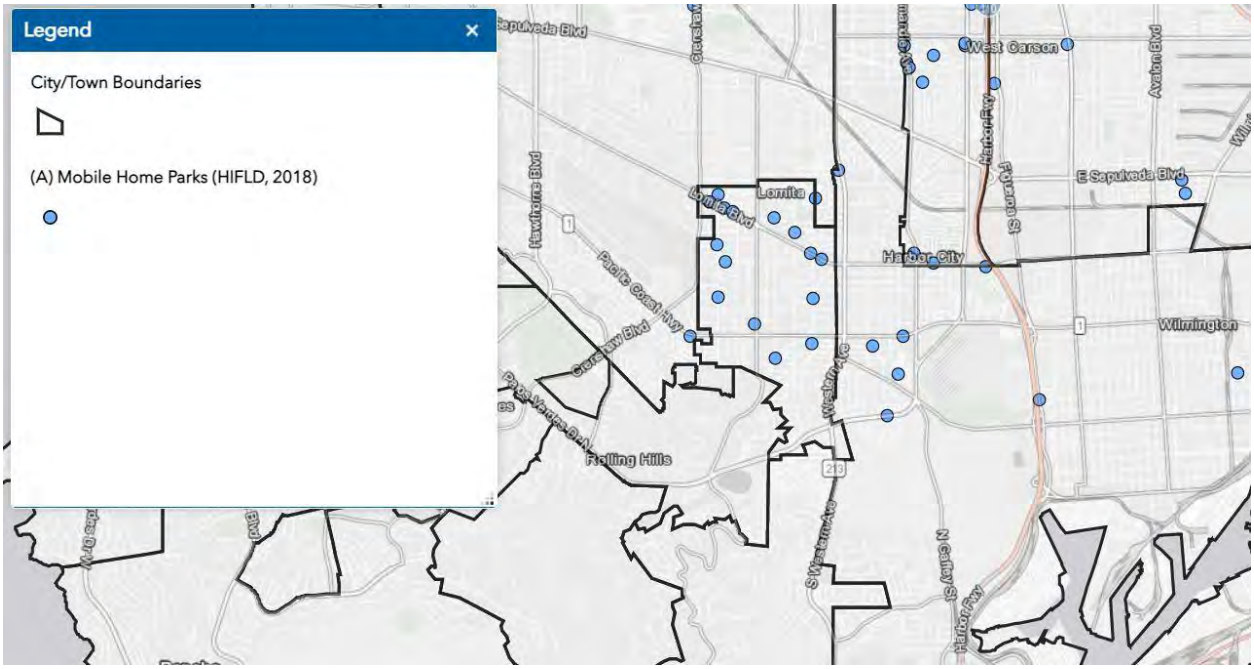



Figure 24a: Mobile Home Parks in the Region



### Disaster-Driven Displacement

Lomita's greatest disaster-related safety risks include air pollution, extreme heat, and seismic hazards. People with existing health conditions, such as asthma and heart disease, are more sensitive to air pollution. These conditions are also often caused by living near sources of air pollution. The average rate of asthma-related emergency department visits is between 30 to 46 people per 10,000 visits; however, this average increases to between 46 and 72 people per 10,000 visits in the area of Lomita between State Route 1 and West Lomita Boulevard.

Additionally, people who spend more time outdoors, including young children, people who work outdoors, and people in households without cars, are often exposed to polluted air at higher rates.

People can be adversely affected by extreme heat if they have existing health conditions or spend increased time outdoors working, commuting, or playing. People who depend on walking, biking, or transit to get around; older adults; and young children are at risk for heat stroke. Specifically, residents of the downtown area are less likely to own a car and are more likely to walk, bike, or take public transportation to work. This means they often spend more time outdoors during heat waves when doing important daily errands.

No populations are specifically more at risk because of an earthquake, but low-income households may be more likely to live in older non-retrofitted homes.

## Identification and Prioritization of Contributing Factors

### Fair Housing Issues and Contributing Factors

Although Lomita is a racially and ethnically diverse city with high access to opportunity, low rates of poverty, and fairly low rates of household overcrowding, some homeowners and renters struggle with housing overpayment. Rates of overpayment by renters is higher than those of homeowners. Additionally, three of the City's four Census tracts has 10 to 20 percent of the population with a disability. While these percentages of those with a disability is not especially high, the City wants to be proactive in addressing the future needs of an aging population as it relates to changing levels of ability. Further, the City recognizes that to better meet the needs of lower-income households and those with disabilities, planning and land use decisions must consider opportunities for these populations to have improved access to resources and upward mobility. For these reasons, the City has identified the need for affordable housing, the need for accessible housing, and carefully considered land use and planning decisions to be the top priorities, in this order, for the City to affirmatively further fair housing. While there appears to be no threat from community opposition, lack of regional cooperation, or lack of funding sources, the Housing Element's programs address each of these potential concerns if indeed they become constraints to housing development in the future.

## Prioritization of Contributing Factors and Actions Designed to Meaningfully Address Contributing Factors

The City's priorities for addressing impediments to fair housing issues are identified as follows:

1. **Affordable Housing.** Between 39 percent and 47 percent of households experience housing problems, such as cost burden or overcrowding. The low availability of housing options to meet the needs of lower-income households is a key factor contributing to the City's risk of becoming exclusive. Because of this, the production of housing for lower-income, especially extremely low-income, households to meet a range of housing needs is a priority for the City. Housing Element **Program 3**, to provide assistance to mobile home park tenants; **Program 4,** to preserve the affordability of housing units; and **Program 10,** to provide permit streamlining for affordable housing developments, aim to directly assist with the realization of affordable housing. Specifically, **Program 14** increases densities along the City's key corridors to facilitate the production of lower-income housing in an area with high access to resources, and **Program 30** will capture some of this new density specifically for affordable housing through the adoption of an inclusionary housing ordinance. Other programs that more broadly demonstrate the City's commitment to affordable housing include **Program 7,** to provide a range of incentives to facilitate the development of affordable housing, and **Program 27,** to reduce parking requirements, especially for affordable housing.
2. **Accessible Housing.** In 2019, approximately 11 percent (2,198) of the City's population had a disability, and approximately 27 percent of those age 65 and older had a disability. Because older adults make up the largest subgroup of those with a disability, as older adults continue to age, the need for housing to meet varying levels of ability will become increasingly vital. The Housing Element identifies actions to help meet the changing needs of the population. Housing Element **Program 6**, to incentivize affordable accessory dwelling units; **Program 13,** to reduce development standards for senior housing and housing to assist those with special needs; **Program 14,** to increase density in areas with high access to opportunity; and **Program 19**, to better connect developers and residents to resources related to housing accessibility, aim to assist in increasing housing for the aging population and those with disabilities.
3. **Land Use and Planning Decisions.** Land use and planning decisions can influence and restrict needed housing opportunities. Those sites identified in the Housing Element Sites Inventory have been identified in those areas with close proximity to employment, education, services, and other resources to capitalize on the existing mixed-use corridors and the opportunities offered by the area. The mixed-use areas of the City offer increased opportunities for mobility via walking and bicycling for those who wish to take advantage of the central location near all needed amenities and resources Lomita has to offer. Further, the mixed-use areas provide access for

those who rely on public transit, as well as for those who rely on an automobile. Those who have the greatest need to be less reliant on automobiles can greatly benefit by the level of accessibility that the mixed-use areas provide due to proximity to resources. Housing Element Program 14 increases densities along the City's key corridors to facilitate the production of lower-income housing in an area with high access to resources. Additionally, because most of the City is located in a high-resource opportunity area, Program 15 increases density in established single-family neighborhoods to increase opportunities for homeownership and upward mobility for those entering the housing market.

4. Community Opposition to Affordable Housing. The City of Lomita has not experienced opposition to the development of affordable housing in its neighborhoods. Community activists understand that the community is in need of more affordable housing types and solutions, and Lomita's residents and businesses are in support of identifying solutions to solving housing issues. The Lomita Chamber of Commerce participated in the first community workshop for the 6th Cycle update, demonstrating support from the local business community and recognizing the interconnectedness of housing availability and a healthy local economy. Further, a recent ballot initiative was approved by the voters, demonstrating community support for solutions to meet the needs of those experiencing homelessness. After being approved by voters in March 2017, Measure H went into effect in 2018, raising the sales tax countywide by one-quarter percent to raise money for homeless services, suggesting county-wide support for affordable housing solutions such as increasing the supply of supportive and interim housing for people experiencing homelessness locally. Finally, the comments received through the Housing Element update process indicate a strong willingness from the community to address the local housing needs, as further detailed in Appendix F. Through Program 22 of the 6th Cycle Housing Element, the City will continue to contract fair housing services through the HRC where they conduct fair housing education and outreach for the City, as further detailed in the Housing Element Programs section. Through Program 23 of the Housing Element, the City will create fair housing marketing guidance for use by developers to ensure that housing marketing materials are representative, as further detailed in the Housing Element Programs section. Through Programs 20 and 21 the City will continue to send information out to residents within the City's newsletters on the availability of housing assistance programs. Further, through Program 19, as a part of the City's housing resources webpage, they will connect residents and developers on accessibility guidance through resources such as home retrofit guides. As further detailed in the programs of the Housing Element, the outreach that will be conducted through implementation of the Housing Element will elevate the conversation around fair housing and housing affordability, and garner further community support around housing solutions.

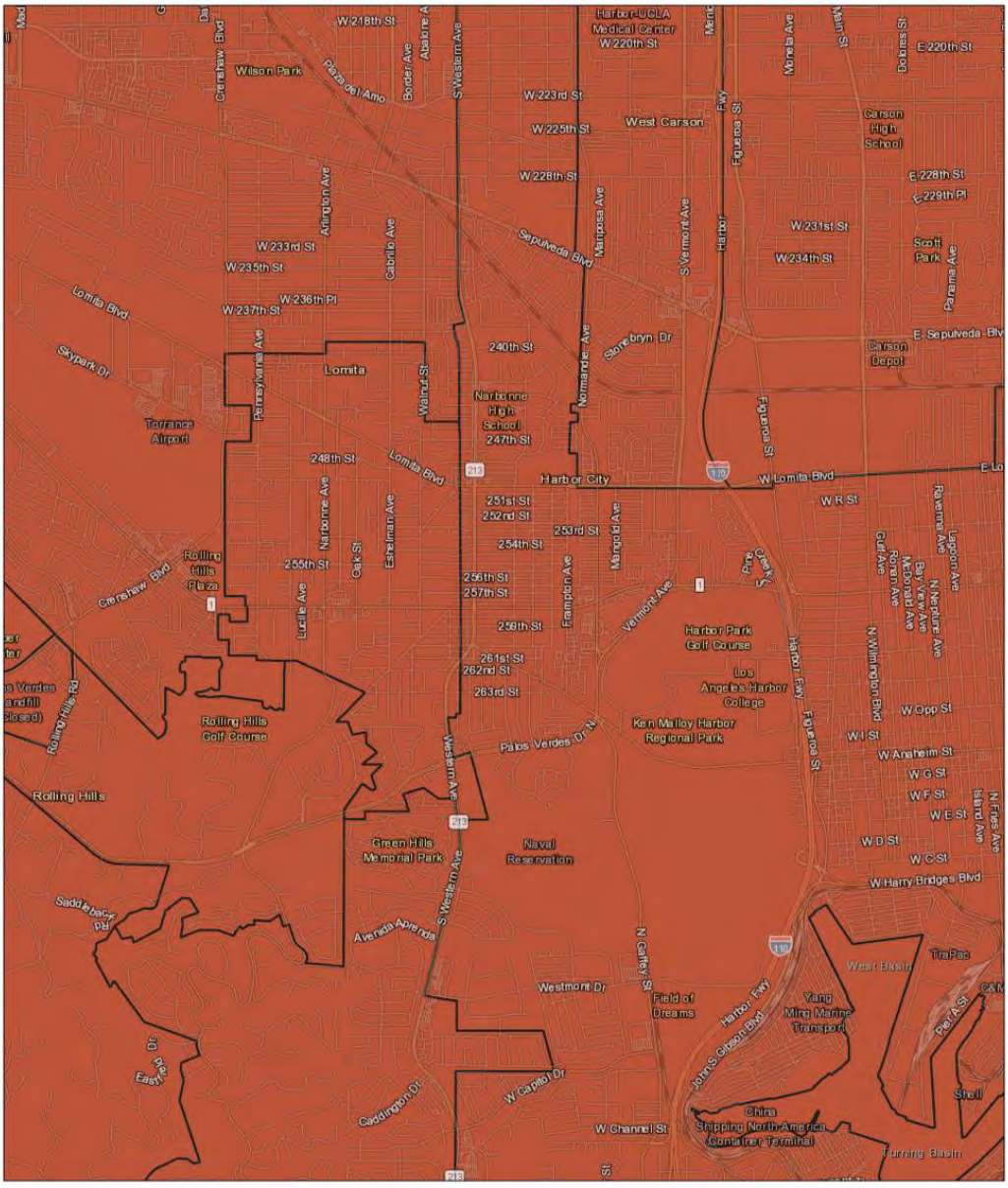
5. Housing Discrimination. Discriminatory housing policy and practices of landlords can be a major threat to individuals or families seeking permanent housing, especially those with special needs or accommodations. Figure 25, Discrimination Cases (Total, 2020), shows that the City experienced a low-moderate amount of housing discrimination complaints consistently throughout the City. Program 22 will support fair housing practices; Program 23 will support developers in the production of fair housing marketing materials; and Programs 7, 8, 9, 13, and 27 commit the City to removing constraints to development to better facilitate the development of housing for all, including those with special needs and extremely low-income households.
6. Land Use and Zoning Laws. Approximately 50 percent of the City of Lomita consists of single-family residential uses. Due to its built-out nature, opportunities for housing exist primarily through redevelopment. To remedy this situation and facilitate a more streamlined context for affordable housing developers, the City will implement the following programs:
    - Through Program 6, Accessory Dwelling Units, the City will provide an incentive for accessory dwelling units that can be offered as affordable. Accessory dwelling units can provide opportunities for those with special needs, such as older adults or those with disabilities, including developmental disabilities, by creating housing in an independent setting while still allowing for support from caregivers who reside on the same lot.
    - Through Program 7, Incentives and Regulations, the City will pair rezones with objective development standards to incentivize the production of housing and will offer incentive zoning that will increase developer interest in the State Density Bonus Program.
    - Through Program 10, Affordable Housing Streamlining, the City will provide process streamlining for qualifying affordable and mixed-income housing developments.
    - Through Program 11, Objective Design Standards, the City will develop objective design standards to be paired with future rezones.
    - Through Program 12, Lot Consolidation, the City will enhance incentives for lot consolidation beyond what is already offered to developers.
    - Through Program 14, Rezone Program, the City will enforce a minimum density of 20 dwelling units per acre, will mandate a minimum of 50 percent of the total square footage be dedicated to residential uses, and will permit exclusively residential uses.
    - Through Program 16, No Net Loss, the City will monitor the housing capacity identified in the Adequate Sites Inventory throughout the planning period to maintain sufficient capacity for the remaining Regional Housing Needs Allocation at all income levels.
    - Through Program 27, Reduced Parking Requirements, the City will reduce parking requirements for multifamily housing and for religious institutions when affordable housing is provided.
    - Through Program 29, Ongoing Code Updates, the City will continue to monitor changes to State legislation and update the Zoning Code as needed and will continue to coordinate with developers in facilitating ideas on process and procedural improvements.

- Through **Program 30**, Inclusionary Housing Ordinance, the City will evaluate the feasibility of an inclusionary housing ordinance and adopt said ordinance, which will further incentivize the use of the State Density Bonus program.

7. **Lack of Regional Cooperation.** The City continues to participate in Countywide housing assistance programs. However, lengthy Section 8 and publicly owned affordable housing waiting lists are indicators that there are not enough resources to meet the needs of all residents in the region and in Lomita. The City is committed to connecting residents to available housing assistance programs, as detailed in **Programs 20** and **21**, where the City will continue to send information out to residents within the City's newsletters on the availability of housing assistance programs. In addition, the City will work with local stakeholders to identify process modifications and potentially new incentives through **Program 7** of the Housing Element.

**Lack of Affordable Housing and Lack of Public or Private Investment in Areas of Opportunity.** Affordable housing developers rely on State tax credits to make their developments financially feasible. To be competitively rewarded credits, the developers must identify areas of opportunity as it relates to access to resources, which includes all areas of Lomita. However, due to Lomita's completely built-out nature, affordable housing developers must seek out development opportunities that can exist through the redevelopment of sites. To make redevelopment feasible for affordable housing developments and development in general, as demonstrated in **Program 14** of the Housing Element, the City will implement a rezone to increase density on identified sites to allow up to 30 dwelling units per acre. Further, through **Program 12**, the City will enhance incentives for lot consolidation beyond what is already offered to developers. Program 26 will make it easier for affordable housing developers to navigate the regulatory environment, and Program 10 will provide an expedited process for affordable housing developments. Program 12 incentivizes lot consolidation, further incentivizing redevelopment that will result in an increase in residential uses in areas in close proximity to commercial services, serving the needs of future residents. Programs related to continued participation in Countywide assistance, such as **Programs 4, 20, 21, and 24**, will assist the facilitation of affordable housing development and continue to support the City's most vulnerable populations. The City is increasing opportunities for upward mobility, or "access to opportunity," by facilitating the production of affordable housing, connecting residents to financial resources, and supporting homeownership opportunities through **Program 15**, by increasing capacity in existing single-family neighborhoods, and **Program 20,** to support with homeownership to increase the financial security of its current and future residents. Additionally, Housing Element **Programs 22 and 23** were developed to further demonstrate the City's commitment to Affirmatively Further Fair Housing through increasing fair housing awareness, continuing to contract fair housing services, and continuing to participate and engage in the Regional Analysis of Impediments to Fair Housing Choice.

# Figure 25: Discrimination Cases (Total, 2020)



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# Appendix E: Adequate Sites Analysis

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# Exhibit

Sites Inventory Form

## Introduction

As provided under State law, the Housing Element must include an inventory of land suitable and available for all types of residential development, including vacant sites and non-vacant sites, having realistic and demonstrated potential for redevelopment during the planning period to meet the local housing need at all income levels. As further detailed in the Regional Housing Needs Allocation (RHNA) discussion below, every local government is assigned a number of housing units representing its share of the State's housing needs for an 8-year period. The City of Lomita's (City) housing need for the 6th Cycle 8-year period (2021 to 2029) consists of 829 total units. Through the Adequate Sites Inventory for the 2021–2029 planning period, the City has identified capacity for 338 total units through vacant sites, underutilized sites, and projected accessory dwelling units (ADUs). Further, the City has identified 220 total units to be credited toward the RHNA. To meet the remaining RHNA by income category, the City has identified areas to be rezoned to not only meet its housing need, but to ensure adequate capacity throughout the planning period. The identified capacity is met through several methods, including in the form of currently vacant sites available for housing development; identified underutilized sites available for development at higher densities with realistic development potential; the development of housing that is underway and will have Certificates of Occupancy issued within the planning period; the potential for ADUs and junior accessory dwelling units (JADUs); and sites identified for a rezoning program.

In conjunction with the sites identified for the Adequate Sites Inventory, the Housing Element programs will further support new development on sites identified at and above the corresponding capacity established for the respective sites. This Adequate Sites Analysis analyses the sites identified in the Adequate Sites Inventory, evaluates development that is currently underway (which counts toward the City's housing need), details the expected number of ADUs to be developed within the planning period, breaks down the methodology by which realistic development capacity was determined, and summarizes the approach used for the identification of sites selected for rezoning.

State law requires a land inventory that relies largely on vacant sites, and if a City is relying on non-vacant sites, findings based on substantial evidence must be provided to demonstrate that the existing use does not constitute an impediment to additional residential development. However, Lomita is completely built-out, meaning that vacant sites are nearly nonexistent. The vacant sites that are suitable for residential development are included in Table 5 (below) of this document and in Table A of the Sites Inventory Form (found at the end of this appendix). As such, with a complete shortage of vacant land in Lomita, the City must largely rely on non-vacant sites, as an alternative to rely on vacant land simply does not exist. Furthermore, the lack of supply in vacant land currently available in Lomita is not something that the City can directly control. The City can only incentivize and promote

redevelopment within Lomita, which is the intent of several programs in the Housing Element, such as Program 14, which involves the City committing to rezoning all sites within the Mixed Use Overlay (MUO) and expanding the MUO to additional sites to permit a minimum of 30 dwelling units per acre, which is above and beyond their needed default density of 20 dwelling units per acre. Further programs developed to incentive and facilitate redevelopment to make the City's housing unit targets possible include Program 7, which will pair the City's rezone with objective development standards and technical assistance, making the State Density Bonus program more attractive to developers; Program 12, which will enhance incentives for lot consolidation beyond what the City already offers; Program 27, which will reduce parking requirements for multifamily housing; and Program 30, which involves the City evaluating the feasibility of an inclusionary housing ordinance and adopting said ordinance to further incentivize the use of the State Density Bonus program. While State law (Government Code Section 65583.2) presumes existing uses to be an impediment to additional residential development, market interest in redevelopment was evident during the 5th Cycle Housing Element planning period, as residential development did occur, despite the lack of vacant land. In addition, a residential project in the pipeline, including a total of 220 units (further described in Table 9, below), provides evidence that the market's interest in redevelopment projects on non-vacant sites in the City will continue into the 6th Cycle planning period. This 220-unit development was made possible through a Specific Plan that was approved by the City. Program 28 demonstrates the City's continued support of capturing additional capacity through future Specific Plans, General Plan updates or amendments, and focused area plans.

## Regional Housing Needs Allocation

Pursuant to State law, each local government in the State has a responsibility to accommodate a share of the projected housing needs in its region. The process of allocating regional housing needs to local governments is called the Regional Housing Needs Allocation (RHNA). The RHNA for local governments in the Southern California Association of Governments (SCAG) region was developed for the 6th Cycle Housing Element, and the City has been assigned an RHNA of 829 total units, divided into income categories as follows:

- Very Low-Income Units – 239
- Low-Income Units – 124
- Moderate-Income Units – 128
- Above Moderate-Income Units – 338

The need for extremely low-income units is folded into the very low-income category and is estimated to be approximately 120 of the 239 very low-income units. To ensure that adequate capacity is maintained to accommodate its RHNA units and meet the housing needs of the City throughout the entirety of the 6th Cycle, additional capacity above and beyond the RHNA assigned to the City has been identified. In accordance with State

requirements, the City will monitor the housing capacity identified in the Adequate Sites Inventory throughout the planning period to maintain sufficient capacity for the remaining RHNA at all income levels, as described in Program 16 of the Housing Element.

## Capacity Analysis

While a zoning designation's development standards enforce the maximum permitted density of a site, density maximums do not prohibit a development from proposing a number of units that is fewer than the maximum allowed on a site. Furthermore, while there may be developer interest in achieving the maximum permitted density, height limitations, setbacks, and other development standards can make achieving the maximum density difficult. For this reason, the realistic capacity of each site must be determined for the sites identified in the Adequate Sites Inventory. The realistic capacity is assessed based on the local permit density trends for existing and approved residential developments. This realistic capacity is calculated based on the sum area of grouped parcels called "sites" in this analysis. Sites must have a total area of at least 0.5 acres to be considered viable for lower-income housing. Parcels are grouped to meet this threshold that share amenable qualities, such as proximity to one another, similar zoning, and other site characteristics. To further support the feasibility of the grouping of parcels, Program 12 of the Housing Element will enhance incentives for lot consolidation beyond what the City already offers, as further detailed in Program 12.

### Small Sites

Sites smaller than 0.5 acres in size are deemed inadequate to accommodate housing for lower-income housing unless evidence or recent trends can prove otherwise. In the case of Lomita, the average parcel size is 0.23 acres, far below the 0.5-acre minimum, and only 4.7 percent of the City's total parcels are greater than 0.5 acres. Therefore, if the Sites Inventory were to exclude all parcels smaller than 0.5 acres, without considering the possibility of consolidating smaller parcels, the Sites Inventory would be excluding more than 95 percent of the City's total parcels from the sites inventory. In addition, of the large parcels that exist in the City, many are public facilities that do not permit residential uses. These large public facilities include City Hall, parks, and several public schools. Other uses on large sites include mobile home parks and existing affordable housing developments, all of which are a resource to the community and cannot reasonably be assumed to be redeveloped into housing. The only large sites that can responsibly accommodate housing capacity in Lomita include sites with existing religious institutions. An analysis of the large sites with existing religious institutions revealed that the likeliness of redevelopment of these sites is low; however, Program 27 of the Housing Element will develop a process by which parking requirements will be reduced for religious institutions in exchange for housing. For all the aforementioned reasons, the Sites Inventory must rely on the consolidation of parcels to accommodate the lower-income RHNA. Of the three existing public and affordable housing developments in Lomita, as listed in Table 47 of Appendix B, Housing Needs Assessment,

permit records show that Lomita Manor assembled three parcels for the development of 78 affordable units. To incentivize development on the sites identified, Program 12 of the Housing Element will enhance incentives for lot consolidation beyond what the City already offers, as further detailed in Program 12. Further, through the process of updating the Housing Element, there have been workshops, newsletters, and outreach to developers and property owners. Four local developers have met with staff to discuss specific properties and potential densities to support future residential or mixed-use development. At least six out-of-area developers have inquired about properties under study and the willingness for Lomita to embrace higher-density residential projects. Development interest has been focused primarily on Narbonne Avenue, with additional interest expressed on Lomita Boulevard, which would involve lot consolidation.

## Development Permit Activity

An analysis of the City's recent permit activity in zones where multifamily development is allowed was used to determine development trends in the area and to assist in the analysis of realistic development capacity. Since 2011, 15 total residential developments were permitted in multifamily and mixed-use zones. The unit counts for these developments ranged from as low as 1 dwelling unit to up to 220 dwelling units. Of these developments, 334 total units were permitted on sites where the total maximum allowed density per the zone yields 381 total units. While some developments were produced at lower densities than what the zoning otherwise allows, on average, these developments achieved approximately 88 percent of the maximum density allowed under the zone. Developments that achieved the lowest percent of the total capacity allowed under the zoning designation tend to be located on smaller parcels ranging between 0.12 and 0.56 acres. The permitted developments are detailed in Table 1.

**Table 1: Recent Development Permit Activity**

| *Parcel Number(s)* | *Address* | *Zone* | *Acres* | *Max. Units Under Zone* | *Units Permitted* | *Percent Capacity Achieved* | *Date Permit Issued* |
|---|---|---|---|---|---|---|---|
| 7376008014 | 24710 Pennsylvania St. | RVD 2500 | 0.1096 | 2 | 2 | 100 | February 2020 |
| 7410011011 | 1747 257th St. | RVD 1500 | 0.17 | 5 | 3 | 60 | August 2020 |
| 7374011032<br>7374011034<br>7374011037<br>7374011039<br>7374011041 | 24000 Crenshaw Blvd. | Crenshaw Boulevard Specific Plan (Mixed Use Overlay) | 2.516 | 220 | 220 | 100 | December 2020 |
| 73766015013 | 24813 Narbonne Ave. | Mixed Use Overlay | 1.38 | 30 | 15 | 50 | October 2020 |
| 7553007073 | 25819 Eschelman Ave. | RVD 1000 | 0.56 | 24 | 10 | 42 | March 2019 |
| 7376011004 | 24334 Pennsylvania Ave. | RVD 2500 | 0.21 | 4 | 1 | 25 | July 2019 |

**Table 1: Recent Development Permit Activity**

| *Parcel Number(s)* | *Address* | *Zone* | *Acres* | *Max. Units Under Zone* | *Units Permitted* | *Percent Capacity Achieved* | *Date Permit Issued* |
|---|---|---|---|---|---|---|---|
| 7375001006 | 25002 Medawar Way | Mixed Use Overlay | 1.16 | 25 | 20 | 80 | June 2018 |
| 7375002025 | 25114 Narbonne Ave | Mixed Use Overlay | 0.47 | 10 | 12 | 120 | March 2017 |
| 7376016002 | 2162 248th St. | Mixed Use Overlay | 0.12 | 3 | 1 | 33 | March 2016 |
| 7374010016 | 2225 241st St. | RVD 1500 | 0.46 | 13 | 13 | 100 | May 2016 |
| 7374015022 | 24318 Lucille Ave. | RVD 2500 | 0.16 | 3 | 1 | 33 | October 2015 |
| 7374012020 | 24107 Alliene Ave. | RVD 2500 | 0.19 | 3 | 3 | 100 | August 2016 |
| 7375001002 | 2150 250th St. | Mixed Use Overlay | 0.16 | 3 | 1 | 33 | August 2014 |
| 7553001099 | 26039 Cypress St. | RVD 2500 | 0.93 | 18 | 16 | 89 | November 2016 |
| 7553007072 | 2024 Bella Ln. | RVD 2500 | 0.92 | 18 | 16 | 89 | March 2011 |
| **Total** | | | | **381** | **334** | **87.6%** | |

RVD = Residential Variable Density

## Realistic Capacity

While some recently permitted developments were able to achieve and even exceeded the maximum density allowed under the zoning designation, realistic capacity must consider local trends of recent development activity. On sites where multifamily developments are permitted, these developments tend to use a higher proportion of the maximum density allowed under the zoning designation. However, single-family detached units within multifamily zones yield the lowest proportion of the maximum density allowed under the zoning designation. Recent development achieved as low as 25 percent and as high as 120 percent of the capacity allowed under the zoning designation. Based on the total number of units permitted (334) in zones that permit multifamily development, compared to the maximum number of units allowed under the zoning designation (381), approximately 88 percent of the total development capacity in multifamily zones has been achieved since 2011.

Due to the wide range of capacities achieved compared to the potential number of units allowed under a zone's maximum density, the realistic capacity identified is analyzed through a conservative lens, and it is anticipated that in coordination with the progressive policies and programs of the Housing Element, 85 percent of the zoning maximum is a realistic yet moderate capacity that can be achieved on the sites identified in the Sites Inventory. Therefore, the realistic capacity assumed under all sites identified in the Sites Inventory is 85 percent of the maximum number of units permitted under the base zone. This realistic capacity of 85 percent of the zone density can easily accommodate the planned units as well as all development standards and improvements required under the zoning.

Because most of the sites identified as adequate to accommodate the City's RHNA, as detailed in the Sites Inventory Form, are located in the City's MUO, and because the MUO will enforce a minimum density of 20 dwelling units per acre, will mandate a minimum of 50 percent of the total square footage be dedicated to residential uses, and will permit exclusively residential uses as described in Program 14, the realistic density of 85 percent is still realistically achievable within the MUO. Additionally, when the percent of the capacity achieved for those multifamily and mixed use developments within the MUO (Table 1) was calculated, developments achieved an average of 88 percent of the maximum density permitted. Further, programs that will make this realistic density especially attractive to developers include Program 7, which will pair the City's rezone with objective development standards and technical assistance, making the State Density Bonus program more attractive to developers; Program 12, which will enhance incentives for lot consolidation beyond what the City already offers; Program 27, which will reduce parking requirements for multifamily housing; and Program 30, where the City will evaluate the feasibility of an inclusionary housing ordinance and adopt said ordinance, which will further incentivize the use of the State Density Bonus program because density bonus units count toward inclusionary requirements. These programs of the Housing Element contribute to making it more viable and attractive for housing developers to build enough units on identified sites in commercial and mixed-use zones to meet the assumed 85 percent of allowed density expectation, as mentioned above.

The Housing Element contains programs that will assert this reasonable capacity rate of 85 percent in mixed-use zones, and even supports future rezones through Specific Plans, General Plan updates or amendments, and focused area plans for the identification of future housing opportunities, as detailed in Program 28, which aims to go above and beyond the rezone program (Program 14) to work with local developers and the community to identify and rezone areas ideal for increased capacity, including underutilized properties within commercial and mixed use zones.

## Accessory Dwelling Units

The Housing Element may satisfy its RHNA requirement through methods alternative to the identification of sites. One such methodology is through an analysis of the expected number of ADUs and JADUs to be developed within the planning period. The number of ADUs and JADUs that can be credited toward potential development must be based on the following factors:

- ADU and JADU development trends since January 2018
- Community need and demand for ADUs and JADUs
- Resources and incentives available to encourage their development
- The availability of ADUs and JADUs for occupancy
- The anticipated affordability of ADUs and JADUs

Recent changes to legislation governing the development and provision of ADUs and JADUs have sparked growth in these units in cities across California, including Lomita. Because Lomita is entirely built out and urbanized in nature, ADU and JADU production is an ideal strategy for producing needed housing while capitalizing on existing infrastructure, such as water and sewer. Additionally, this is often a strategy that is more easily accepted by stakeholders who may be resistant to change, as these units provide a form of hidden density that is palatable to many.

From 2012 to 2017, only seven ADUs were permitted in Lomita; however, from 2018 to 2020, 15 ADUs were permitted in Lomita. Table 2 details recent ADU and JADU development in Lomita.

**Table 2: Recent ADU and JADU Development**

| *Year* | *Very Low-Income Units* | *Low-Income Units* | *Moderate-Income Units* | *Above Moderate-Income Units* |
|---|---|---|---|---|
| 2014 | 0 | 0 | 1 | 0 |
| 2015 | 0 | 2 | 0 | 0 |
| 2016 | 0 | 2 | 0 | 0 |
| 2017 | 0 | 2 | 0 | 0 |
| 2018 | 0 | 3 | 1 | 0 |
| 2019 | 0 | 0 | 1 | 6 |
| 2020 | 0 | 0 | 2 | 2 |

ADU = accessory dwelling unit; JADU = junior accessory dwelling unit

Because ADU and JADU legislation has been revised several times since 2017, providing increased opportunities for the development of housing, it is expected that development trends will continue upward. Government Code Section 65583.1 details how jurisdictions may consider alternative means of meeting RHNA beyond vacancy and underutilized sites. The potential for ADUs or JADUs is one of these available alternative means. A jurisdiction must include an analysis of the anticipated affordability of ADUs in order to determine which RHNA income categories they should be counted toward. To provide assistance to local governments, SCAG conducted an analysis that provides assumptions for ADU affordability that can be used to assign ADUs to income categories for the purpose of the Housing Element. The analysis examines current market rents for reasonably comparable rental properties, using platforms such as Craigslist, Zillow, and Westside Rentals, and key words to identify ADUs. The analysis relies on a survey of rents of 150 existing ADUs conducted April through June of 2020. Findings reflect the geographic distribution, size, and other characteristics of ADUs across the region. Based on ADU and JADU trends since January 2018, a conservative estimate of the number of units to be produced under this approach is 40 units throughout the 2021–2029 planning period. Further, under the affordability assumptions provided by the SCAG analysis, it can be assumed that 24 of these units will be affordable to lower-income households. This breakdown is further provided in Table 3.

**Table 3: ADU Potential to Credit Toward RHNA**

| *Total Units* | *Extremely Low-Income Units* | *Very Low-Income Units* | *Low-Income Units* | *Moderate-Income Units* | *Above Moderate-Income Units* |
|---|---|---|---|---|---|
| 40 | 6 | 1 | 17 | 2 | 14 |

ADU = accessory dwelling unit; RHNA = Regional Housing Needs Allocation

In coordination with the updated policies and programs in the Housing Element, and the City's ongoing efforts to promote the development of ADUs and JADUs, it is likely that these units will be produced at a much higher rate. Program 6 of the Housing Element will further promote and incentivize the production of ADUs and JADUs.

## Vacant Sites

Lomita consists of approximately 980 total acres and is almost entirely built-out, leaving little to no flexibility for the development of housing on vacant sites. Accessor parcel data reveals that 54 total parcels in Lomita are vacant. However, upon ground-level inspection, the majority of these sites are not available for development. Many of the sites are irregularly shaped parcels wedged behind developed sites with no street access; some are designated rights-of-way; and others are parking lots, which do not meet the definition of a vacant site. Of these sites, nine were found to be vacant and developable, all of which are shown in Table 4. While these sites may be vacant and developable, they are not considered suitable for lower-income housing because they either do not meet the default density for lower-income units, or they are too small to qualify for lower-income housing development. Further, two of the vacant developable sites are not zoned to permit residential uses, and rezoning would require a comprehensive process that analyzes the surrounding nonresidential uses and their compatibility with and appropriateness for residential uses; these two sites are shown to further demonstrate the lack of vacant land in Lomita. Table 4 provides a breakdown of all the vacant sites in Lomita, and Table 5 provides a breakdown of vacant site capacity that can accommodate a portion of the RHNA. Those vacant sites with capacity are listed in detail in Table A of the Sites Inventory Form (found at the end of this appendix).

**Table 4: Vacant Sites**

| *Parcel Number* | *Zone* | *Acreage* | *Maximum Units Permitted* | *Realistic Capacity* |
|---|---|---|---|---|
| 7372017048 | CG | 0.61 | 0 | 0 |
| 7375015903 | R1 | 0.49 | 4 | 3 |
| 7376021013 | R1 | 0.273 | 2 | 2 |
| 7376016013 | MUO | 0.1561 | 3 | 3 |
| 7374015900 | MUO | 0.1649 | 4 | 3 |
| 7373017025 | A1 | 0.45 | 4 | 3 |
| 7373017026 | A1 | 0.45 | 4 | 3 |
| 7373007014 | CR | 0.3508 | 0 | 0 |
| 7553003114 | RVD 1500 | 0.38 | 11 | 9 |

**Table 5: Vacant Site Capacity**

| *Total Units* | *Very Low-Income Units* | *Low-Income Units* | *Moderate-Income Units* | *Above Moderate-Income Units* |
|---|---|---|---|---|
| 26 | 0 | 0 | 9 | 17 |

## Underutilized Sites

Since Lomita is almost entirely built-out, determining which non-vacant sites are underutilized and have the strongest potential for redevelopment can help identify ideal areas for accommodating new housing through redevelopment. Opportunities for redevelopment to higher densities in Lomita exist primarily on sites within the City's MUO, where the zoning is more permissive than what is built and the current use is likely to redevelop when paired with the programs of the Housing Element, including Program 14 to increase the allowable density within the MUO to allow up to 30 dwelling units per acre, above and beyond the City's default density of 20 dwelling units per acre. While existing uses on nonvacant sites are an impediment to development, underutilized sites are identified through a thorough and selective criteria to determine which existing uses are most likely to redevelop when paired with the right zoning designation, regulations, and policies.

The sites analysis was completed using Geographic Information Systems (GIS) mapping software using multiple data sets to identify potentially available housing sites, largely depending on SCAG's annual land use parcel-level dataset (ALU v.2019.2) available from SCAG's open GIS data portal last update in June 2021. SCAG's land use dataset provides extensive parcel-level data, including existing land uses mainly based on 2019 tax assessor records.[1] The City is nearly completely built-out, meaning that vacant sites are nearly nonexistent, which was verified using the tax assessor land use codes. As such, local governments with limited vacant land resources may rely on non-vacant and underutilized residential sites to accommodate their RHNA. Although the Department of Housing and Community Development (HCD) Housing Element Site Inventory Guidebook (Government Code Section 65583.2) states that a "nonvacant site's existing use is presumed to impede additional residential development," the City's opportunities for residential development must mainly depend on underutilized sites due to the lack of vacant lands. Development of underutilized sites can be seen through recent development trends and current projects in the pipeline for redevelopment of underutilized sites being developed at a higher density or with greater intensity. Therefore, this sites analysis largely depends on those underutilized

[1] Source of 2019 existing land use: SCAG_REF – SCAG's regional geospatial datasets; ASSESSOR – Assessor's 2019 tax roll records; CPAD- California Protected Areas Database (version 2020a; accessed September 2020); CSCD – California School Campus Database (version 2018; accessed September 2020); FMMP – Farmland Mapping and Monitoring Program's Important Farmland GIS data (accessed September 2020); MIRTA – U.S. Department of Defense's Military Installations, Ranges, and Training Areas GIS data (accessed September 2020).

sites within City limits that were zoned to allow for residential development identified by the following factors:

- **Building Age** – Buildings more than 50 years old
- **Under Valued** – An assessed improvement to land value ratio less than 1
- **Underbuilt** – Commercially zoned sites where the current floor area ratio compared to the maximum allowable floor area ratio is less than 100 percent
- **Resource Access** - Within California Tax Credit Allocation Committee (TCAC)/HCD Opportunity Areas, defined by the HCD and the TCAC as areas whose characteristics have been shown by research to support positive economic, educational, and health outcomes for lower-income households

These initial factors were used to narrow the selection of sites within the City to allow for a more informed approach to selecting sites. Following the selection of sites through the above-mentioned data-driven approach, sites were then further narrowed down through on-the-ground research that looked at the potential to yield a positive count of net new units, the feasibility of the redevelopment of the existing use, and any known developer interest that has been revealed through developer discussions with City staff. This included the use of online mapping tools, including Google Earth and Google maps, as well as City knowledge of the current projects in the pipeline and development interest in certain areas of the City. These methods were used to verify building vacancies and the underutilized status of existing uses. The methodology was developed to align with current trends in the City. The detailed Sites Inventory Form provides the context of each site, including the General Plan designation, the zoning designation, and a description of existing uses, and notes if the site was previously identified. The City is experiencing increased development interest in the areas identified for future development, and multiple inquiries regarding potential housing projects are received on a monthly basis. Through the process of updating the Housing Element, there have been workshops, newsletters, and outreach to developers and property owners. Four local developers have met with City staff to discuss specific properties and potential densities to support future residential or mixed-use development within the areas identified as having strong potential for redevelopment. At least six out-of-area developers have inquired about properties identified in the Sites Inventory and the willingness for Lomita to embrace higher-density residential projects. Development interest has been focused primarily on Narbonne Avenue, with additional interest expressed on Lomita Boulevard.

Based on recent trends in the City, the likelihood for non-residential uses in the MUO is limited. Furthermore, as described in Program 14, the MUO will enforce a minimum density of 20 dwelling units per acre, will mandate a minimum of 50 percent of the total square footage be dedicated for residential uses, and will permit exclusively residential.

Land suitable for residential development must be appropriate and available for residential use in the planning period. As such, the sites were also reviewed according to their development standards and regulations, as well as recently approved or built residential projects in the same zones where housing is an allowed use. Sites that require rezoning were

also studied through the sites analysis and included in the Sites Inventory based on the housing program included in the Housing Element requiring rezoning of the areas identified, discussed in detail below.

Further, in accordance with Housing Element law, the City's default density for accommodating capacity for lower-income units requires zoning that permits a minimum of 20 dwelling units per acre. Also, it is detailed under State guidance that many assisted housing developments using State or Federal resources result in developments of 50 to 150 total dwelling units, and parcels that are too small or too large may not facilitate developments of this size. In addition to permitting 20 dwelling units per acre or greater, for a site to qualify as having capacity for lower-income housing, it must be between 0.5 and 10 acres. Those underutilized sites with a net gain of dwelling units between a site's current state and realistic building capacity, combined with a lot size of at least 0.5 acres, places it in the priority category for redevelopment to meet the lower-income RHNA target.

Because of the recent higher-density multifamily development occurring within Lomita's MUO, the ability of sites to yield a positive unit count when calculating net new units under the realistic density, and the abundance of underutilized sites that are zoned above the City's default density, all underutilized capacity has been identified within the City's MUO. The sites identified consist of multiple contiguous parcels, all of which are along the Lomita Boulevard and Narbonne Avenue mixed-use corridors. The combination of both the rezone program (Program 14) and the lot consolidation program (Program 12) makes the City's MUO especially attractive for development. Table A in the Sites Inventory Form (found at the end of this appendix) lists these underutilized sites, and Table 6 below provides the totals for the identified realistic capacity for these underutilized sites by income category, which is further detailed in Table A of the Sites Inventory Form.

**Table 6: Identified Capacity for Underutilized Sites**

| *Density (dwelling units per acre)* | *Total Units* | *Very Low-Income Units* | *Low-Income Units* | *Moderate-Income Units* | *Above Moderate-Income Units* |
|---|---|---|---|---|---|
| 22 | 272 | — | 240 | 26 | 6 |

## Fair Housing

As detailed in Appendix D, Affirmatory Further Fair Housing Analysis, the sites identified to accommodate nearly all of the City's RHNA and all of the sites identified to accommodate the lower-income RHNA were selected due to their location in areas with access to increased opportunities for households and access to available resources. The sites identified in the Sites Inventory all fall under the "High Resource" designation, as acknowledged by the TCAC, granting potential affordable developers increased eligibility for tax credits. As such, planned units for these sites of all income categories would be located in TCAC High Resource

Opportunity Areas as well. Identified sites improve disparity in resident access to resources as an inherent part of the site selection process. Figure 1 displays the sites identified in the Housing Element and Figure 2 displays the TCAC Opportunity Map.

The identification of these sites helps to mitigate segregation of protected groups through the potential for greater variety in housing opportunity. Potential development in these areas creates diversity in availability across income levels, and spatially expands upon the zones where housing is both affordable and varied. The identified sites will catalyze a downward trend in the dissimilarity index by increasing opportunities for affordable housing development within areas of Lomita with the lowest poverty levels; highest proportion of the White population; in close proximity to jobs, education, and transit; and within areas with positive environmental outcomes.

Since no racially/ethnically concentrated areas of poverty (R/ECAPs) exist within the City as identified in the Housing Element, the inventory and analysis of prospective sites for residential development does not exacerbate R/ECAP conditions. Development of these sites to realistic capacity also does not introduce R/ECAP conditions into the area. The Sites Inventory also improves upon disproportionate housing needs and displacement through thorough consideration of existing units and benefit generated from potential redevelopment, as further detailed in Appendix D, Affirmatively Further Fair Housing Analysis.

# Figure 1: Housing Element Sites Identified

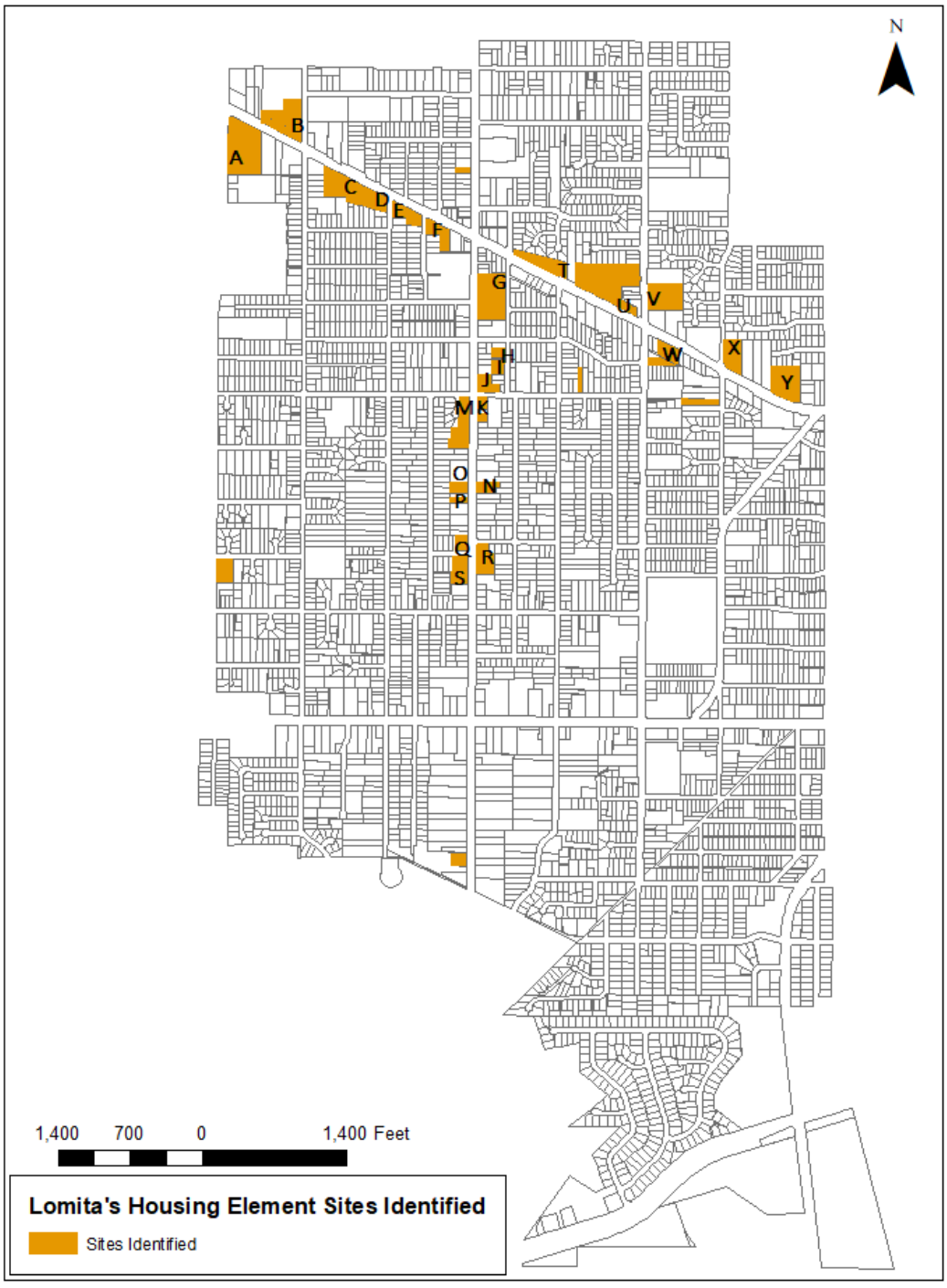
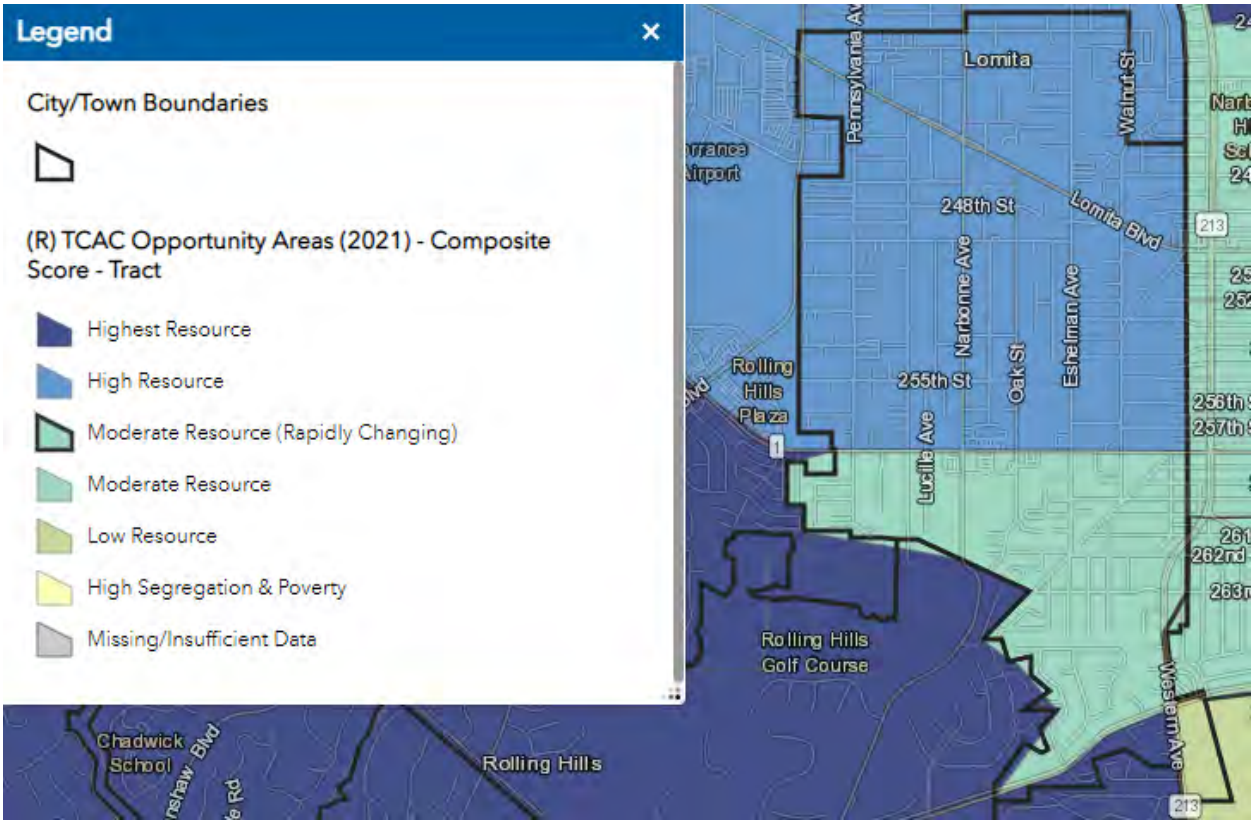


Figure 2: TCAC Opportunity Map



## Current Development that is Credited Toward RHNA

Although the 6th Cycle Housing Element due date is October 15, 2021, the RHNA projection period began June 30, 2021, and ends October 15, 2029. Projects that are approved, permitted, or receive a certificate of occupancy during the RHNA projection period may be credited toward meeting the RHNA.

In 2017, the City adopted the 24000 Crenshaw Boulevard Specific Plan. This plan applies to a 2.516-acre site and permits multifamily development with residential amenities at a density up to 88 dwelling units per acre. In December 2020, the City issued permits for the implementation of the Crenshaw Boulevard Specific Plan, permitting the development of 220 market-rate units on what was formerly a parking lot used for storage. The development is currently under construction and is expected to be completed by July 2022. The grading and foundation of the site, as well as the underground parking garage, has already been completed, and construction of the structure is currently underway. Once completed, this five-story podium development will provide an amenity-rich community to the growing population, with studios and one- and two-bedroom apartments. The City worked closely with the developers to help them understand the needs of Lomita's residents. While this development will not provide any of the City's needed housing for lower-income households, this puts the City on track to meet the above moderate-income RHNA category, and out-paces all units constructed during the 5th Cycle Housing Element. The breakdown of these units by income category is provided in Table 7.

**Table 7: CBSP Units to Credit Toward RHNA**

| *Total Units* | *Very Low-Income Units* | *Low-Income Units* | *Moderate-Income Units* | *Above Moderate-Income Units* |
|---|---|---|---|---|
| 220 | 0 | 0 | 0 | 220 |

CBSP = Crenshaw Boulevard Specific Plan; RHNA = Regional Housing Needs Allocation

## Total Capacity Identified and Credit Toward RHNA

Table 8 shows the breakdown of all capacity and credits to be counted toward the RHNA, as detailed above, and compares these numbers to the total 6th Cycle RHNA. The capacity identified in Table 8 does not reflect any additional capacity that would be captured through a rezone. The remaining RHNA by income category, as shown below, will be met through a rezone program.

**Table 8: Total RHNA Compared to Credits and Capacity Identified**

| *Category* | *Total Units* | *Lower-Income Units* | *Moderate- and Above Moderate-Income Units* |
|---|---|---|---|
| RHNA | 829 | 363 | 466 |
| Development to be Completed During RHNA | 220 | 0 | 220 |

**Table 8: Total RHNA Compared to Credits and Capacity Identified**

| *Category* | *Total Units* | *Lower-Income Units* | *Moderate- and Above Moderate-Income Units* |
|---|---|---|---|
| Potential ADUs | 40 | 24 | 16 |
| Vacant Site Capacity | 26 | 0 | 26 |
| Underutilized Capacity | 272 | 240 | 32 |
| Remaining RHNA | 271 | 99 | 173 |

RHNA = Regional Housing Needs Allocation; ADU = accessory dwelling unit.

## Sites Identified to be Rezoned

After calculating the City's current capacity on vacant lands, underutilized lands, and projections for ADUs, and calculating developments that are underway to be credited toward the RHNA, the City has a shortfall of 99 units for the lower-income RHNA category and a remaining need of 173 units in the moderate- and above moderate-income RHNA categories. In order to accommodate the remaining RHNA at all income categories and create a buffer of additional capacity, the City has identified areas appropriate for increased densities in accordance with a rezone program. Through Program 14 of the Housing Element, the City will rezone certain sites designated in the MUO to permit up to 30 dwelling units per acre. Further, those sites identified to be rezoned to meet the lower-income RHNA shortfall will meet the following requirements:

- Permit a minimum of 16 dwelling units per site.
- Have a minimum zone density of 20 dwelling units per acre.
- Permit owner-occupied and rental multifamily residential uses by-right for developments in which at least 20 percent of the units are affordable to lower-income households.
- Be accommodated on sites that allow 100 percent residential uses and require that residential uses occupy a minimum of 50 percent of the total floor area of a mixed-use project.

Within the areas identified to be rezoned to permit 30 dwelling units per acre, only those sites that are underutilized have been identified as having realistic development potential within the planning period using the same criteria as detailed in the Underutilized Sites section of this analysis. Further, many of the sites identified for a rezone program (Table B of the Sites Inventory Form, found at the end of this appendix) have been identified as having underutilized capacity under their current zoning, as shown in Table A of the Sites Inventory Form. Those sites that have existing capacity (Table A of Sites Inventory Form) that will be rezoned to add additional capacity (Table B of the Sites Inventory Form) can be identified by the consolidated site letter in the Sites Inventory Form; the capacity identified for those rezone sites (Table B of the Sites Inventory Form) represents the difference between the realistic existing capacity and the total realistic capacity after the rezone. Calculation of the difference ensures that capacity is not double counted on sites. The sites identified to be rezoned, as described in Table B of the Sites Inventory Form details the following for each parcel:

- The RHNA income category that the site can accommodate

- The associated consolidated site letter
- If the site was identified as having existing capacity on Table A of the Sites Inventory Form
- If the site is identified to meet the remaining moderate/above moderate-income RHNA need
- If the site is identified to accommodate a no-net-loss buffer

Table B of the Sites Inventory Form demonstrates the realistic capacity of each site to be rezoned, as well as the net new capacity of those sites that are identified as having underutilized capacity under the current zoning. Further, Table 9 summarizes the net new realistic capacity identified by income level or buffer.

**Table 9: Rezoned Site Capacity**

| *Total Units* | *Lower-Income Units* | *Moderate- and Above Moderate-Income Units* | *Buffer* |
|---|---|---|---|
| 442 | 99 | 173 | 170 |

When rezoned sites are paired with the following programs of the Housing Element, these properties will permit higher densities, and residential development on these sites will be further incentivized, paving the way for future development. Program 7, Incentives and Regulations; Program 12, Lot Consolidation; Program 27, Reduced Parking Requirements; and Program 29, Ongoing Code Updates.

## Conclusions

Bound by Torrance on the north and west, Los Angeles to the east, and Rolling Hills Estates on the south and southwest, Lomita has developed to the edges of its boundaries. Because Lomita is nearly entirely built-out and does not have large swaths of land preserved for open space or conservation, there are little to no opportunities to identify new housing capacity on undeveloped lands. With few vacant sites, much of the City's housing capacity is identified in the form of underutilized sites that are most suitable for redevelopment. The underutilization of these sites, in combination with their location in high-resource areas and paired with the following programs of the Housing Element, will ensure that the City can realistically meet the RHNA targets at all income levels during the Housing Element planning period.

### Programs to Support Development of Underutilized Sites

As further detailed in the Programs of the Housing Element, the City will implement the following programs to facilitate and incentivize development on the sites identified to accommodate the City's RHNA:

- Through Program 6, Accessory Dwelling Units, the City will provide an incentive for ADUs that can be offered as affordable.
- Through Program 7, Incentives and Regulations, the City will pair rezones with objective development standards to incentivize the production of housing, and will offer incentive zoning that will increase developer interest in the State Density Bonus program.

- Through Program 10, Affordable Housing Streamlining, the City will provide process streamlining for qualifying affordable and mixed-income housing developments.
- Through Program 11, Objective Design Standards, the City will develop objective design standards to be paired with future rezones.
- Through Program 12, Lot Consolidation, the City will enhance incentives for lot consolidation beyond what is already offered to developers.
- Through Program 14, Rezone Program, the City will increase densities to permit 30 dwelling units per acre, enforce a minimum density of 20 dwelling units per acre, will mandate a minimum of 50 percent of the total square footage of a mixed-use project be dedicated to residential uses, and will permit exclusively residential uses.
- Through Program 16, No Net Loss, the City will monitor the housing capacity identified in the Adequate Sites Inventory throughout the planning period to maintain sufficient capacity for the remaining RHNA at all income levels.
- Through Program 27, Reduced Parking Requirements, the City will reduce parking requirements for multifamily housing and for religious institutions when affordable housing is provided.
- Through Program 29, Ongoing Code Updates, the City will continue to monitor changes to State legislation and update the Zoning Code as needed, and will continue to coordinate with developers in facilitating ideas on process and procedural improvements.
- Through Program 30, Inclusionary Housing Ordinance, the City will evaluate the feasibility of an inclusionary housing ordinance and adopt said ordinance, which will further incentivize the use of the State Density Bonus program.

Further details on these programs can be found in the Programs section of the Housing Element.

# Sites Inventory Form

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**Table A: Housing Element Sites Inventory**

| Jurisdiction Name | Site Address/Intersection | 5 Digit ZIP Code | Assessor Parcel Number | Consolidated Sites | General Plan Designation (Current) | Zoning Designation (Current) | Minimum Density Allowed (units/acre) | Max Density Allowed (units/acre) | Parcel Size (Acres) | Existing Use/Vacancy | Infrastructure | Publicly-Owned | Site Status | Identified in Last/Last Two Planning Cycle(s) | Lower Income Capacity | Moderate Income Capacity | Above Moderate Income Capacity | Total Capacity | Optional Information1 | Optional Information2 | Optional Information3 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| LOMITA | 2458 LOMITA BLVD | 90717 | 7376001120 A | | Mixed Use | MU-O | 0 | 22 | 2.2417 | Private school, parkir | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 41.92 | | | 41.91979 | | | |
| LOMITA | 24205 PENNSYLVANIA AVE | 90717 | 7374011014 B | | Mixed Use | MU-O | 0 | 22 | 0.1184 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 1.21 | | | 1.21408 | | | |
| LOMITA | 2413 LOMITA BLVD | 90717 | 7374011019 B | | Mixed Use | MU-O | 0 | 22 | 0.0839 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 0.57 | | | 0.56893 | | | |
| LOMITA | 2417 LOMITA BLVD | 90717 | 7374011020 B | | Mixed Use | MU-O | 0 | 22 | 0.0849 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 0.59 | | | 0.58763 | | | |
| LOMITA | 2439 LOMITA BLVD | 90717 | 7374011025 B | | Mixed Use | MU-O | 0 | 22 | 0.0904 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 0.69 | | | 0.69048 | | | |
| LOMITA | 24105 PENNSYLVANIA AVE | 90717 | 7374011009 B | | Mixed Use | MU-O | 0 | 22 | 0.2819 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 4.27 | | | 4.27153 | | | |
| LOMITA | 2436 LOMITA BLVD | 90717 | 7374011024 B | | Mixed Use | MU-O | 0 | 22 | 0.0804 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 0.56 | | | 0.56048 | | | |
| LOMITA | 24117 PENNSYLVANIA AVE | 90717 | 7374011011 B | | Mixed Use | MU-O | 0 | 22 | 0.1169 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 1.19 | | | 1.18603 | | | |
| LOMITA | 2409 LOMITA BLVD | 90717 | 7374011018 B | | Mixed Use | MU-O | 0 | 22 | 0.0874 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 0.63 | | | 0.63438 | | | |
| LOMITA | 24201 PENNSYLVANIA AVE | 90717 | 7374011013 B | | Mixed Use | MU-O | 0 | 22 | 0.1162 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 1.17 | | | 1.17294 | | | |
| LOMITA | 24121 PENNSYLVANIA AVE | 90717 | 7374011012 B | | Mixed Use | MU-O | 0 | 22 | 0.1212 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 1.27 | | | 1.26644 | | | |
| LOMITA | 2431 LOMITA BLVD | 90717 | 7374011023 B | | Mixed Use | MU-O | 0 | 22 | 0.0759 | PARKING | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 1.42 | | | 1.41933 | | | |
| LOMITA | 24111 PENNSYLVANIA AVE | 90717 | 7374011010 B | | Mixed Use | MU-O | 0 | 22 | 0.1651 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 2.09 | | | 2.08737 | | | |
| LOMITA | 2403 LOMITA BLVD | 90717 | 7374011040 B | | Mixed Use | MU-O | 0 | 22 | 0.077 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 0.44 | | | 0.4399 | | | |
| LOMITA | 2421 LOMITA BLVD | 90717 | 7374011021 B | | Mixed Use | MU-O | 0 | 22 | 0.0828 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 0.58 | | | 0.54836 | | | |
| LOMITA | 2429 LOMITA BLVD | 90717 | 7374011016 B | | Mixed Use | MU-O | 0 | 22 | 0.6837 | Strip Mall | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 12.79 | | | 12.78519 | | | |
| LOMITA | 24209 PENNSYLVANIA AVE | 90717 | 7374011015 B | | Mixed Use | MU-O | 0 | 22 | 0.1105 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 1.07 | | | 1.06635 | | | |
| LOMITA | 2425 LOMITA BLVD | 90717 | 7374011022 B | | Mixed Use | MU-O | 0 | 22 | 0.0839 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 0.57 | | | 0.56893 | | | |
| LOMITA | 2340 LOMITA BLVD | 90717 | 7376011018 C | | Mixed Use | MU-O | 0 | 22 | 0.1491 | Parking | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 2.79 | | | 2.78817 | | | |
| LOMITA | 2352 LOMITA BLVD | 90717 | 7376011007 C | | Mixed Use | MU-O | 0 | 22 | 0.4126 | Apartment, 8 | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 0.00 | | | | | | |
| LOMITA | 2360 LOMITA BLVD | 90717 | 7376011008 C | | Mixed Use | MU-O | 0 | 22 | 0.488 | Apartment and Spa, | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 1.13 | | | 1.13 | | | |
| LOMITA | 2340 1/2 LOMITA BLVD | 90717 | 7376011019 C | | Mixed Use | MU-O | 0 | 22 | 0.0638 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 0.00 | | | | | | |
| LOMITA | 2344 LOMITA BLVD | 90717 | 7376011008 C | | Mixed Use | MU-O | 0 | 22 | 0.4291 | RETAIL | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 8.02 | | | 8.02417 | | | |
| LOMITA | 24505 CYPRESS ST | 90717 | 7376011023 D | | Mixed Use | MU-O | 0 | 22 | 0.2172 | Car Garage | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 4.06 | | | 4.06164 | | | |
| LOMITA | 2332 LOMITA BLVD | 90717 | 7376011021 D | | Mixed Use | MU-O | 0 | 22 | 0.405 | Learning Center | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 7.57 | | | 7.5735 | | | |
| LOMITA | 24511 CYPRESS ST | 90717 | 7376011024 D | | Mixed Use | MU-O | 0 | 22 | 0.1473 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 1.75 | | | 1.75451 | | | |
| LOMITA | 2312 LOMITA BLVD | 90717 | 7376011022 D | | Mixed Use | MU-O | 0 | 22 | 0.5193 | APARTMENT, 4 | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 5.71 | | | 5.71091 | | | |
| LOMITA | 2336 LOMITA BLVD | 90717 | 7376011020 D | | Mixed Use | MU-O | 0 | 22 | 0.2236 | Learning Center | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 4.18 | | | 4.18132 | | | |
| LOMITA | 2270 LOMITA BLVD | 90717 | 7376012037 E | | Mixed Use | MU-O | 0 | 22 | 0.4484 | Family Health Care | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 8.39 | | | 8.38508 | | | |
| LOMITA | 2258 LOMITA BLVD | 90717 | 7376012021 E | | Mixed Use | MU-O | 0 | 22 | 0.2759 | Car Garage | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 5.16 | | | 5.15933 | | | |
| LOMITA | 2266 LOMITA BLVD | 90717 | 7376012023 E | | Mixed Use | MU-O | 0 | 22 | 0.1905 | Water Retailer | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 3.56 | | | 3.56235 | | | |
| LOMITA | 2234 LOMITA BLVD | 90717 | 7376013001 F | | Mixed Use | MU-O | 0 | 22 | 0.1058 | COMMERCIAL | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 1.98 | | | 1.97846 | | | |
| LOMITA | 2244 LOMITA BLVD | 90717 | 7376013003 F | | Mixed Use | MU-O | 0 | 22 | 0.1663 | SFR and office busine | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 2.11 | | | 2.11 | | | |
| LOMITA | 2222 LOMITA BLVD | 90717 | 7376013008 F | | Mixed Use | MU-O | 0 | 22 | 0.2511 | Service | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 4.70 | | | 4.69557 | | | |
| LOMITA | 2232 LOMITA BLVD | 90717 | 7376013007 F | | Mixed Use | MU-O | 0 | 22 | 0.2749 | Parking | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 5.14 | | | 5.14063 | | | |
| LOMITA | 2240 LOMITA BLVD | 90717 | 7376013002 F | | Mixed Use | MU-O | 0 | 22 | 0.1324 | Auto Repair | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 2.48 | | | 2.47588 | | | |
| LOMITA | 24669 WOODWARD AVE | 90717 | 7376017019 G | | Mixed Use | MU-O | 0 | 22 | 0.1535 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 1.87 | | | 1.87045 | | | |
| LOMITA | 24709 WOODWARD AVE | 90717 | 7376017011 G | | Mixed Use | MU-O | 0 | 22 | 0.1564 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 1.92 | | | 1.92468 | | | |
| LOMITA | 24710 NARBONNE AVE | 90717 | 7376017008 G | | Mixed Use | MU-O | 0 | 22 | 0.1491 | Duplex, 2 | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 0.78 | | | 0.78817 | | | |
| LOMITA | 24644 NARBONNE AVE | 90717 | 7376017003 G | | Mixed Use | MU-O | 0 | 22 | 0.1491 | OFFICE BUILDING | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 2.79 | | | 2.78817 | | | |
| LOMITA | | 90717 | 7376017015 G | | Mixed Use | MU-O | 0 | 22 | 0.1518 | COMMERCIAL | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 2.84 | | | 2.83866 | | | |
| LOMITA | 24644 NARBONNE AVE | 90717 | 7376017002 G | | Mixed Use | MU-O | 0 | 22 | 0.1506 | COMMERCIAL | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 2.82 | | | 2.81622 | | | |
| LOMITA | 24706 NARBONNE AVE | 90717 | 7376017007 G | | Mixed Use | MU-O | 0 | 22 | 0.1402 | DUPLEX, 2 | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 0.62 | | | 0.62174 | | | |
| LOMITA | 24632 NARBONNE AVE | 90717 | 7376017001 G | | Mixed Use | MU-O | 0 | 22 | 0.2945 | RETAIL | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 5.51 | | | 5.50715 | | | |
| LOMITA | 24693 WOODWARD AVE | 90717 | 7376017014 G | | Mixed Use | MU-O | 0 | 22 | 0.2429 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 3.54 | | | 3.54223 | | | |
| LOMITA | 24673 WOODWARD AVE | 90717 | 7376017018 G | | Mixed Use | MU-O | 0 | 22 | 0.1581 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 1.96 | | | 1.95647 | | | |
| LOMITA | 24683 WOODWARD AVE | 90717 | 7376017016 G | | Mixed Use | MU-O | 0 | 22 | 0.1604 | DUPLEX, 2 | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 1.00 | | | 0.99948 | | | |
| LOMITA | 24679 WOODWARD AVE | 90717 | 7376017017 G | | Mixed Use | MU-O | 0 | 22 | 0.1565 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 1.93 | | | 1.92655 | | | |
| LOMITA | 24665 WOODWARD AVE | 90717 | 7376017020 G | | Mixed Use | MU-O | 0 | 22 | 0.1559 | DUPLEX, 2 | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 0.92 | | | 0.91533 | | | |
| LOMITA | 24658 NARBONNE AVE | 90717 | 7376017031 G | | Mixed Use | MU-O | 0 | 22 | 0.2975 | SERVICE | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 5.56 | | | 5.56325 | | | |
| LOMITA | 24700 NARBONNE AVE | 90717 | 7376017006 G | | Mixed Use | MU-O | 0 | 22 | 0.1573 | RETAIL | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 2.94 | | | 2.94151 | | | |
| LOMITA | 24705 WOODWARD AVE | 90717 | 7376017012 G | | Mixed Use | MU-O | 0 | 22 | 0.0693 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 0.30 | | | 0.29591 | | | |
| LOMITA | 24815 WOODWARD AVE | 90717 | 7376016016 H | | Mixed Use | MU-O | 0 | 22 | 0.1221 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | | | 1.28 | 1.28 | | | |
| LOMITA | 24809 WOODWARD AVE | 90717 | 7376016017 H | | Mixed Use | MU-O | 0 | 22 | 0.1539 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | | | 1.88 | 1.88 | | | |
| LOMITA | 24823 WOODWARD AVE | 90717 | 7376016014 I | | Mixed Use | MU-O | 0 | 22 | 0.1499 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | | 1.8 | | 1.8 | | | |
| LOMITA | | 90717 | 7376016013 I | | Mixed Use | MU-O | 0 | 22 | 0.1561 | VACANT | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | | 2.92 | | 2.92 | | | |
| LOMITA | 24821 WOODWARD AVE | 90717 | 7376016015 I | | Mixed Use | MU-O | 0 | 22 | 0.1314 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | | 1.46 | | 1.46 | | | |
| LOMITA | 24836 NARBONNE AVE | 90717 | 7376016007 J | | Mixed Use | MU-O | 0 | 22 | 0.3026 | Strip Mall and SFR on | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 4.66 | | | 4.66 | | | |
| LOMITA | 24846 NARBONNE AVE | 90717 | 7376016008 J | | Mixed Use | MU-O | 0 | 22 | 0.2097 | COMMERCIAL | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 3.92 | | | 3.92 | | | |
| LOMITA | 2155 250TH ST | 90717 | 7376016009 J | | Mixed Use | MU-O | 0 | 22 | 0.1398 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 1.61 | | | 1.61 | | | |
| LOMITA | 2168 250TH ST | 90717 | 7375001007 K | | Mixed Use | MU-O | 0 | 22 | 0.1563 | COMMERCIAL | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | | | 2.92 | 2.92 | | | |
| LOMITA | 25008 NARBONNE AVE | 90717 | 7375001008 K | | Mixed Use | MU-O | 0 | 22 | 0.091 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | | | 0.7 | 0.7 | | | |
| LOMITA | 25016 NARBONNE AVE | 90717 | 7375001010 L | | Mixed Use | MU-O | 0 | 22 | 0.1012 | Single family residen | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | | | 0.89 | 0.89 | | | |
| LOMITA | 25020 NARBONNE AVE | 90717 | 7375001011 L | | Mixed Use | MU-O | 0 | 22 | 0.0997 | Auto Service | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | | | 1.86 | 1.86 | | | |
| LOMITA | 25001 NARBONNE AVE | 90717 | 7373015033 M | | Mixed Use | MU-O | 0 | 22 | 0.4286 | Funeral Home | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 8.01 | | | 8.01 | | | |
| LOMITA | 25043 NARBONNE AVE | 90717 | 7373015021 M | | Mixed Use | MU-O | 0 | 22 | 0.4637 | OFFICE BUILDING | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 8.67 | | | 8.67 | | | |
| LOMITA | 25035 NARBONNE AVE | 90717 | 7373015020 M | | Mixed Use | MU-O | 0 | 22 | 0.2157 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 3.03 | | | 3.03 | | | |
| LOMITA | 25019 NARBONNE AVE | 90717 | 7373015006 M | | Mixed Use | MU-O | 0 | 22 | 0.1148 | DUPLEX, 2 | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 0.15 | | | 0.15 | | | |
| LOMITA | 25027 NARBONNE AVE | 90717 | 7373015007 M | | Mixed Use | MU-O | 0 | 22 | 0.1038 | DUPLEX, 2 | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 0 | | | | | | |
| LOMITA | 25031 NARBONNE AVE | 90717 | 7373015016 M | | Mixed Use | MU-O | 0 | 22 | 0.2132 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 2.99 | | | 2.99 | | | |
| LOMITA | 25200 NARBONNE AVE | 90717 | 7375002005 N | | Mixed Use | MU-O | 0 | 22 | 0.2875 | Singel family residen | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 4.38 | | | 4.38 | | | |
| LOMITA | 25208 NARBONNE AVE | 90717 | 7375002006 N | | Mixed Use | MU-O | 0 | 22 | 0.2242 | DUPLEX, 2 | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 2.19 | | | 2.19 | | | |
| LOMITA | 25201 NARBONNE AVE | 90717 | 7373014026 O | | Mixed Use | MU-O | 0 | 22 | 0.2255 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | | 3.22 | | 3.22 | | | |
| LOMITA | 25209 NARBONNE AVE | 90717 | 7373014025 O | | Mixed Use | MU-O | 0 | 22 | 0.2188 | Singel family residen | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | | 3.09 | | 3.09 | | | |
| LOMITA | 25217 NARBONNE AVE | 90717 | 7373014021 | | Mixed Use | MU-O | 0 | 22 | 0.2386 | RETAIL | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | | 4.46 | | 4.46 | | | |
| LOMITA | 25345 NARBONNE AVE | 90717 | 7373014007 Q | | Mixed Use | MU-O | 0 | 22 | 0.148 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | | 1.77 | | 1.77 | | | |
| LOMITA | 25335 NARBONNE AVE | 90717 | 7373014005 Q | | Mixed Use | MU-O | 0 | 22 | 0.1471 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | | 1.75 | | 1.75 | | | |
| LOMITA | 25339 NARBONNE AVE | 90717 | 7373014006 Q | | Mixed Use | MU-O | 0 | 22 | 0.1483 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | | 1.77 | | 1.77 | | | |
| LOMITA | 25350 NARBONNE AVE | 90717 | 7375003004 R | | Mixed Use | MU-O | 0 | 22 | 0.2037 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 2.81 | | | 2.81 | | | |
| LOMITA | 2186 253RD PL | 90717 | 7375003002 R | | Mixed Use | MU-O | 0 | 22 | 0.1205 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | 1.25 | | | 1.25 | | | |
| LOMITA | 25412 NARBONNE AVE | 90717 | 7375003007 R | | Mixed Use | MU-O | 0 | 22 | 0.201 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 2.76 | | | 2.76 | | | |
| LOMITA | 25408 NARBONNE AVE | 90717 | 7375003006 R | | Mixed Use | MU-O | 0 | 22 | 0.1964 | RETAIL | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 3.67 | | | 3.67 | | | |
| LOMITA | 25342 NARBONNE AVE | 90717 | 7375003001 R | | Mixed Use | MU-O | 0 | 22 | 0.1368 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 1.56 | | | 1.56 | | | |
| LOMITA | 25404 NARBONNE AVE | 90717 | 7375003005 R | | Mixed Use | MU-O | 0 | 22 | 0.2032 | SINGLE FAMILY RESIC | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 2.79 | | | 2.79 | | | |
| LOMITA | 25419 NARBONNE AVE | 90717 | 7373013016 S | | Mixed Use | MU-O | 0 | 22 | 0.4677 | OFFICE BUILDING | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 8.75 | | | 8.75 | | | |
| LOMITA | 25409 NARBONNE AVE | 90717 | 7373013017 S | | Mixed Use | MU-O | 0 | 22 | 0.3335 | OFFICE BUILDING | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 6.24 | | | 6.24 | | | |
| LOMITA | 25401 NARBONNE AVE | 90717 | 7373013018 S | | Mixed Use | MU-O | 0 | 22 | 0.1486 | OFFICE BUILDING | YES - Current | NO - Privately-Owned | Available | Used in Prior Housing Element - Non-Vacant | 2.78 | | | 2.78 | | | |
| LOMITA | 25007 Walnut Steet | 90717 | 7375015903 | | Residential - Low | R1 | 0 | 8.7 | 0.4926 | VACANT | YES - Current | YES - Other Publicly-Owned | Available | Not Used in Prior Housing Element | | 0 | 3 | 3 | | | |
| LOMITA | 2061 250TH ST | 90717 | 7376021019 | | Residential - Low | R1 | 0 | 8.7 | 0.2728 | VACANT | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | | | 2 | 2 | | | |
| LOMITA | 2468 254TH ST | 90717 | 7373017026 | | Residential - Agriculture | A1 | 0 | 8.7 | 0.4495 | VACANT | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | | | 3 | 3 | | | |
| LOMITA | 26109 NARBONNE AVE | 90717 | 7553003114 | | Residential - High | RVD1500 | 0 | 29 | 0.3781 | VACANT | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | | 9 | | 9 | | | |
| LOMITA | 2474 254TH ST | 90717 | 7373017025 | | Residential - Agriculture | A1 | 0 | 8.7 | 0.454 | VACANT | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | | 0 | 3 | 3 | | | |
| LOMITA | 24329 NARBONNE AVE | 90717 | 7374015905 | | Mixed Use | MU-O | 0 | 22 | 0.17 | VACANT | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Housing Element | | 0 | 3 | 3 | | | |
| LOMITA | | | | | | | | | | | | | | | | | | | | | |

**Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2**

| Jurisdiction Name | Site Address/Intersection | 5 Digit ZIP Code | Assessor Parcel Number | Very Low-Income | Low-Income | Moderate-Income | Above Moderate-Income | Type of Shortfall | Parcel Size (Acres) | Current General Plan Designation | Current Zoning | Proposed General Plan (GP) Designation | Proposed Zoning | Minimum Density Allowed | Maximum Density Allowed | Total Capacity | Vacant/ Nonvacant | Description of Existing Uses | Consolidated Sites | Optional Information2 | Optional Information3 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| LOMITA | 24234 CRENSHAW BLVD | 90505 | 7376001021 | | 10.2102 | | | Shortfall of Sites | 0.4004 | Industrial | MC | Mixed Use | MU-O | 20 | 30 | 10.2102 | Non-Vacant | OFFICE BUILDIN | A | | |
| LOMITA | 24214 CRENSHAW BLVD | 90505 | 7376001122 | | 10.2153 | | | Shortfall of Sites | 0.4006 | Industrial | MC | Mixed Use | MU-O | 20 | 30 | 10.2153 | Non-Vacant | RETAIL: Strip Mal | A | | |
| LOMITA | 24260 CRENSHAW BLVD | 90505 | 7376001020 | | 4.9003 | | | Shortfall of Sites | 0.2706 | Industrial | MC | Mixed Use | MU-O | 20 | 30 | 4.9003 | Non-Vacant | COMMERCIAL: s | A | | |
| LOMITA | 24200 CRENSHAW BLVD | 90505 | 7376001123 | | 10.3071 | | | Shortfall of Sites | 0.4042 | Industrial | MC | Mixed Use | MU-O | 20 | 30 | 10.3071 | Non-Vacant | RETAIL: strip mal | A | | |
| LOMITA | 2458 LOMITA BLVD | 90717 | 7376001120 | | 15.24356 | | | Shortfall of Sites | 2.2417 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 57.16335 | Non-Vacant | Private school, pa | A | Underutilized site identified on T | |
| LOMITA | SINGLE FAMILY RESIDENCE, 1 | 90717 | 7374011014 | | 0.80512 | | | Shortfall of Sites | 0.1184 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 2.0192 | Non-Vacant | SINGLE FAMILY RE | B | Underutilized site identified on T | |
| LOMITA | SINGLE FAMILY RESIDENCE, 1 | 90717 | 7374011019 | | 0.57052 | | | Shortfall of Sites | 0.0839 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 1.13945 | Non-Vacant | SINGLE FAMILY RE | B | Underutilized site identified on T | |
| LOMITA | SINGLE FAMILY RESIDENCE, 1 | 90717 | 7374011020 | | 0.57732 | | | Shortfall of Sites | 0.0849 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 1.16495 | Non-Vacant | SINGLE FAMILY RE | B | Underutilized site identified on T | |
| LOMITA | SINGLE FAMILY RESIDENCE, 1 | 90717 | 7374011025 | | 0.61472 | | | Shortfall of Sites | 0.0904 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 1.3052 | Non-Vacant | SINGLE FAMILY RE | B | Underutilized site identified on T | |
| LOMITA | SINGLE FAMILY RESIDENCE, 1 | 90717 | 7374011009 | | 1.91692 | | | Shortfall of Sites | 0.2819 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 6.18845 | Non-Vacant | SINGLE FAMILY RE | B | Underutilized site identified on T | |
| LOMITA | SINGLE FAMILY RESIDENCE, 1 | 90717 | 7374011024 | | 0.54672 | | | Shortfall of Sites | 0.0804 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 1.0502 | Non-Vacant | SINGLE FAMILY RE | B | Underutilized site identified on T | |
| LOMITA | SINGLE FAMILY RESIDENCE, 1 | 90717 | 7374011011 | | 0.79492 | | | Shortfall of Sites | 0.1169 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 1.98095 | Non-Vacant | SINGLE FAMILY RE | B | Underutilized site identified on T | |
| LOMITA | SINGLE FAMILY RESIDENCE, 1 | 90717 | 7374011018 | | 0.59432 | | | Shortfall of Sites | 0.0874 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 1.2287 | Non-Vacant | SINGLE FAMILY RE | B | Underutilized site identified on T | |
| LOMITA | SINGLE FAMILY RESIDENCE, 1 | 90717 | 7374011013 | | 0.79016 | | | Shortfall of Sites | 0.1162 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 1.9631 | Non-Vacant | SINGLE FAMILY RE | B | Underutilized site identified on T | |
| LOMITA | SINGLE FAMILY RESIDENCE, 1 | 90717 | 7374011012 | | 0.82416 | | | Shortfall of Sites | 0.1212 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 2.0906 | Non-Vacant | SINGLE FAMILY RE | B | Underutilized site identified on T | |
| LOMITA | PARKING | 90717 | 7374011023 | | 0.51612 | | | Shortfall of Sites | 0.0759 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 1.93545 | Non-Vacant | PARKING | B | Underutilized site identified on T | |
| LOMITA | SINGLE FAMILY RESIDENCE, 1 | 90717 | 7374011010 | | 1.12268 | | | Shortfall of Sites | 0.1651 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 3.21005 | Non-Vacant | SINGLE FAMILY RE | B | Underutilized site identified on T | |
| LOMITA | SINGLE FAMILY RESIDENCE, 1 | 90717 | 7374011040 | | 0.5236 | | | Shortfall of Sites | 0.077 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 0.9635 | Non-Vacant | SINGLE FAMILY RE | B | Underutilized site identified on T | |
| LOMITA | SINGLE FAMILY RESIDENCE, 1 | 90717 | 7374011021 | | 0.56304 | | | Shortfall of Sites | 0.0828 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 1.1114 | Non-Vacant | SINGLE FAMILY RE | B | Underutilized site identified on T | |
| LOMITA | Strip Mall | 90717 | 7374011016 | | 4.64916 | | | Shortfall of Sites | 0.6837 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 17.43435 | Non-Vacant | Strip Mall | B | Underutilized site identified on T | |
| LOMITA | SINGLE FAMILY RESIDENCE, 1 | 90717 | 7374011015 | | 0.7514 | | | Shortfall of Sites | 0.1105 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 1.81775 | Non-Vacant | SINGLE FAMILY RE | B | Underutilized site identified on T | |
| LOMITA | SINGLE FAMILY RESIDENCE, 1 | 90717 | 7374011022 | | 0.57052 | | | Shortfall of Sites | 0.0839 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 1.13945 | Non-Vacant | SINGLE FAMILY RE | B | Underutilized site identified on T | |
| LOMITA | 2340 LOMITA BLVD | 90717 | 7376011018 | | | 1.01388 | | | 0.1491 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 3.80205 | Non-Vacant | Parking | C | Underutilized site | Sites identified t |
| LOMITA | 2352 LOMITA BLVD | 90717 | 7376011007 | | | 2.80568 | | | 0.4126 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 2.5213 | Non-Vacant | Apartment, 8 | C | Underutilized site | Sites identified t |
| LOMITA | 2360 LOMITA BLVD | 90717 | 7376011006 | | | 3.3184 | | | 0.488 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 4.444 | Non-Vacant | Apartment and Sp | C | Underutilized site | Sites identified t |
| LOMITA | 2340 1/2 LOMITA BLVD | 90717 | 7376011019 | | | 0.43384 | | | 0.0638 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 0.6269 | Non-Vacant | SINGLE FAMILY RE | C | Underutilized site | Sites identified t |
| LOMITA | 2344 LOMITA BLVD | 90717 | 7376011008 | | | 2.91788 | | | 0.4291 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 10.94205 | Non-Vacant | RETAIL | C | Underutilized site | Sites identified t |
| LOMITA | 24505 CYPRESS ST | 90717 | 7376011023 | | 1.47696 | | | Shortfall of Sites | 0.2172 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 5.5386 | Non-Vacant | Car Garage | D | Underutilized site identified on T | |
| LOMITA | 2332 LOMITA BLVD | 90717 | 7376011021 | | 2.754 | | | Shortfall of Sites | 0.405 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 10.3275 | Non-Vacant | Learning Center | D | Underutilized site identified on T | |
| LOMITA | 24511 CYPRESS ST | 90717 | 7376011024 | | 1.00164 | | | Shortfall of Sites | 0.1473 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 2.75615 | Non-Vacant | SINGLE FAMILY RE | D | Underutilized site identified on T | |
| LOMITA | 2312 LOMITA BLVD | 90717 | 7376011022 | | 3.53124 | | | Shortfall of Sites | 0.5193 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 9.24215 | Non-Vacant | APARTMENT, 4 | D | Underutilized site identified on T | |
| LOMITA | 2336 LOMITA BLVD | 90717 | 7376011020 | | 1.52048 | | | Shortfall of Sites | 0.2236 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 5.7018 | Non-Vacant | Learning Center | D | Underutilized site identified on T | |
| LOMITA | 2270 LOMITA BLVD | 90717 | 7376012037 | | 3.04912 | | | Shortfall of Sites | 0.4484 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 11.4342 | Non-Vacant | Family Health Car | E | Underutilized site identified on T | |
| LOMITA | 2258 LOMITA BLVD | 90717 | 7376012021 | | 1.87612 | | | Shortfall of Sites | 0.2759 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 7.03545 | Non-Vacant | Car Garage | E | Underutilized site identified on T | |
| LOMITA | 2266 LOMITA BLVD | 90717 | 7376012023 | | 1.2954 | | | Shortfall of Sites | 0.1905 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 4.8577 | Non-Vacant | Water Retailer | E | Underutilized site identified on T | |
| LOMITA | 2234 LOMITA BLVD | 90717 | 7376013001 | | 0.71944 | | | Shortfall of Sites | 0.1058 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 2.6979 | Non-Vacant | COMMERCIAL | F | Underutilized site identified on T | |
| LOMITA | 2244 LOMITA BLVD | 90717 | 7376013003 | | 1.13084 | | | Shortfall of Sites | 0.1663 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 3.24065 | Non-Vacant | SFR and office bui | F | Underutilized site identified on T | |
| LOMITA | 2222 LOMITA BLVD | 90717 | 7376013008 | | 1.70748 | | | Shortfall of Sites | 0.2511 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 6.40305 | Non-Vacant | Service | F | Underutilized site identified on T | |
| LOMITA | 2232 LOMITA BLVD | 90717 | 7376013007 | | 1.86932 | | | Shortfall of Sites | 0.2749 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 7.00995 | Non-Vacant | Parking | F | Underutilized site identified on T | |
| LOMITA | 2240 LOMITA BLVD | 90717 | 7376013002 | | 0.90032 | | | Shortfall of Sites | 0.1324 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 3.3762 | Non-Vacant | Auto Repair | F | Underutilized site identified on T | |
| LOMITA | 24669 WOODWARD AVE | 90717 | 7376017019 | | 1.0438 | | | Shortfall of Sites | 0.1535 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 2.91425 | Non-Vacant | SINGLE FAMILY RE | G | Underutilized site | Buffer |
| LOMITA | 24709 WOODWARD AVE | 90717 | 7376017011 | | 1.06352 | | | Shortfall of Sites | 0.1564 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 2.9882 | Non-Vacant | SINGLE FAMILY RE | G | Underutilized site | Buffer |
| LOMITA | 24710 NARBONNE AVE | 90717 | 7376017008 | | 1.01388 | | | Shortfall of Sites | 0.1491 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 1.80205 | Non-Vacant | Duplex, 2 | G | Underutilized site | Buffer |
| LOMITA | 24644 NARBONNE AVE | 90717 | 7376017003 | | 1.01388 | | | Shortfall of Sites | 0.1491 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 3.80205 | Non-Vacant | OFFICE BUILDIN | G | Underutilized site | Buffer |
| LOMITA | | 90717 | 7376017015 | | 1.03224 | | | Shortfall of Sites | 0.1518 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 3.8709 | Non-Vacant | COMMERCIAL | G | Underutilized site | Buffer |
| LOMITA | 24644 NARBONNE AVE | 90717 | 7376017002 | | 1.02408 | | | Shortfall of Sites | 0.1506 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 3.8403 | Non-Vacant | COMMERCIAL | G | Underutilized site | Buffer |
| LOMITA | 24706 NARBONNE AVE | 90717 | 7376017007 | | 0.95336 | | | Shortfall of Sites | 0.1402 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 1.5751 | Non-Vacant | DUPLEX, 2 | G | Underutilized site | identified on T |
| LOMITA | 24632 NARBONNE AVE | 90717 | 7376017001 | | 2.0026 | | | Shortfall of Sites | 0.2945 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 7.50975 | Non-Vacant | RETAIL | G | Underutilized site | Buffer |
| LOMITA | 24693 WOODWARD AVE | 90717 | 7376017014 | | 1.65172 | | | Shortfall of Sites | 0.2429 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 5.19395 | Non-Vacant | SINGLE FAMILY RE | G | Underutilized site | Buffer |
| LOMITA | 24673 WOODWARD AVE | 90717 | 7376017018 | | 1.07508 | | | Shortfall of Sites | 0.1581 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 3.03155 | Non-Vacant | SINGLE FAMILY RE | G | Underutilized site | Buffer |
| LOMITA | 24683 WOODWARD AVE | 90717 | 7376017016 | | 1.09072 | | | Shortfall of Sites | 0.1604 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 2.0902 | Non-Vacant | DUPLEX, 2 | G | Underutilized site | Buffer |
| LOMITA | 24679 WOODWARD AVE | 90717 | 7376017017 | | 1.0642 | | | Shortfall of Sites | 0.1565 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 2.99075 | Non-Vacant | SINGLE FAMILY RE | G | Underutilized site | Buffer |
| LOMITA | 24665 WOODWARD AVE | 90717 | 7376017020 | | 1.06012 | | | Shortfall of Sites | 0.1559 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 1.97545 | Non-Vacant | DUPLEX, 2 | G | Underutilized site | Buffer |
| LOMITA | 24658 NARBONNE AVE | 90717 | 7376017031 | | 2.023 | | | Shortfall of Sites | 0.2975 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 7.58625 | Non-Vacant | SERVICE | G | Underutilized site | Buffer |
| LOMITA | 24700 NARBONNE AVE | 90717 | 7376017006 | | 1.06964 | | | Shortfall of Sites | 0.1573 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 4.01115 | Non-Vacant | RETAIL | G | Underutilized site | Buffer |
| LOMITA | 24705 WOODWARD AVE | 90717 | 7376017012 | | 0.47124 | | | Shortfall of Sites | 0.0693 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 0.76715 | Non-Vacant | SINGLE FAMILY RE | G | Underutilized site | identified on T |
| LOMITA | 24815 WOODWARD AVE | 90717 | 7376016016 | | | | 0.83028 | | 0.1221 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 2.11355 | Non-Vacant | SINGLE FAMILY RE | H | Underutilized site | Sites identified t |
| LOMITA | 24809 WOODWARD AVE | 90717 | 7376016017 | | | | 1.04652 | | 0.1539 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 2.92445 | Non-Vacant | SINGLE FAMILY RE | H | Underutilized site | Sites identified t |
| LOMITA | 24823 WOODWARD AVE | 90717 | 7376016014 | | | | 1.01932 | | 0.1499 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 2.82245 | Non-Vacant | SINGLE FAMILY RE | I | Underutilized site | Sites identified t |
| LOMITA | | 90717 | 7376016013 | | | | 1.06148 | | 0.1561 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 3.98055 | Vacant | VACANT | I | Underutilized site | Sites identified t |
| LOMITA | 24821 WOODWARD AVE | 90717 | 7376016015 | | | | 0.89352 | | 0.1314 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 2.3507 | Non-Vacant | SINGLE FAMILY RE | I | Underutilized site | Sites identified t |
| LOMITA | 24836 NARBONNE AVE | 90717 | 7376016007 | | | | 2.05768 | | 0.3026 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 6.7163 | Non-Vacant | Strip Mall and SFR | J | Underutilized site | Sites identified t |
| LOMITA | 24846 NARBONNE AVE | 90717 | 7376016008 | | | | 1.42596 | | 0.2097 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 5.34735 | Non-Vacant | COMMERCIAL | J | Underutilized site | Sites identified t |
| LOMITA | 2155 250TH ST | 90717 | 7376016009 | | | | 0.95064 | | 0.1398 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 2.5649 | Non-Vacant | SINGLE FAMILY RE | J | Underutilized site | Sites identified t |
| LOMITA | 2168 250TH ST | 90717 | 7375001007 | | | | 1.06284 | | 0.1563 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 3.98565 | Non-Vacant | COMMERCIAL | K | Underutilized site | Sites identified t |
| LOMITA | 25008 NARBONNE AVE | 90717 | 7375001008 | | | | 0.6188 | | 0.091 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 1.3205 | Non-Vacant | SINGLE FAMILY RE | K | Underutilized site | Sites identified t |
| LOMITA | 25016 NARBONNE AVE | 90717 | 7375001010 | | | | 0.68816 | | 0.1012 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 1.5806 | Non-Vacant | Single family resid | L | Underutilized site | Sites identified t |
| LOMITA | 25020 NARBONNE AVE | 90717 | 7375001011 | | | | 0.67796 | | 0.0997 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 2.54235 | Non-Vacant | Auto Service | L | Underutilized site | Sites identified t |
| LOMITA | 25001 NARBONNE AVE | 90717 | 7373015033 | | 2.91448 | | | Shortfall of Sites | 0.4286 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 10.9293 | Non-Vacant | Funeral Home | M | Underutilized site | identified on T |
| LOMITA | 25043 NARBONNE AVE | 90717 | 7373015021 | | 3.15316 | | | Shortfall of Sites | 0.4637 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 11.82435 | Non-Vacant | OFFICE BUILDIN | M | Underutilized site | identified on T |
| LOMITA | 25035 NARBONNE AVE | 90717 | 7373015020 | | 1.46676 | | | Shortfall of Sites | 0.2157 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 4.50035 | Non-Vacant | SINGLE FAMILY RE | M | Underutilized site | identified on T |
| LOMITA | 25019 NARBONNE AVE | 90717 | 7373015006 | | 0.78064 | | | Shortfall of Sites | 0.1148 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 0.9274 | Non-Vacant | DUPLEX, 2 | M | Underutilized site | identified on T |
| LOMITA | 25027 NARBONNE AVE | 90717 | 7373015007 | | 0.6469 | | | Shortfall of Sites | 0.1038 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 0.6469 | Non-Vacant | DUPLEX, 2 | M | Underutilized site | identified on T |
| LOMITA | 25031 NARBONNE AVE | 90717 | 7373015016 | | 1.44976 | | | Shortfall of Sites | 0.2132 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 4.4066 | Non-Vacant | SINGLE FAMILY RE | M | Underutilized site | identified on T |
| LOMITA | 25200 NARBONNE AVE | 90717 | 7375002005 | | | 1.955 | | | 0.2875 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 6.33125 | Non-Vacant | Singel family resid | N | Underutilized site | Sites identified t |
| LOMITA | 25208 NARBONNE AVE | 90717 | 7375002006 | | | 1.52456 | | | 0.2242 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 3.7171 | Non-Vacant | DUPLEX, 2 | N | Underutilized site | Sites identified t |
| LOMITA | 25201 NARBONNE AVE | 90717 | 7373014026 | | | 1.5334 | | | 0.2255 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 4.75025 | Non-Vacant | SINGLE FAMILY RE | O | Underutilized site | Sites identified t |
| LOMITA | 25209 NARBONNE AVE | 90717 | 7373014025 | | | 1.48784 | | | 0.2188 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 4.5794 | Non-Vacant | Singel family resid | O | Underutilized site | Sites identified t |
| LOMITA | 25217 NARBONNE AVE | 90717 | 7373014021 | | | 1.62248 | | | 0.2386 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 6.0843 | Non-Vacant | RETAIL | | Underutilized site | Sites identified t |
| LOMITA | 25345 NARBONNE AVE | 90717 | 7373014007 | | | 1.0064 | | | 0.148 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 2.774 | Non-Vacant | SINGLE FAMILY RE | Q | Underutilized site | Sites identified t |
| LOMITA | 25335 NARBONNE AVE | 90717 | 7373014005 | | | 1.00028 | | | 0.1471 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 2.75105 | Non-Vacant | SINGLE FAMILY RE | Q | Underutilized site | Sites identified t |
| LOMITA | 25339 NARBONNE AVE | 90717 | 7373014006 | | | 1.00844 | | | 0.1483 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 2.78165 | Non-Vacant | SINGLE FAMILY RE | Q | Underutilized site | Sites identified t |
| LOMITA | 25350 NARBONNE AVE | 90717 | 7375003004 | | 1.38516 | | | | 0.2037 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 4.19435 | Non-Vacant | SINGLE FAMILY RE | R | Underutilized site | Buffer |
| LOMITA | 2166 253RD PL | 90717 | 7375003002 | | 0.8194 | | | | 0.1205 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 2.07275 | Non-Vacant | SINGLE FAMILY RE | R | Underutilized site | Buffer |
| LOMITA | 25412 NARBONNE AVE | 90717 | 7375003007 | | 1.3668 | | | | 0.201 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 4.1255 | Non-Vacant | SINGLE FAMILY RE | R | Underutilized site | Buffer |
| LOMITA | 25408 NARBONNE AVE | 90717 | 7375003006 | | 1.33552 | | | | 0.1964 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 5.0082 | Non-Vacant | RETAIL | R | Underutilized site | Buffer |
| LOMITA | 25342 NARBONNE AVE | 90717 | 7375003001 | | 0.93024 | | | | 0.1368 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 2.4884 | Non-Vacant | SINGLE FAMILY RE | R | Underutilized site | Buffer |
| LOMITA | 25404 NARBONNE AVE | 90717 | 7375003005 | | 1.38176 | | | | 0.2032 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 4.1816 | Non-Vacant | SINGLE FAMILY RE | R | Underutilized site | Buffer |
| LOMITA | 25419 NARBONNE AVE | 90717 | 7373013016 | | 3.18036 | | | | 0.4677 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 11.92635 | Non-Vacant | OFFICE BUILDING | S | Underutilized site | Buffer |
| LOMITA | 25409 NARBONNE AVE | 90717 | 7373013017 | | 2.2678 | | | | 0.3335 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 8.50425 | Non-Vacant | OFFICE BUILDING | S | Underutilized site | Buffer |
| LOMITA | 25401 NARBONNE AVE | 90717 | 7373013018 | | 1.01048 | | | | 0.1486 | Mixed Use | MU-O | Mixed Use | MU-O | 20 | 30 | 3.7893 | Non-Vacant | OFFICE BUILDING | S | Underutilized site | Buffer |
| LOMITA | 2087 LOMITA BLVD | 90717 | 7374005025 | | | 8.2926 | | | 0.3252 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 8.2926 | Non-Vacant | SERVICE | T | | Buffer |
| LOMITA | 2103 LOMITA BLVD | 90717 | 7374005052 | | | 25.2803 | | | 1.0306 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 25.2803 | Non-Vacant | SINGLE FAMILY RE | T | | Buffer |
| LOMITA | 2021 LOMITA BLVD | 90717 | 7374004058 | | | 0.8564 | | | 0.0728 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 0.8564 | Non-Vacant | RESIDENCE AND C | U | | Sites identified t |
| LOMITA | 24625 ESHELMAN AVE | 90717 | 7374004030 | | | 2.7434 | | | 0.1468 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 2.7434 | Non-Vacant | SINGLE FAMILY RE | U | | Sites identified t |
| LOMITA | 2051 LOMITA BLVD | 90717 | 7374004019 | | | 16.0446 | | | 0.6292 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 16.0446 | Non-Vacant | COMMERCIAL | U | | Sites identified t |
| LOMITA | 24627 ESHELMAN AVE | 90717 | 7374004062 | | | 4.22455 | | | 0.2441 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 4.22455 | Non-Vacant | DUPLEX, 2 | U | | Sites identified t |
| LOMITA | 2017 LOMITA BLVD | 90717 | 7374004041 | | | 1.8972 | | | 0.0744 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 1.8972 | Non-Vacant | RETAIL | U | | Buffer |
| LOMITA | 24637 ESHELMAN AVE | 90717 | 7374004033 | | | 3.77105 | | | 0.1871 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 3.77105 | Non-Vacant | SINGLE FAMILY RE | U | | Sites identified t |
| LOMITA | 2061 LOMITA BLVD | 90717 | 7374004049 | | | 10.54935 | | | 0.4137 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 10.54935 | Non-Vacant | PARKING | U | | Sites identified t |
| LOMITA | 2075 LOMITA BLVD | 90717 | 7374004016 | | | | 10.7151 | | 0.4202 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 10.7151 | Non-Vacant | COMMERCIAL | U | | Sites identified t |
| LOMITA | 24633 ESHELMAN AVE | 90717 | 7374004057 | | | | 2.9525 | | 0.155 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 2.9525 | Non-Vacant | SINGLE FAMILY RE | U | | Sites identified t |
| LOMITA | 24621 ESHELMAN AVE | 90717 | 7374004029 | | | | 2.7485 | | 0.147 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 2.7485 | Non-Vacant | SINGLE FAMILY RE | U | | Sites identified t |
| LOMITA | 2055 LOMITA BLVD | 90717 | 7374004020 | | | | 3.1514 | | 0.1628 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 3.1514 | Non-Vacant | SINGLE FAMILY RE | U | | Sites identified t |
| LOMITA | 2011 LOMITA BLVD | 90717 | 7374004061 | | | | 0.76205 | | 0.0691 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 0.76205 | Non-Vacant | OFFICE BUILDIN | U | | Sites identified t |

| Jurisdiction Name | Site Address/Intersection | 5 Digit ZIP Code | Assessor Parcel Number | Very Low-Income | Low-Income | Moderate-Income | Above Moderate-Income | Type of Shortfall | Parcel Size (Acres) | Current General Plan Designation | Current Zoning | Proposed General Plan (GP) Designation | Proposed Zoning | Minimum Density Allowed | Maximum Density Allowed | Total Capacity | Vacant/ Nonvacant | Description of Existing Uses | Consolidated Sites | Optional Information2 | Optional Information3 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| LOMITA | 2043 LOMITA BLVD | 90717 | 7374004053 | | | | 42.28155 | | 1.6581 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 42.28155 | Non-Vacant | EXEMPT | U | | Sites identified t |
| LOMITA | | 90717 | 7374004039 | | | | 1.84365 | | 0.0723 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 1.84365 | Vacant | VACANT | U | | Sites identified t |
| LOMITA | 24648 ESHELMAN AVE | 90717 | 7372019023 | | | | 2.2742 | | 0.1284 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 2.2742 | Non-Vacant | SINGLE FAMILY RI | V | | Sites identified t |
| LOMITA | 24650 1/2 ESHELMAN AVE | 90717 | 7372019026 | | | | 2.1161 | | 0.1222 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 2.1161 | Non-Vacant | SINGLE FAMILY RI | V | | Sites identified t |
| LOMITA | 24652 ESHELMAN AVE | 90717 | 7372019027 | | | | 2.978 | | 0.156 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 2.978 | Non-Vacant | SINGLE FAMILY RI | V | | Sites identified t |
| LOMITA | 24648 1/2 ESHELMAN AVE | 90717 | 7372019024 | | | | 2.28695 | | 0.1289 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 2.28695 | Non-Vacant | SINGLE FAMILY RI | V | | Sites identified t |
| LOMITA | 24652 1/2 ESHELMAN AVE | 90717 | 7372019031 | | | | 2.24615 | | 0.1273 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 2.24615 | Non-Vacant | SINGLE FAMILY RI | V | | Sites identified t |
| LOMITA | 24654 ESHELMAN AVE | 90717 | 7372019030 | | | | 2.2691 | | 0.1282 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 2.2691 | Non-Vacant | SINGLE FAMILY RI | V | | Sites identified t |
| LOMITA | 24650 ESHELMAN AVE | 90717 | 7372019025 | | | | 2.28695 | | 0.1289 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 2.28695 | Non-Vacant | SINGLE FAMILY RI | V | | Sites identified t |
| LOMITA | 24656 ESHELMAN AVE | 90717 | 7372019029 | | | | 1.8764 | | 0.1128 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 1.8764 | Non-Vacant | SINGLE FAMILY RI | V | | Sites identified t |
| LOMITA | 24658 ESHELMAN AVE | 90717 | 7372019028 | | | | 2.27165 | | 0.1283 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 2.27165 | Non-Vacant | SINGLE FAMILY RI | V | | Sites identified t |
| LOMITA | 24636 ESHELMAN AVE | 90717 | 7372020031 | | | | 18.7064 | | 0.7728 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 18.7064 | Non-Vacant | SINGLE FAMILY RI | V | | Sites identified t |
| LOMITA | 1950 LOMITA BLVD | 90717 | 7375015006 | | 3.5139 | | | | 0.1378 | Industrial | MC | Mixed Use | MU-O | 20 | 30 | 3.5139 | Non-Vacant | COMMERCIAL | W | | Buffer |
| LOMITA | 1962 LOMITA BLVD | 90717 | 7375015034 | | 6.0329 | | | | 0.2758 | Industrial | MC | Mixed Use | MU-O | 20 | 30 | 6.0329 | Non-Vacant | RETAIL AND RESID | W | | Buffer |
| LOMITA | 1948 LOMITA BLVD | 90717 | 7375015007 | | 2.5394 | | | | 0.1388 | Industrial | MC | Mixed Use | MU-O | 20 | 30 | 2.5394 | Non-Vacant | RETAIL AND RESID | W | | Buffer |
| LOMITA | 1966 LOMITA BLVD | 90717 | 7375015003 | | 3.519 | | | | 0.138 | Industrial | MC | Mixed Use | MU-O | 20 | 30 | 3.519 | Non-Vacant | INDUSTRIAL LIGH | W | | Buffer |
| LOMITA | 24726 ESHELMAN AVE | 90717 | 7375015010 | | 7.82045 | | | | 0.3459 | Commercial | R1P | Mixed Use | MU-O | 20 | 30 | 7.82045 | Non-Vacant | SINGLE FAMILY RI | W | | Buffer |
| LOMITA | 24802 WALNUT ST | 90717 | 7372017062 | | 12.6986 | | | | 0.5372 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 12.6986 | Non-Vacant | SINGLE FAMILY RI | X | | Buffer |
| LOMITA | 1879 LOMITA BLVD | 90717 | 7372017061 | | 15.96045 | | | | 0.6259 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 15.96045 | Non-Vacant | HOTEL, MOTEL | X | | Buffer |
| LOMITA | 1823 LOMITA BLVD | 90717 | 7372017049 | | 18.7629 | | | | 0.7358 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 18.7629 | Non-Vacant | OFFICE BUILDIN | Y | | Buffer |
| LOMITA | 1837 LOMITA BLVD | 90717 | 7372017048 | | 15.63915 | | | | 0.6133 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 15.63915 | Vacant | VACANT | Y | | Buffer |
| LOMITA | 1813 LOMITA BLVD | 90717 | 7372017046 | | 16.6762 | | | | 0.7324 | Commercial | CG | Mixed Use | MU-O | 20 | 30 | 16.6762 | Non-Vacant | RETAIL AND RESID | Y | | Buffer |
| LOMITA | | | | | | | | | | | | | | | | | | | | | |

## Table C: Land Use

| Zoning Designation (From Table A, Column G) | General Land Uses Allowed |
|---|---|
| R1 | Single Family Residential Uses, Manufactured |
| A1 | Single Family Residential Uses, Manufactured |
| RVD1500 | Single Family or Multifamily Residential Uses |
| MU-O | Single Family and Multifamily Residential Use |
| | |

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# Appendix F: Outreach Summary

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## Introduction

The City of Lomita (City) conducted extensive public outreach for the Housing Element update that engaged a broad spectrum of the community and stakeholders. The City is committed to continuing meaningful engagement throughout the entirety of the 6th Cycle Housing Element. The City is aware of the need for certain emphasis to make engagement practices more accessible to the lower-income households and populations with a disability. Lomita is committed to developing specific strategies to reach out to these populations, as demonstrated by Programs 8, 19, 20, 23, and 26 of the Housing Element, which commit the City to better connect residents to resources related to housing. The COVID-19 pandemic stay-at-home orders of 2020 and 2021 provided the City with opportunities to explore new avenues for public engagement and increased access for those who are traditionally not involved in the planning process. The City responded quickly to changing outreach needs and found success in online engagement, which inherently provides greater access to residents with mobility limitations. Early outreach and formal engagement activities were held virtually, and the City took informal opportunities to engage the public in person at the local farmer's market. The following outreach activities were conducted to engage stakeholders and inform the development of the Housing Element.

## Online Survey

The online survey engaged 95 participants to better inform local housing needs and concerns. The survey was posted on the City's website and emailed to the City's interested parties list, a flyer with a QR code linking to the survey was mailed out to every address within Lomita's boundaries, and the Lomita Chamber of Commerce emailed a link to the survey to its listserv in its newsletter.

The virtual format of this engagement strategy is not only more accessible to the mobility impaired since it could be taken from home, but it is also convenient for low-income families who may work late jobs or manual labor and would prefer to be with family and resting at home rather than attending an in-person community workshop. Furthermore, the online format allows for the use of external software programs that can make written text more accessible to individuals experiencing disabilities such as vision impairment by increasing the text size, or running a program that reads aloud the text from the screen for the hard of hearing.

Survey respondents tended to have lived in the City for 10+ years (72.6 percent of respondents), live in single-family detached residences (79.0 percent), and own their home (81.1 percent). When asked about the types of housing needed most in the City, respondents identified single-family housing (49.5 percent) as being the most necessary, and further acknowledged the most urgent housing concerns in the City as housing affordability (31.2 percent) and overcrowding (25.8 percent).

The detailed results of the survey are provided below under Exhibit A.

## Planning Commission Informational Meeting

The Planning Commission informational meetings took place on October 12, 2020, and March 8, 2021. These meetings informed Planning Commissioners early in the planning process of the update to the Housing Element and exposed them to the requirements of the update as set forth under State law. Staff provided an overview of recent relevant legislation; Lomita's Regional Housing Needs Allocation (RHNA); and a large number of resources, including the Sites Inventory Guidebook, resources from Abundant Housing LA on best practices, and an article from UCLA's Regional Policy Studies center on how cities can use the 6th Cycle Housing Element to overcome neighborhood resistance to housing. These meetings led to an informational dialogue to set early expectations for the update to the Housing Element. The staff reports provided to the Planning Commission are provided below under Exhibit B.

## Farmer's Market

The Lomita Farmer's Market provided a safe in-person environment where City staff were able to engage local shoppers to inform them of the Housing Element process, the upcoming virtual public workshop, and the online survey. The Farmer's Market took place outside of regular working hours on Sundays, and allowed for interaction with a greater proportion of the community. A City booth was routinely used to provide flyers and information related to the Housing Element process. On two occasions, large display booths were provided to highlight the Housing Element process where staff handed out flyers, responded to residents' questions, and provided an opportunity for on-site survey participation. Translation services were provided for Spanish-speaking members of the community.

## Virtual Public Workshop #1

The first virtual public workshop was held in April 2021 and allowed interested parties to be engaged in a more formal setting where they learned about the planning process, the components of the Housing Element, and the importance of their role in the development of the Housing Element. Although 91 percent of Lomita's households speak English, Spanish translation was made available to assist the 3.8 percent of households that speak Spanish with limited English. This meeting was held outside of regular work hours during the evening to boost attendance. Prompting questions led to meaningful feedback from the community to gauge their priorities and identify areas where they would like to see future growth accommodated. This workshop was promoted on multiple platforms, including at the Farmer's Market, on the City's website, through the City's newsletter, and through the

Chamber of Commerce newsletter. The meeting was co-hosted by the local Chamber of Commerce to better engage a broad range of stakeholders.

Attendees from the community brought forth concerns about higher housing density within the City and how that may be detrimental to its small-town feel, as well as the concern about increased infrastructural demand on roadways. Community members in attendance also inquired about accessory dwelling units and how they might be best used within the City, as well as about the RHNA statistics for the 6th Cycle Housing Element. Further, attendees spoke in favor of a need for a new grocery store to meet existing and projected demands in the City.

The presentation materials from the workshop are provided below under Exhibit C.

## Planning Commission and City Council Joint Session Public Meeting

The joint session with the City Council and Planning Commission was the second public meeting for the Housing Element update. This meeting was hosted on Wednesday, June 30, 2021, from 5–7 p.m. It provided a formal setting open to the public to present the findings of the background analysis and the drafted goals, policies, and programs of the Housing Element. This was a session held with Planning Commission and City Council, which invited citizens to provide input, be informed on the planning process, and be given contact information on how to provide future comments. Community members inquired about affordable senior housing in the Lomita Manor area, mobile home parks, future traffic congestion in already traffic-heavy areas of the City that are being highlighted for housing development, and about the Sites Inventory and Analysis criteria.

The presentation materials from the meeting are provided below under Exhibit D.

## Ongoing Communication

Ongoing communication involved staff working closely with elected officials, attending Planning Commission meetings, and working closely with City management to inform on the process and expose the aforementioned groups to the requirements of the Housing Element update. Ongoing communications took place throughout the entirety of the 6th Cycle Housing Element update process. This includes updated numbers concerning the RHNA; new legislation affecting the 6th Cycle Housing Element, including an inventory of suitable sites; a new Affirmatively Furthering Fair Housing analysis requirement; and modifications to the accessory dwelling unit approval and construction processes. Staff also sent out monthly newsletters to the City's email list, and two newsletters were mailed to every address in Lomita to inform on the update and opportunities to be engaged. Those who received mailed newsletters include every residential unit and commercial office in Lomita, including those residing in affordable housing units in Lomita and community-based organizations that

have offices in Lomita, as well as local religious institutions that serve vulnerable subsets of Lomita's population.

## Housing Element Update Webpage

The Housing Element project webpage was posted on the City's website to provide a consistently accessible resource for addressing common questions, providing a portal for communication with the City, and creating a stream of information that allows community members to stay up to date with the planning process even if they are unable to attend scheduled events. Comments received to date through the project website include comments related to using parks for future housing, the need for housing that is affordable to those with a physical or cognitive disability, a desire to accommodate the housing need within existing commercial areas, and creating multifamily buffers between commercial zones and single-family zones.

## Communication with Community-Based Organizations

Outreach to community-based organizations took place through email to St. Mark's Presbyterian Church, The Bay Church, Islamic Center of South Bay, Chabad of South Bay, Community's Child, and the Lomita Chamber of Commerce to identify the extent of and capacity to which homelessness or other housing issues are being served. Many of these stakeholders provide services and work closely with lower-income households and residents with special needs. The organizations helped to inform the planning process and development of the 6th Cycle Housing Element. Further, the Lomita Chamber of Commerce played an active role in the update, recognizing the importance of a housing supply that meets the local need in supporting local businesses.

The outreach conducted for the update to the Housing Element engaged a broad range of community members and stakeholders alike. The City cast a wide net to gain participation from all segments of Lomita's interested parties, including extremely low-income and lower-income households. While the total number of those who participated cannot be confirmed, it can conservatively be estimated that 200 people participated in the update to the Housing Element. Further, more than 8,000 housing units received newsletters through the mail, including extremely low-income households and lower-income households residing in affordable housing and those residing in market rate housing in Lomita. The newsletters included information on the Housing Element update and provided direction to the City's website. When compared to the previous (5th Cycle) Housing Element, which received a comment from only one member of the public, the success of the extensive outreach process conducted for this Housing Element update is immense and has contributed to a set of meaningful goals, policies, and programs that reflect Lomita's housing needs.

## Public Review Draft of Housing Element

The public review draft of the Housing Element was made available for a 30-day public review and comment period for responsible agencies, interested organizations, and members of the public. The period took place from August 14, 2021 through September 14, 2021, and comments could be sent by email, by mail, or through a comment form that was made available on the City's website. The City notified the public of the availability of the draft Housing Element through an email sent to the City's listserv, including all those who participated in public events, all members of the Planning Commission and City Council, and all those who signed up to receive notifications on the Housing Element through a fillable form available on the City's website. Comments received on the draft Housing Element and all comments received throughout the Housing Element updated process are detailed in Table 1, with explanations of where in the Housing Element the specific comment is addressed.

**Table 1: Comments Received on the Draft Housing Element**

| *Comment* | *Location in Housing Element* |
|---|---|
| Does the plan depend mostly on non-vacant sites, either in general or for lower-income RHNA categories? Lomita should not make assumptions about how many sites will be redeveloped during the 8-year planning period. Does the plan include at least a 15–30% buffer of available sites above the RHNA allocations? Does the plan put most or all lower-income housing in industrial or commercial areas, or far from public facilities? Cities and counties are required to "affirmatively further fair housing" through their Housing Element plans, including by distributing planned lower-income housing throughout the jurisdiction to ensure that lower-income homeowners and tenants have access to opportunity. If the plan includes rezoning, is the rezoning plan reasonable? Consider any significant NIMBY opposition to the specific area planned for rezoning, or whether the rezoned areas are not very suitable for housing. | Addressed in Appendix E and detailed in the Sites Inventory Form, Tables A and B. |
| In order to motivate property owners to do construction which have large lots, the city should allow for apartment dwellings or multiple dwelling units without the 5ft space requirements to be constructed on those properties. | As detailed in Appendix E, the City has few large lots and will incentivize the consolidation of lots, as detailed in Program 12 of the Housing Element. Setback requirements of 5 feet are considered to be reasonable and do not unduly constrain development. |
| Residential development in commercial areas and creating a multi-family buffer between commercial zones and residential areas. | Addressed in Appendix E and detailed in the Sites Inventory Form, Tables A and B. |
| How parents can purchase affordable 1- or 2-bedroom housing for intellectually and physically disabled adult children. | Programs of the Housing Element to address the needs of those with a disability include Program 6, to incentivize affordable accessory dwelling units (accessory dwelling units can provide opportunities for those with special needs, such as older adults or those with disabilities, including developmental disabilities, by creating housing in an independent setting while still allowing for support from caregivers who reside on the same lot); Program 13, to reduce development standards for senior housing and housing to assist those with special needs; Program 14, to increase density in areas with high access to opportunity; and Program 19, to better connect developers and residents to resources related to housing accessibility aimed to assist in |

**Table 1: Comments Received on the Draft Housing Element**

| *Comment* | *Location in Housing Element* |
|---|---|
| | increasing housing for the older population and those with disabilities. |
| Please include public lands, like parks, as possible site for urbanization and leave our bedroom community alone! | Addressed in Appendix E and detailed in the Sites Inventory Form, Tables A and B. |
| Affordable housing | The Housing Element addresses the needs of lower-income households, including extremely low-income households through the sites identified and the programs of the Housing Element. The following programs apply: Program 3, to provide assistance to mobile home park tenants; Program 4, to preserve the affordability of housing units; and Program 10, to provide permit streamlining for affordable housing developments aimed to directly assist with the realization of affordable housing. Specifically, Program 14 increases densities along the City's key corridors to facilitate the production of lower-income housing in an area with high access to resources, and Program 30 will capture some of this new density specifically for affordable housing through the adoption of an inclusionary housing ordinance. Other programs that more broadly demonstrate the City's commitment to affordable housing include Program 7, to provide a range of incentives to facilitate the development of affordable housing, and Program 27, to reduce parking requirements, especially for affordable housing. |

## Letters Received

Letters received through the Housing Element update process are included as Exhibit E. These include a letter from the California Department of Transportation (Caltrans) and a letter from Abundant LA. The letter from Caltrans was in response to the Negative Declaration for the Housing Element project, as required under the California Environmental Quality Act. Caltrans expressed its support for the Housing Element and recommended significantly reducing or eliminating car parking requirements. Reductions in parking are addressed through Program 27 of the Housing Element. The objectives of Program 27 were further refined based on feedback received from Caltrans. The letter from Abundant LA details guidance on State Housing Element law, specifically as it relates to the Sites Analysis and the inventory of land available to accommodate the RHNA.

# Exhibit A: City of Lomita Housing and Safety Element Survey

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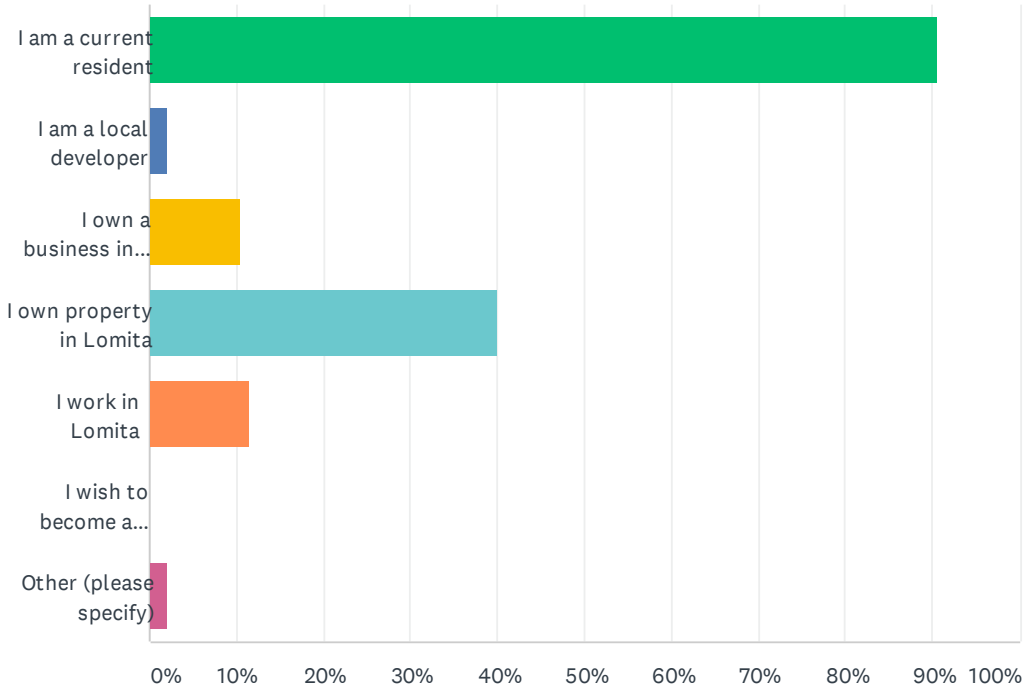
# Q1 What is your interest in housing in Lomita? Check all that apply.

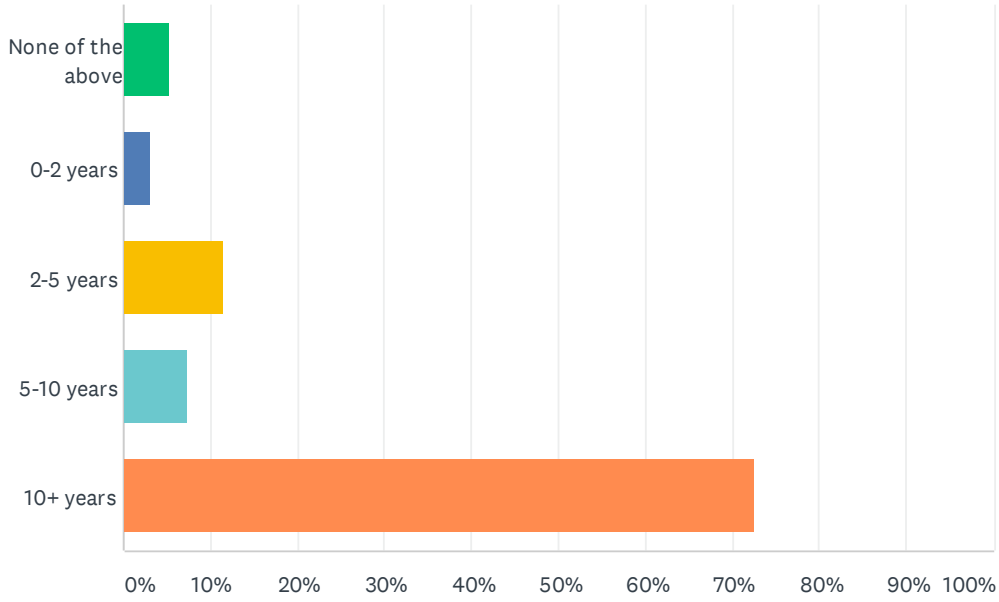
Answered: 95 Skipped: 0




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| I am a current resident | 90.53% | 86 |
| I am a local developer | 2.11% | 2 |
| I own a business in Lomita | 10.53% | 10 |
| I own property in Lomita | 40.00% | 38 |
| I work in Lomita | 11.58% | 11 |
| I wish to become a resident in Lomita | 0.00% | 0 |
| Other (please specify) | 2.11% | 2 |
| Total Respondents: 95 | | |

# Q2 How long have you lived in Lomita?

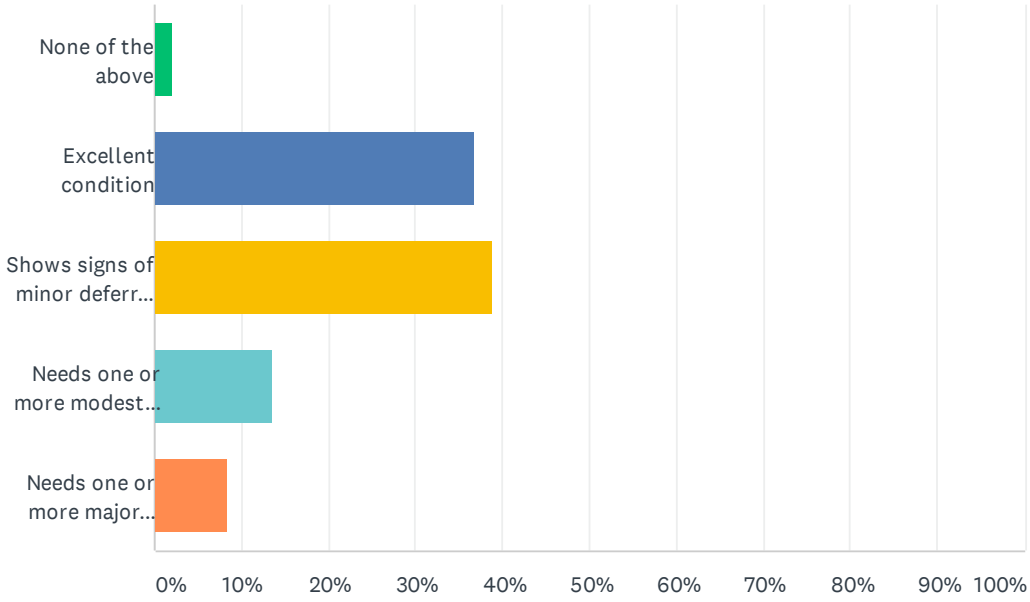
Answered: 95 Skipped: 0




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| None of the above | 5.26% | 5 |
| 0-2 years | 3.16% | 3 |
| 2-5 years | 11.58% | 11 |
| 5-10 years | 7.37% | 7 |
| 10+ years | 72.63% | 69 |
| TOTAL | | 95 |

# Q3 How would you rate the physical condition of the home you live in?

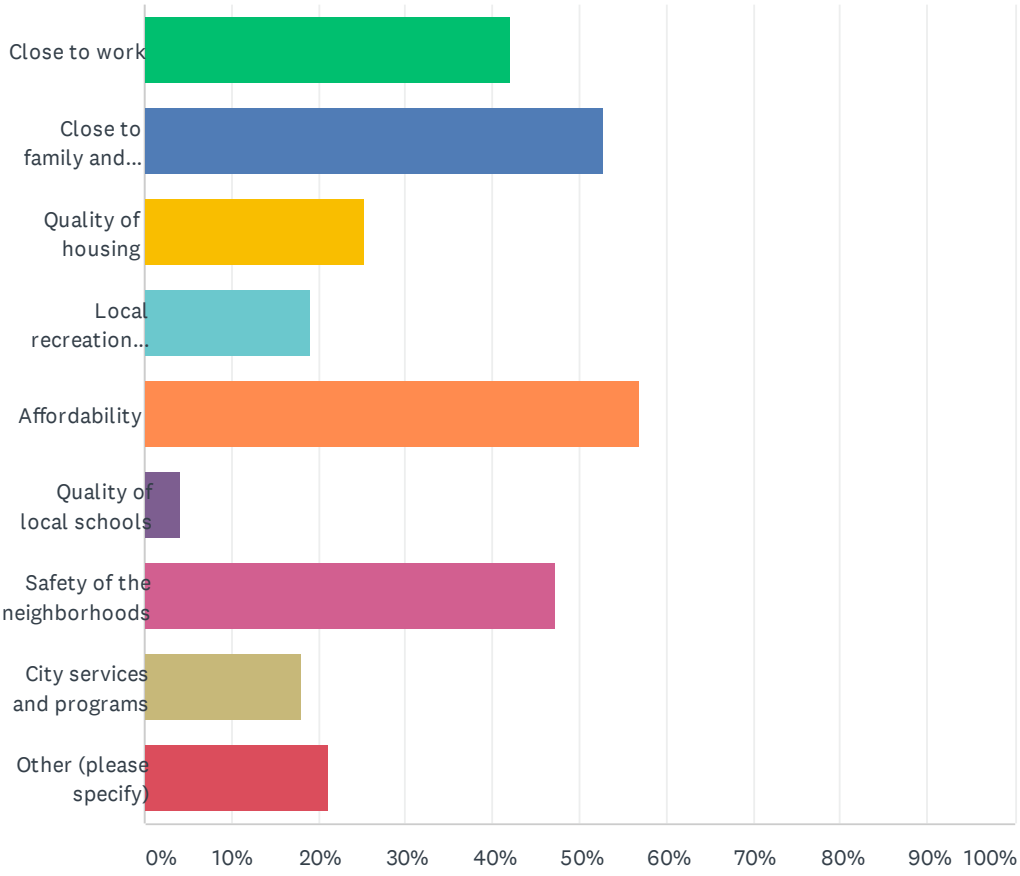
Answered: 95 Skipped: 0




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| None of the above | 2.11% | 2 |
| Excellent condition | 36.84% | 35 |
| Shows signs of minor deferred maintenance (e.g. peeling paint, chipped stucco, etc.) | 38.95% | 37 |
| Needs one or more modest rehabilitation improvements (e.g. new roof, new siding, etc.) | 13.68% | 13 |
| Needs one or more major upgrade (e.g. new foundation, new plumbing, new electrical, etc.) | 8.42% | 8 |
| TOTAL | | 95 |

# Q4 Why have you chosen to live in Lomita? Select all that apply.

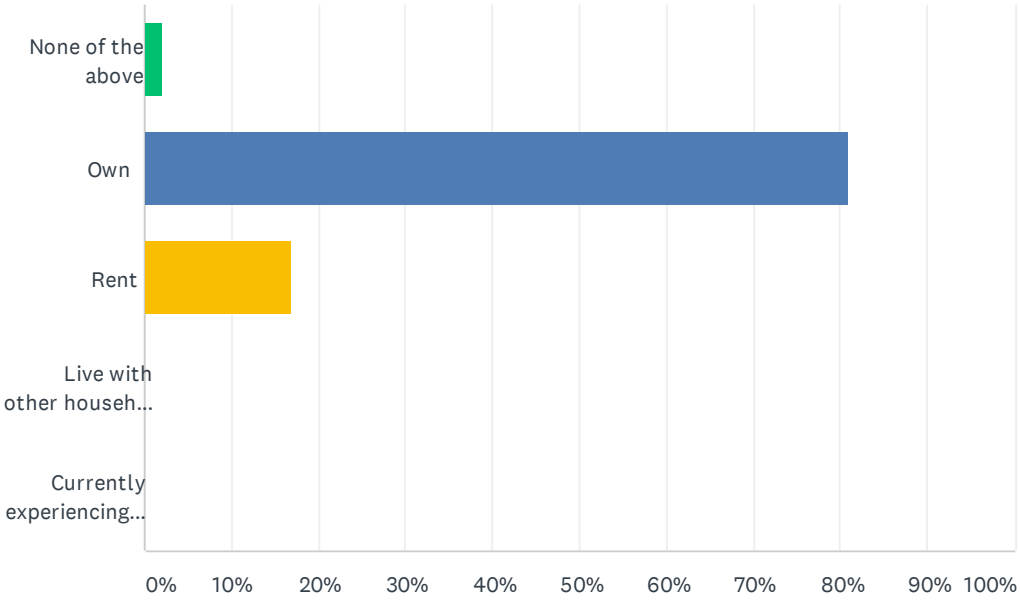
Answered: 95 Skipped: 0




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Close to work | 42.11% | 40 |
| Close to family and friends | 52.63% | 50 |
| Quality of housing | 25.26% | 24 |
| Local recreation amenities and scenery | 18.95% | 18 |
| Affordability | 56.84% | 54 |
| Quality of local schools | 4.21% | 4 |
| Safety of the neighborhoods | 47.37% | 45 |
| City services and programs | 17.89% | 17 |
| Other (please specify) | 21.05% | 20 |
| Total Respondents: 95 | | |

# Q5 Do you own or rent your home?

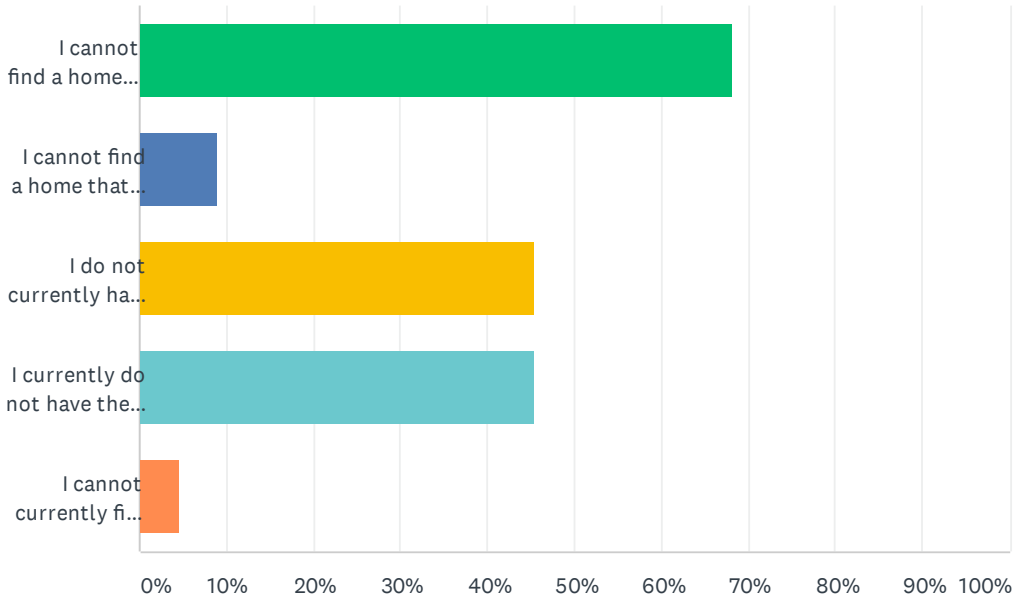
Answered: 95 Skipped: 0




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| None of the above | 2.11% | 2 |
| Own | 81.05% | 77 |
| Rent | 16.84% | 16 |
| Live with other household (neither own or rent) | 0.00% | 0 |
| Currently experiencing homelessness | 0.00% | 0 |
| TOTAL | | 95 |

# Q6 If you wish to own a home in Lomita, but do not, what issues are preventing you at this time? Select all that apply.

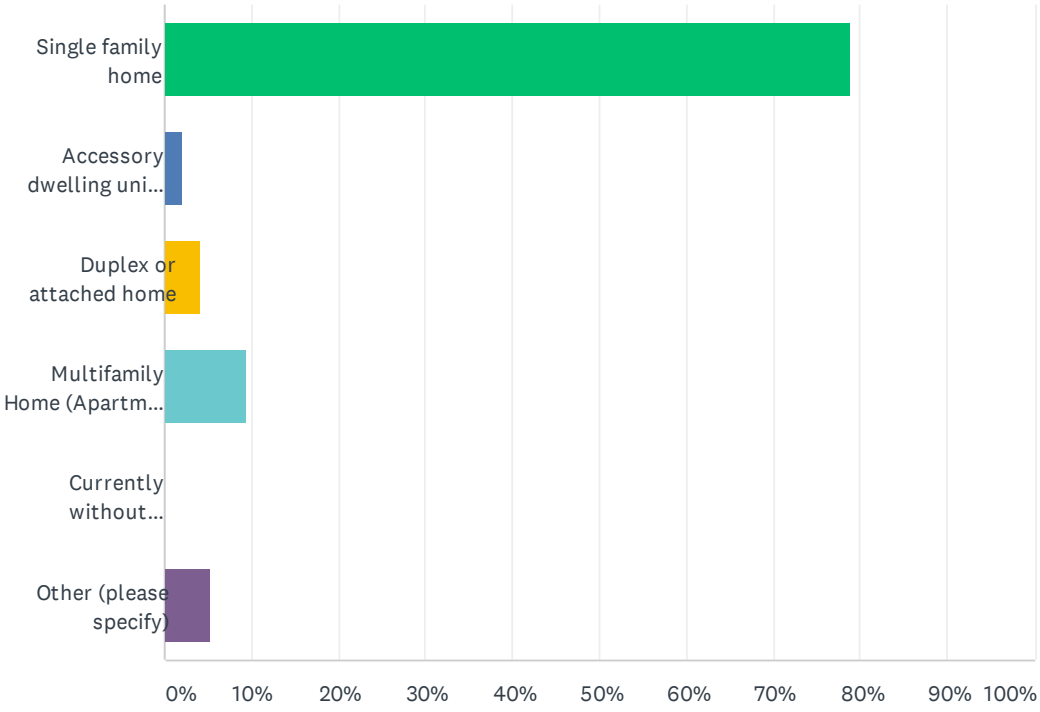
Answered: 22 Skipped: 73




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| I cannot find a home within my target price range | 68.18% | 15 |
| I cannot find a home that suits my needs (e.g. size, disability accommodations, etc.) | 9.09% | 2 |
| I do not currently have the financial resources for an appropriate down payment | 45.45% | 10 |
| I currently do not have the financial resources for an adequate monthly mortgage payment | 45.45% | 10 |
| I cannot currently find a home that suits my quality standards | 4.55% | 1 |
| Total Respondents: 22 | | |

# Q7 Select the type of housing that best describes your current home.

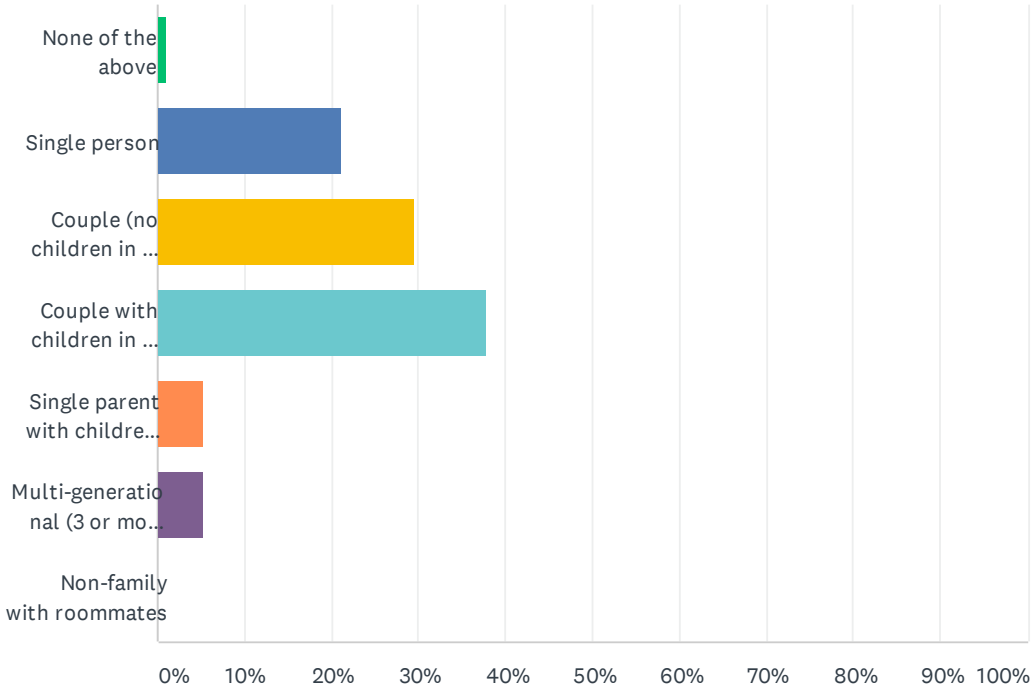
Answered: 95 Skipped: 0




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Single family home | 78.95% | 75 |
| Accessory dwelling unit (granny flat or guest house) | 2.11% | 2 |
| Duplex or attached home | 4.21% | 4 |
| Multifamily Home (Apartment or Condo) | 9.47% | 9 |
| Currently without permanent shelter | 0.00% | 0 |
| Other (please specify) | 5.26% | 5 |
| TOTAL | | 95 |

# Q8 Which best describes your household type?

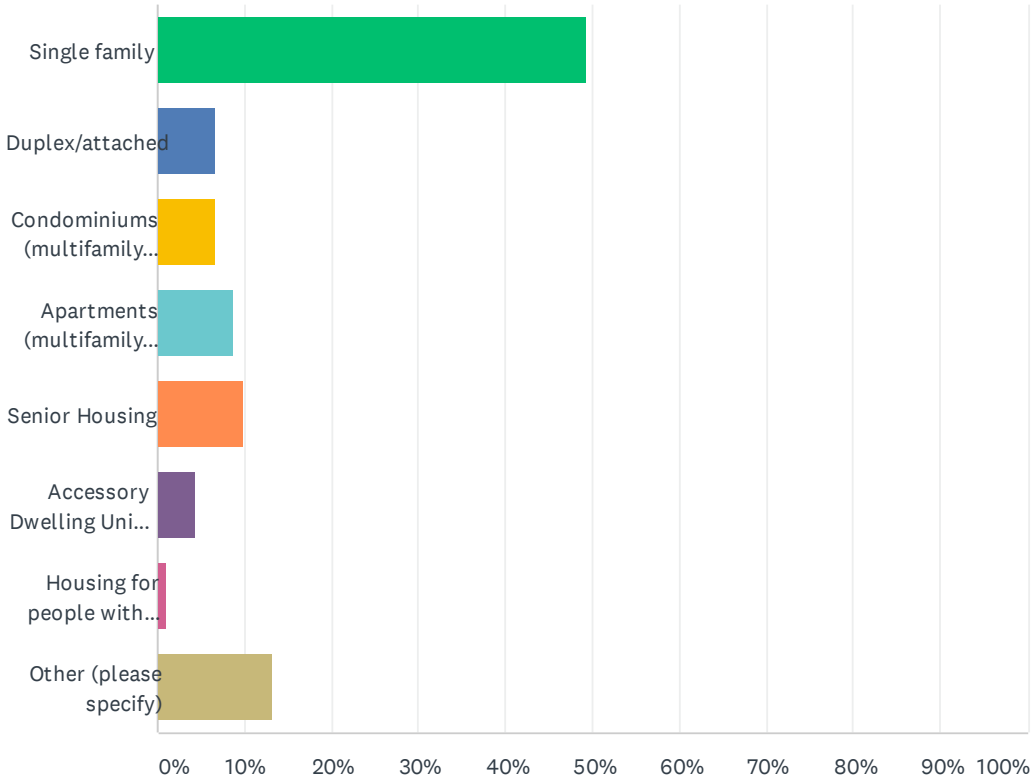
Answered: 95 Skipped: 0




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| None of the above | 1.05% | 1 |
| Single person | 21.05% | 20 |
| Couple (no children in the home) | 29.47% | 28 |
| Couple with children in the home | 37.89% | 36 |
| Single parent with children in home | 5.26% | 5 |
| Multi-generational (3 or more generations in the same home) | 5.26% | 5 |
| Non-family with roommates | 0.00% | 0 |
| TOTAL | | 95 |

# Q9 What type of housing is most needed in Lomita?

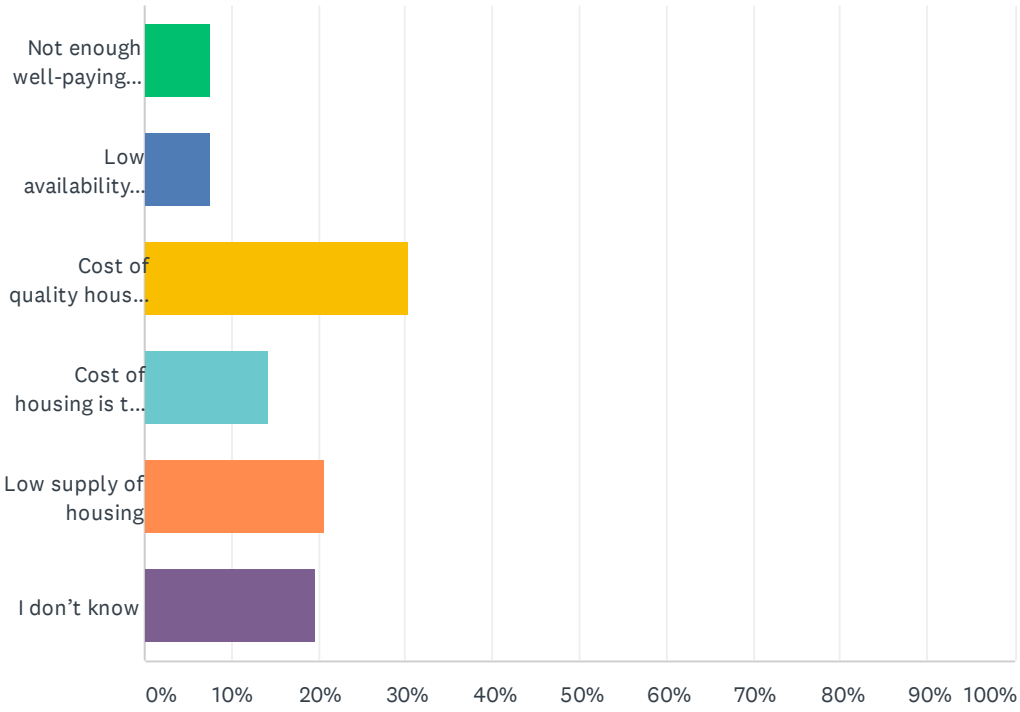
Answered: 91 Skipped: 4




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Single family | 49.45% | 45 |
| Duplex/attached | 6.59% | 6 |
| Condominiums (multifamily ownership) | 6.59% | 6 |
| Apartments (multifamily rentals) | 8.79% | 8 |
| Senior Housing | 9.89% | 9 |
| Accessory Dwelling Units (granny flat or guest house) | 4.40% | 4 |
| Housing for people with disabilities | 1.10% | 1 |
| Other (please specify) | 13.19% | 12 |
| TOTAL | | 91 |

# Q10 What do you believe is the biggest barrier to housing stability in Lomita?

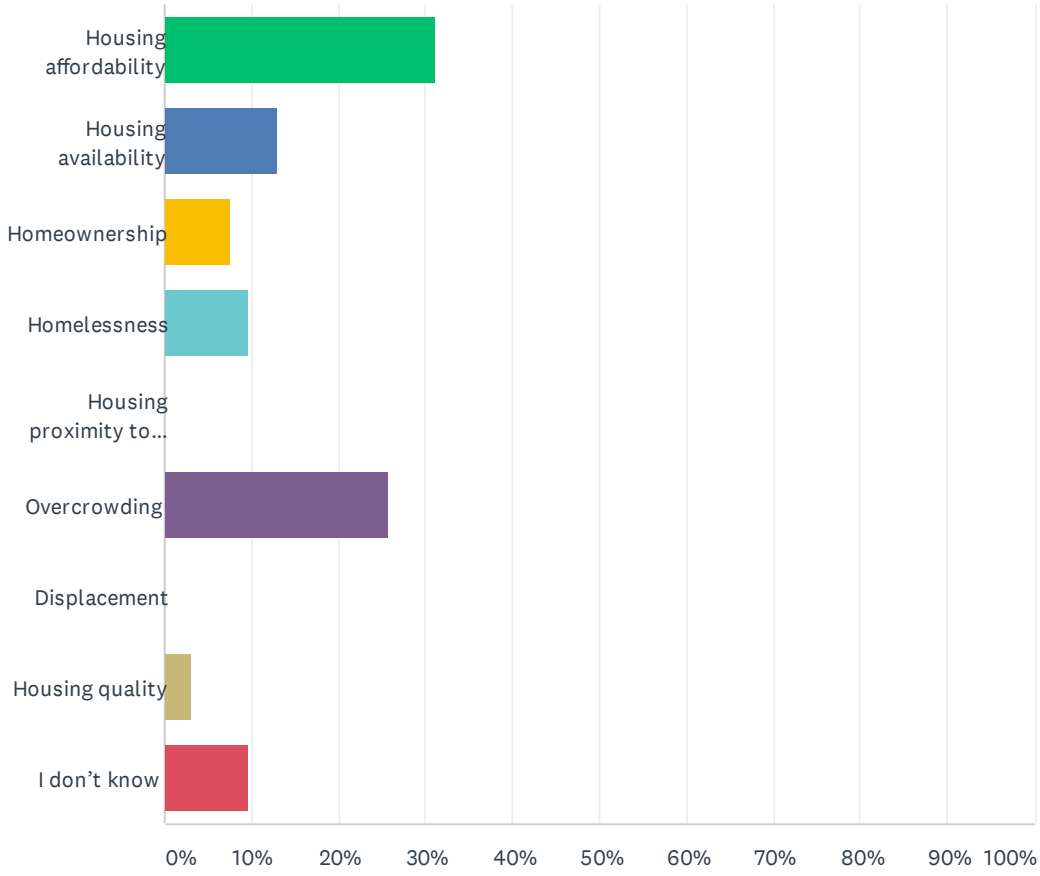
Answered: 92 Skipped: 3




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Not enough well-paying jobs | 7.61% | 7 |
| Low availability of rent-restricted affordable homes | 7.61% | 7 |
| Cost of quality housing is too high | 30.43% | 28 |
| Cost of housing is too high in areas with good jobs, schools, and other services | 14.13% | 13 |
| Low supply of housing | 20.65% | 19 |
| I don't know | 19.57% | 18 |
| TOTAL | | 92 |

# Q11 What do you believe is the most urgent housing concern in Lomita?

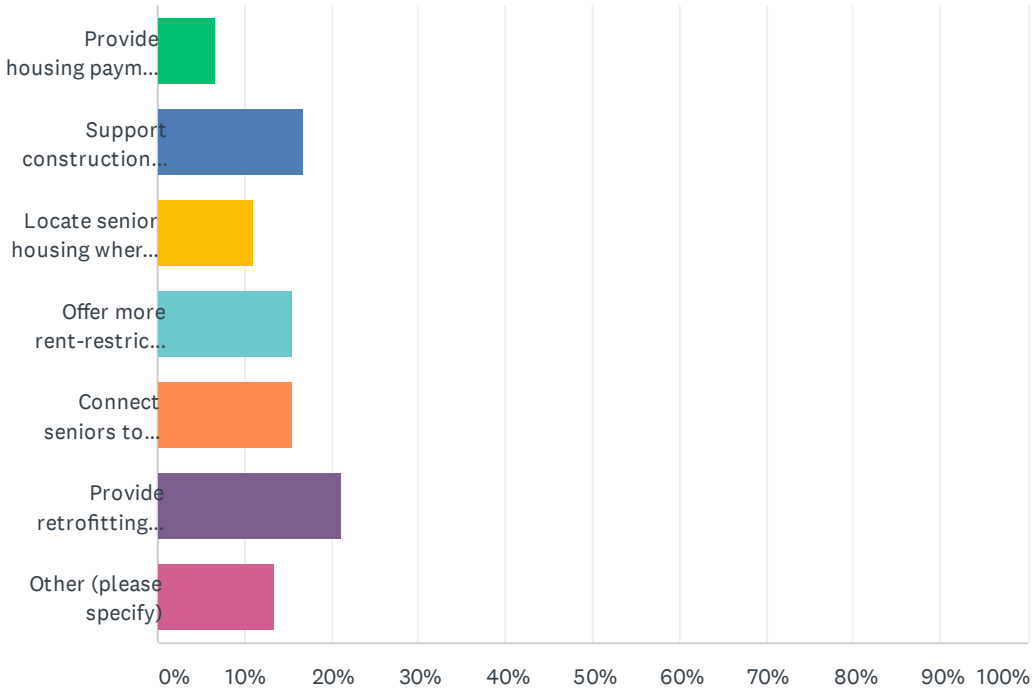
Answered: 93 Skipped: 2




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Housing affordability | 31.18% | 29 |
| Housing availability | 12.90% | 12 |
| Homeownership | 7.53% | 7 |
| Homelessness | 9.68% | 9 |
| Housing proximity to services and resources | 0.00% | 0 |
| Overcrowding | 25.81% | 24 |
| Displacement | 0.00% | 0 |
| Housing quality | 3.23% | 3 |
| I don't know | 9.68% | 9 |
| TOTAL | | 93 |

# Q12 What do you believe is the best way to address the living and housing needs of older adults or seniors?

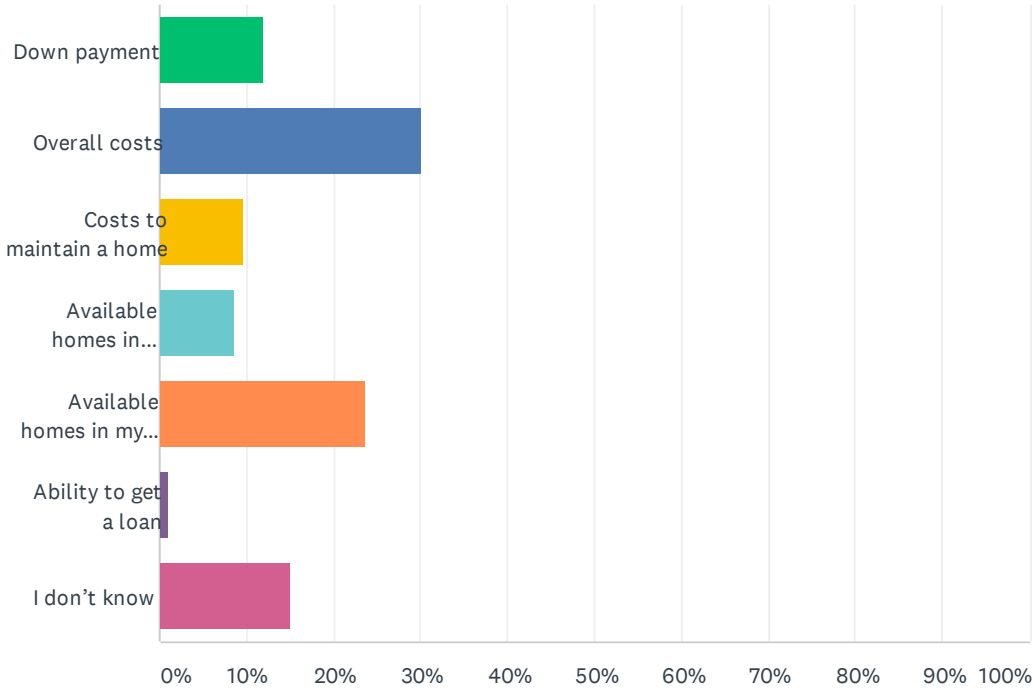
Answered: 90 Skipped: 5




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Provide housing payment assistance | 6.67% | 6 |
| Support construction of more retirement communities | 16.67% | 15 |
| Locate senior housing where services are within walking distance | 11.11% | 10 |
| Offer more rent-restricted, affordable senior housing | 15.56% | 14 |
| Connect seniors to creative living scenarios (e.g., shared living spaces) | 15.56% | 14 |
| Provide retrofitting assistance to make homes more age-friendly | 21.11% | 19 |
| Other (please specify) | 13.33% | 12 |
| TOTAL | | 90 |

# Q13 What do you believe is the most urgent home ownership issue?

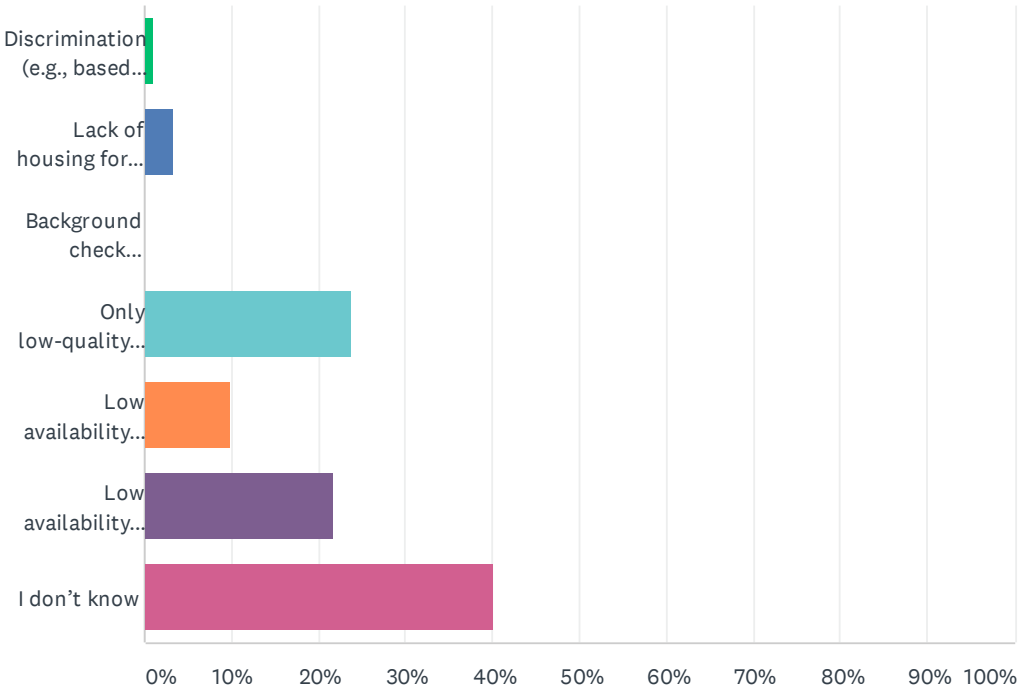
Answered: 93 Skipped: 2




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Down payment | 11.83% | 11 |
| Overall costs | 30.11% | 28 |
| Costs to maintain a home | 9.68% | 9 |
| Available homes in desirable areas | 8.60% | 8 |
| Available homes in my price range | 23.66% | 22 |
| Ability to get a loan | 1.08% | 1 |
| I don't know | 15.05% | 14 |
| TOTAL | | 93 |

# Q14 What do you believe is the most pressing issue to finding quality housing?

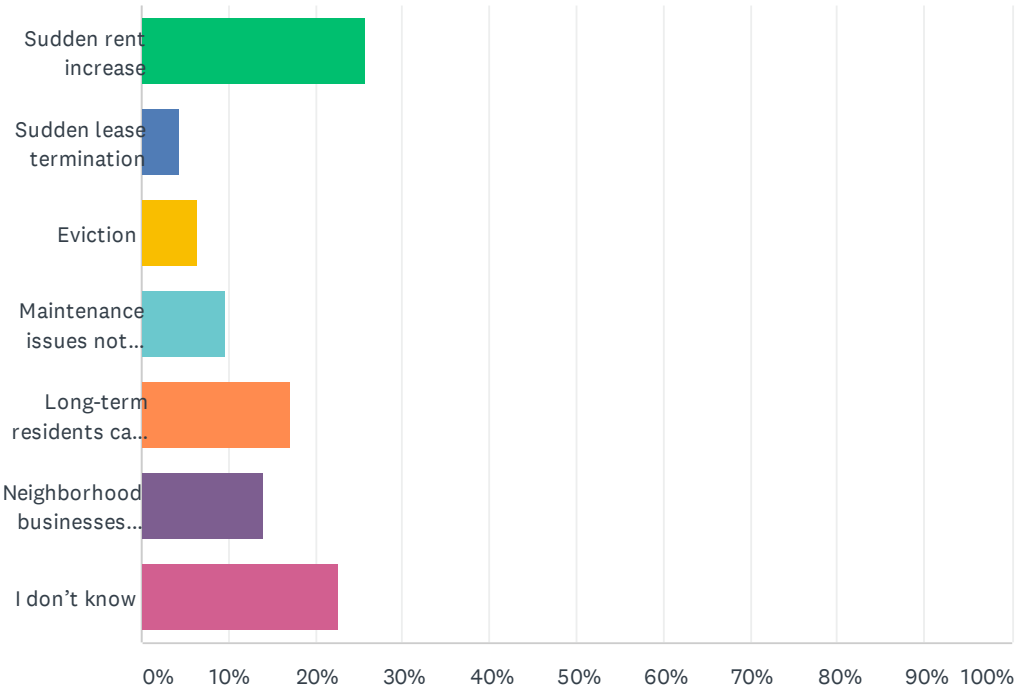
Answered: 92 Skipped: 3




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Discrimination (e.g., based on race, family status, or disability) | 1.09% | 1 |
| Lack of housing for people with disabilities | 3.26% | 3 |
| Background check requirements | 0.00% | 0 |
| Only low-quality housing available in my price range | 23.91% | 22 |
| Low availability of housing to fit my household size | 9.78% | 9 |
| Low availability of housing where I want to live | 21.74% | 20 |
| I don't know | 40.22% | 37 |
| TOTAL | | 92 |

# Q15 Sometimes changes in living conditions or a neighborhood may threaten to displace people from their home. Which is the most pressing displacement concern?

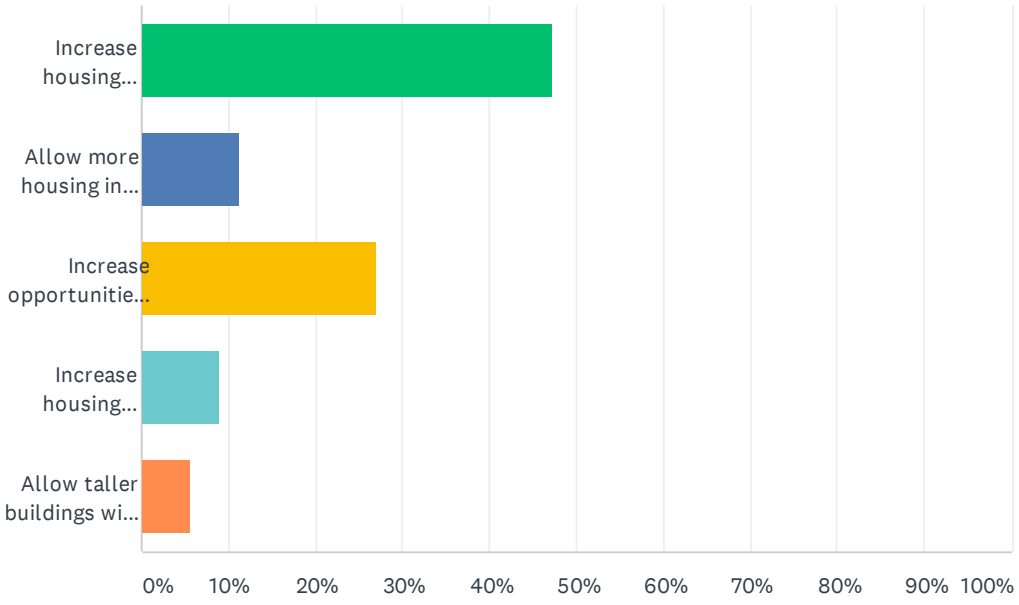
Answered: 93 Skipped: 2




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Sudden rent increase | 25.81% | 24 |
| Sudden lease termination | 4.30% | 4 |
| Eviction | 6.45% | 6 |
| Maintenance issues not fixed | 9.68% | 9 |
| Long-term residents can't stay in community | 17.20% | 16 |
| Neighborhood businesses closing | 13.98% | 13 |
| I don't know | 22.58% | 21 |
| TOTAL | | 93 |

# Q16 The City of Lomita is required to plan for 827 additional housing units. What do you think is the best strategy for accommodating these homes?

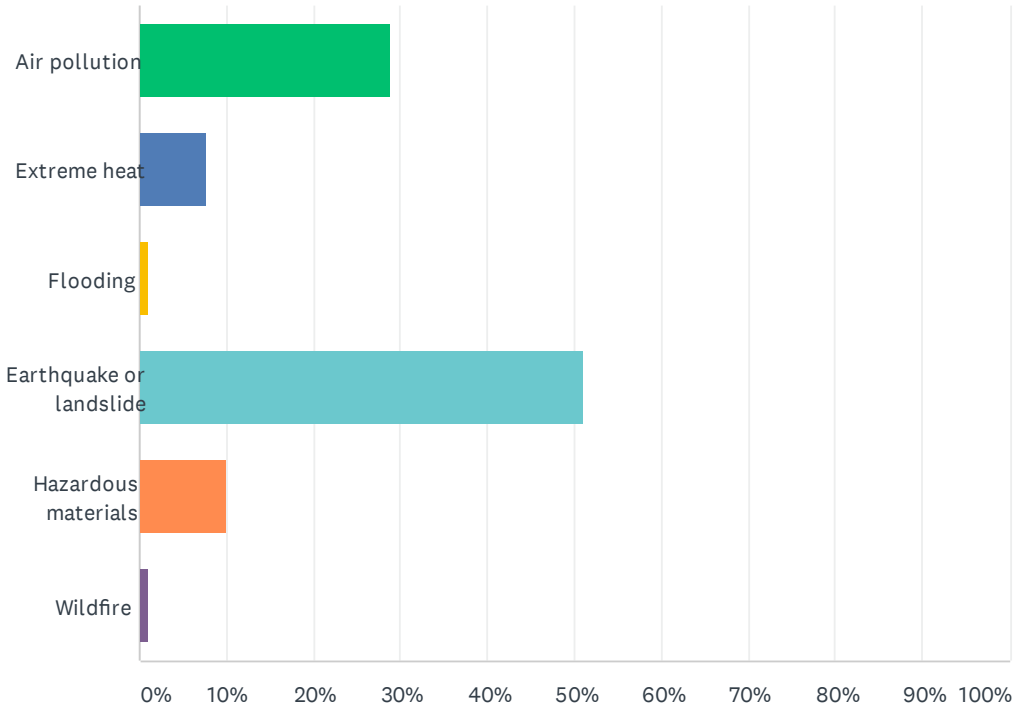
Answered: 89 Skipped: 6




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Increase housing opportunities along commercial corridors | 47.19% | 42 |
| Allow more housing in single-family neighborhoods | 11.24% | 10 |
| Increase opportunities for backyard units (i.e. Granny flats or Accessory Dwelling Units) | 26.97% | 24 |
| Increase housing opportunities near schools and parks | 8.99% | 8 |
| Allow taller buildings with more housing units | 5.62% | 5 |
| TOTAL | | 89 |

# Q17 Which hazard do you think has the MOST potential to affect your household?

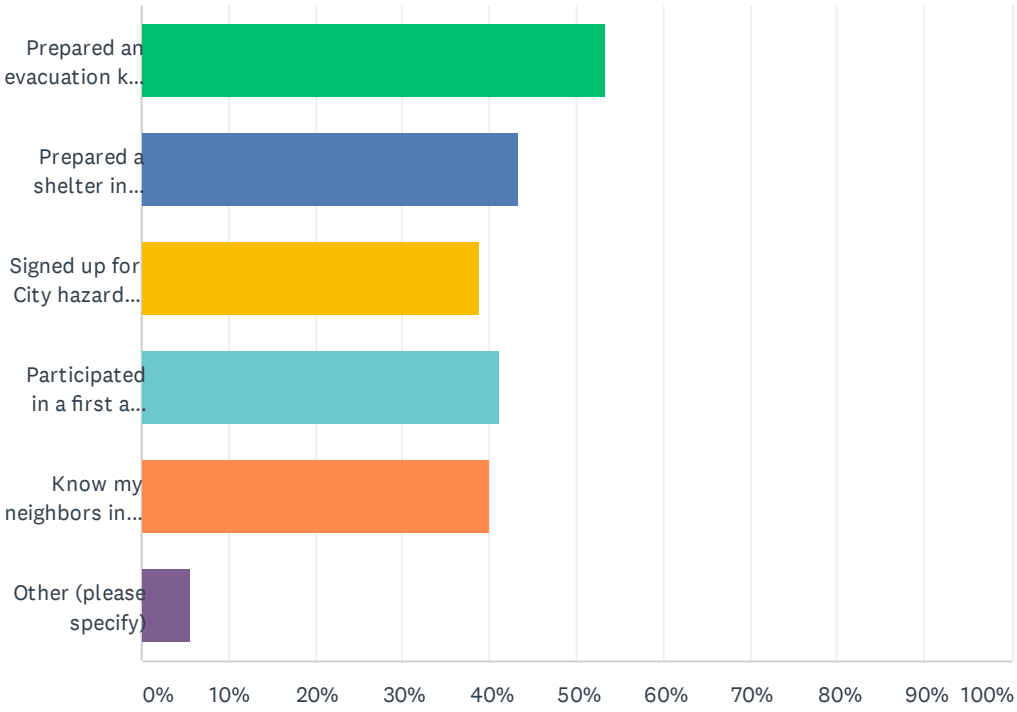
Answered: 90 Skipped: 5




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Air pollution | 28.89% | 26 |
| Extreme heat | 7.78% | 7 |
| Flooding | 1.11% | 1 |
| Earthquake or landslide | 51.11% | 46 |
| Hazardous materials | 10.00% | 9 |
| Wildfire | 1.11% | 1 |
| TOTAL | | 90 |

# Q18 Has your household prepared for a hazard in the following ways? (mark all that apply)

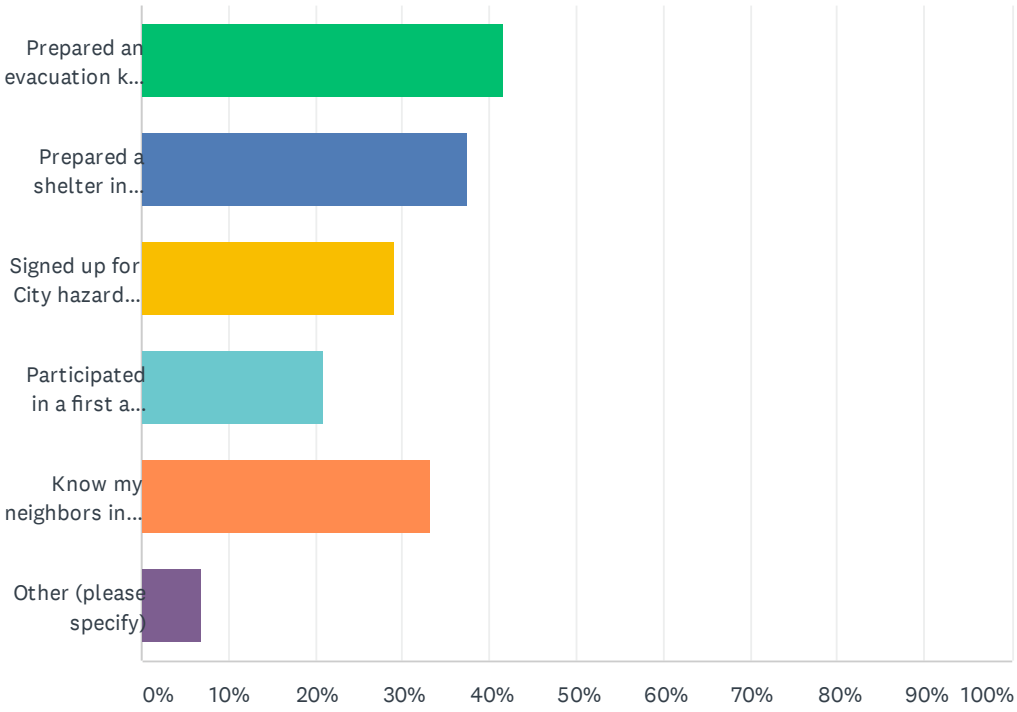
Answered: 90 Skipped: 5




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Prepared an evacuation kit and plan | 53.33% | 48 |
| Prepared a shelter in place kit and plan | 43.33% | 39 |
| Signed up for City hazard alerts | 38.89% | 35 |
| Participated in a first aid, CPR, or CERT class | 41.11% | 37 |
| Know my neighbors in need and agreed to assist them in a hazard | 40.00% | 36 |
| Other (please specify) | 5.56% | 5 |
| Total Respondents: 90 | | |

# Q19 Of the hazard preparation strategies listed above, is there anything your household wants to do in the future? (mark all that apply)

Answered: 72 Skipped: 23




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Prepared an evacuation kit and plan | 41.67% | 30 |
| Prepared a shelter in place kit and plan | 37.50% | 27 |
| Signed up for City hazard alerts | 29.17% | 21 |
| Participated in a first aid, CPR, or CERT class | 20.83% | 15 |
| Know my neighbors in need and agreed to assist them in a hazard | 33.33% | 24 |
| Other (please specify) | 6.94% | 5 |
| Total Respondents: 72 | | |

# Exhibit B: Staff Reports to the Planning Commission

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# EXHIBIT B

## CITY OF LOMITA
## PLANNING COMMISSION REPORT

**TO:** Planning Commission March 8, 2021

**FROM:** Sheri Repp Loadsman, Interim Community & Economic Development Director

**SUBJECT:** Housing Related Issues

### RECOMMENDATION

Staff recommends that the Planning Commission receive an update on new state housing mandates in preparation of the 6th Cycle Housing Element Update.

### BACKGROUND

The Housing Element is one of seven required Elements of the General Plan. General plans serve as the local government's "blueprint" for how the city will grow and develop. The purpose of the Housing Element is to adequately plan to meet the housing needs of everyone in the community. Housing Elements must be updated every eight years.

Housing Element law, which was enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The California Department of Housing and Community Development (HCD) reviews every local government's housing element to determine whether it complies with state law and then submits written findings back to each local government. HCD's approval is required before a local government can adopt its housing element as part of its overall General Plan.

The Regional Housing Needs Assessment (RHNA), which is required by state law, is a method of allocating housing units to jurisdictions throughout the State. Using State population data, HCD mandates that a certain amount of housing units be constructed within all regional planning areas throughout the State. The Metropolitan Planning Organization (MPO) under which Lomita is subject to is Southern California Association of Governments (SCAG). SCAG, in collaboration with HCD, calculated the number of existing and projected housing units that must be constructed within the six counties and 191 cities in Southern California. During the fifth housing cycle, SCAG was responsible for allocating 412,000 units throughout the region. Lomita was assigned to construct 47 housing units. During the sixth housing cycle, HCD has mandated SCAG to allocate 1,344,740 units throughout the region. Under the SCAG 6th Cycle Proposed Final RHNA

Allocation Plan (Exhibit 1), the City is required to provide 829 housing units (increased from the draft allocation of 827 housing units).

Final RHNA Allocations

| Income Level | | 4th Cycle RHNA Allocation by Income Level | 5th Cycle RHNA Allocation by Income Level | 6th Cycle RHNA Allocation by Income Level |
|---|---|---|---|---|
| Very Low | Deed Restricted | 87 | 12 | 239 |
| | Non-Deed Restricted | | | |
| Low | Deed Restricted | 54 | 7 | 124 |
| | Non-Deed Restricted | | | |
| Moderate | Deed Restricted | 58 | 8 | 128 |
| | Non-Deed Restricted | | | |
| Above Moderate | | 147 | 20 | 338 |
| Total RHNA | | 346 | 47 | 829 |

New Legislation:

In 2017-2019, the California Legislature substantially amended housing and planning laws. Many of these bills limit local discretion and impose tough mandates on the City. In the 6th Cycle Housing Element Update, cities face challenges in complying with Housing Element Law. The following is a summary of new legislation that must be addressed in the 6th Cycle Housing Element Update.

*Suitable sites:* As part of preparation of the Housing Element update, jurisdictions are required to identify an inventory of suitable sites that can accommodate the allocation. The 2018 legislative session brought new restrictions to the criteria applied to suitable sites. Staff is beginning to analyze the possible impacts of the new suitable sites criteria in the context of the RHNA process to understand potential implications for Lomita. The Department of Housing and Community Development prepared the Housing Element Site Inventory Guidebook to provide detailed information on development of the site inventory analysis for the 6th Cycle Housing Element Update (Exhibit 2)

*Affirmatively Furthering Fair Housing (AFFH):* AB 686 adds an AFFH analysis to the Housing Element for plans that are due beginning in 2021. "Affirmatively furthering fair housing" means taking meaningful actions that overcome patterns of segregation and foster inclusive communities from barriers that restrict access to opportunities. The Housing Element's AFFH analysis must include a required examination of issues such as segregation and resident displacement, as well as the required identification of fair housing goals. The Department of Housing and Community Development prepared a memorandum dated April 23, 2020 summarizing AB686 Requirements (Exhibit 3).

*Accessory Dwelling Units:* AB 671 requires cities to include a plan that incentivizes and promotes the creation of Accessory Dwelling Units (ADUs), formerly known as Second Dwelling Units, that can be offered at affordable rent for very low, low-, or moderate-income households in its housing element. HCD is also to develop a list of existing state grants and financial incentives for operating, administrative, and other expenses in connection with the planning, construction, and operation of ADUs with affordable rent. Other state bills that were adopted in the 2019 legislative session were intended to make it easier to construct ADUs. An Ordinance addressing state law with respect to ADUs will be presented to the Commission later this year. The Department of Housing and Community Development prepared a memorandum dated January 10, 2020 summarizing Accessory Dwelling Unit requirements (Exhibit 4). An Accessory Dwelling Handbook (September 2020) provides a comprehensive guide for building ADU's (Exhibit 5).

*Enforcement and Penalties:* The State adopted legislation that penalizes cities for not having a compliant Housing Element or adopting policies that bring the Housing Element out of compliance. The State has expanded its enforcement role. Cities with compliant housing elements get preference in applying for housing and infrastructure programs. Cities that do not comply are ineligible for certain programs. The Attorney General, through court order or judgement, can direct cities to bring their Housing Elements into compliance. Courts can impose fines, and failure to pay fines, can result in State Controller intercepting any available state and local funds. If cities do not meet their RHNA, certain affordable housing developments must be streamlined and are subject to a ministerial approval process.

Lomita 5th Cycle Housing Element Accomplishments

The Housing Element of the Lomita General Plan provides for an implementation plan of programs and action the City will pursue to meet the community's needs for housing for the 5th cycle RHNA (2013-2021). The following chart provides a summary of the residential units achieved completed from 2013 through 2019.

ANNUAL HOUSING ELEMENT PROGRESS REPORT
Reporting Year 2019

| Income Level | | RHNA Allocation by Income Level | Total Units from 2013-2019 | Total Remaining RHNA by Income Level |
|---|---|---|---|---|
| Very Low | Deed Restricted | 12 | | 12 |
| | Non-Deed Restricted | | | |
| Low | Deed Restricted | 7 | | |
| | Non-Deed Restricted | | 9 | |
| Moderate | Deed Restricted | 8 | | |
| | Non-Deed Restricted | | 35 | |
| Above Moderate | | 20 | 61 | |
| Total RHNA | | 47 | | |
| Total Units | | | 105 | 12 |

The City has generally been successful in meeting past RHNA allocations except in the very low-income category. The challenge with the 6th Cycle Housing Element Update will be planning for

a minimum of 829 housing units and establishing programs for achieving the targeted affordability levels. During the process of identifying suitable sites, there will be an attempt to identify additional sites to allow for a greater likelihood of achieving compliance and obtaining approval from HCD. The City will be engaging the community to help determine areas that can be zoned for residential densities needed to achieve the RHNA allocation. As Lomita is substantially a built-out community, opportunities may include larger residential properties, underperforming commercial areas and incentives to promote development in districts already identified for mixed-use and higher density residential. Working collaboratively with the community and elected and appointed officials, the Housing Element update process will seek to identify incentives and programs to attract quality development for all segments of the community. There are many public interest groups that are adding to the discussion. Several representative articles are included as exhibits to assist the Planning Commission in understanding the broad range of stakeholder opinions.

The City has retained Dudek as our consultant to prepare the 6th Cycle Housing Element Update. In the upcoming months, there will be workshops, and public hearings to strategically address the development of the 6th Cycle Housing Element Update. The initial public outreach involves a community survey that is available on the City website (Lomita.com). The Planning Commission and community are invited to complete the survey to assist in identifying goals to meet the collective vision for Lomita. A public workshop will be scheduled in April 2021 with public hearings to follow in the upcoming months. The schedule seeks to complete the public hearing process with the Planning Commission and City Council by the October 2021 deadline to allow submittal of the 6th Cycle Housing Element Update to HCD for final approval.

The purpose of this report is to inform the Planning Commission and community on the 6th Cycle Housing Element Update process. It is evident that state mandates are getting tough with respect to getting cities to increase housing production within their jurisdictions. The various exhibits provide an opportunity to gain more understanding of the laws and framework in which Lomita will proceed with the 6th cycle Housing Element Update and long-range planning that will shape the future of the community.

Exhibits (Provided by hyperlink to websites)

1. SCAG 6th Cycle Proposed Final RHNA Allocation Plan
2. Housing Element Site Inventory Guidebook: Government Code Section 65583.2
3. AB 686 Summary of Requirements in Housing Element Law Government Code Section 8899.50, 65583(c)(5), 65583(c)(10), 65583.2(a)
4. Local Agency Accessory Dwelling Units Chapter 653, Statutes of 2019 (Senate Bill 13) Chapter 655, Statutes of 2019 (Assembly Bill 68) Chapter 657, Statutes of 2019 (Assembly Bill 587) Chapter 178, Statutes of 2019 (Assembly Bill 670) Chapter 658, Statutes of 2019 (Assembly Bill 671) Chapter 659, Statutes of 2019 (Assembly Bill 881)
5. HCD Accessory Dwelling Handbook (September 2020)
6. UCLA School of Public Affairs: "I Would, If Only I Could" How Cities Can Use California's Housing Element to Overcome Neighborhood Resistance to New Housing
7. Abundant Housing LA letter to Mayor Gazeley dated November 30, 2020.
8. Abundant Housing LA - Requirements and Best Practices for Housing Element Updates: The Site Inventory (August 18, 2020)

# Exhibit C: Workshop Presentation Materials

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# EXHIBIT C

# While we are waiting to start...

## Let's get familiar with Zoom

Raise your hand if you need to be unmuted

Use the Q&A to ask questions

# Lomita Safety & Housing Elements

## Public Meeting 1

PRESENTED BY THE CITY OF LOMITA

APRIL 29, 2021

# A message from the Lomita Chamber of Commerce…

Lomita
CHAMBER OF COMMERCE

**Helping Lomita thrive and businesses prosper**

# ¿Necesita traducción al español?

Si necesita traducción al español, por favor comuníquese con Lina Hernandez
lina.hernandez@lomitacity.com

# Project Team

## City Staff

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## Consulting Team

Dudek
Elizabeth Dickson, Planner
Eric Williams, IT Systems Administrator

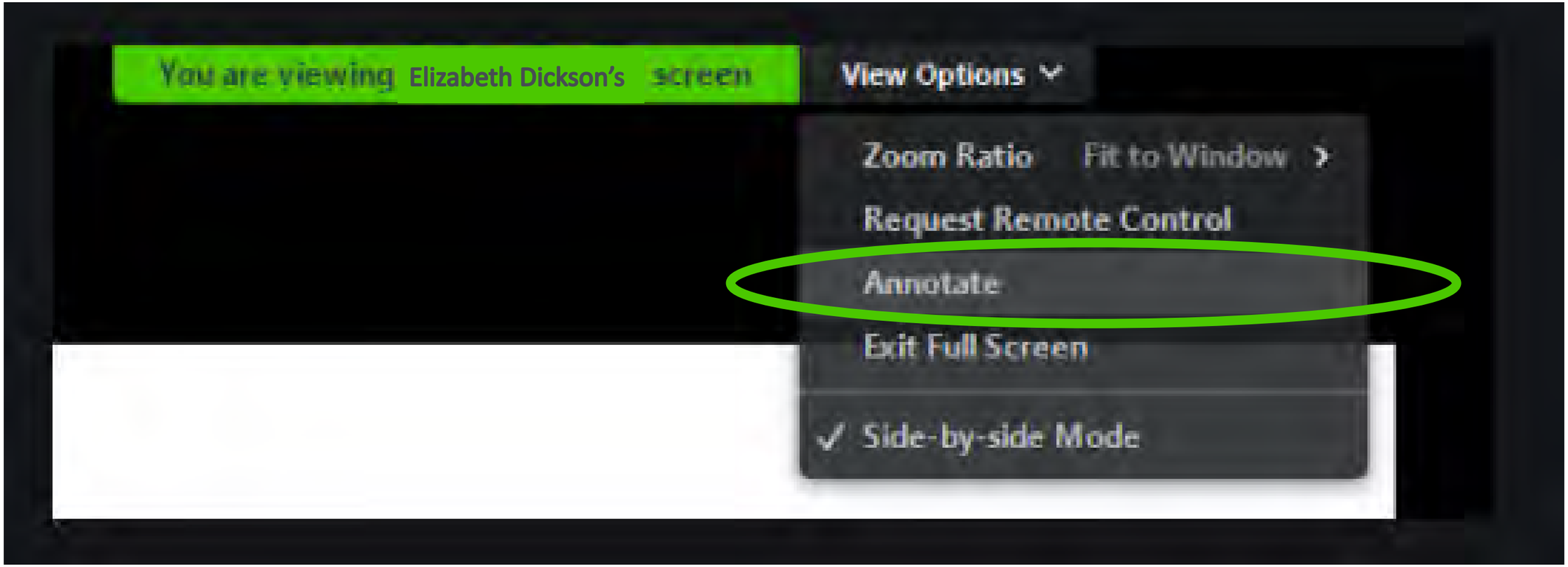
Veronica Tam Associates

## Other Participants

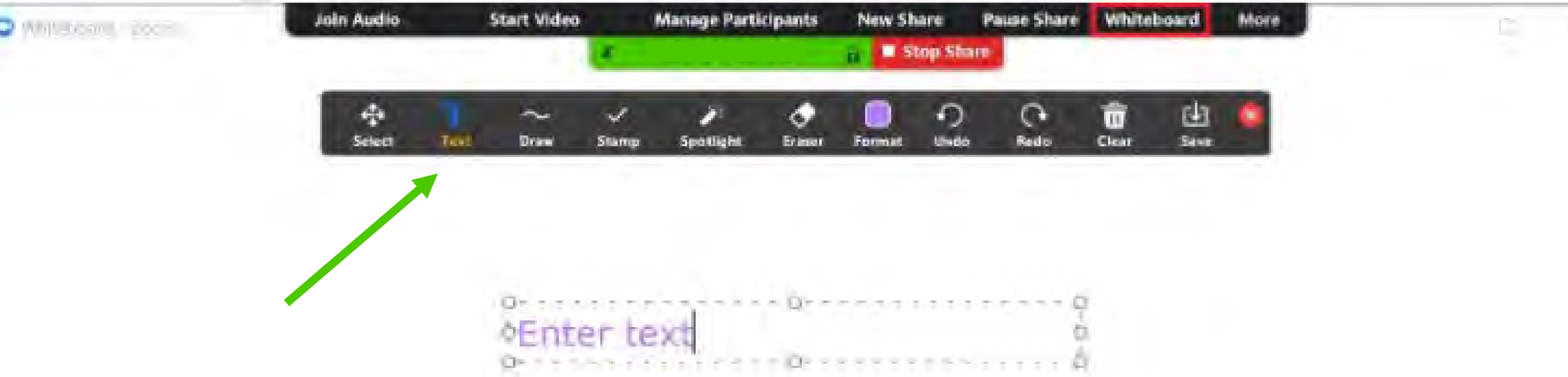
Lomita Chamber of Commerce
Heidi Butzine

You

# Before we get started



# Before we get started



# Before we get started

What is your favorite thing to do in Lomita?

# Overview

**01** Safety Overview

**02** Housing Overview

**03** Discussion

**04** Next Steps

# The General Plan

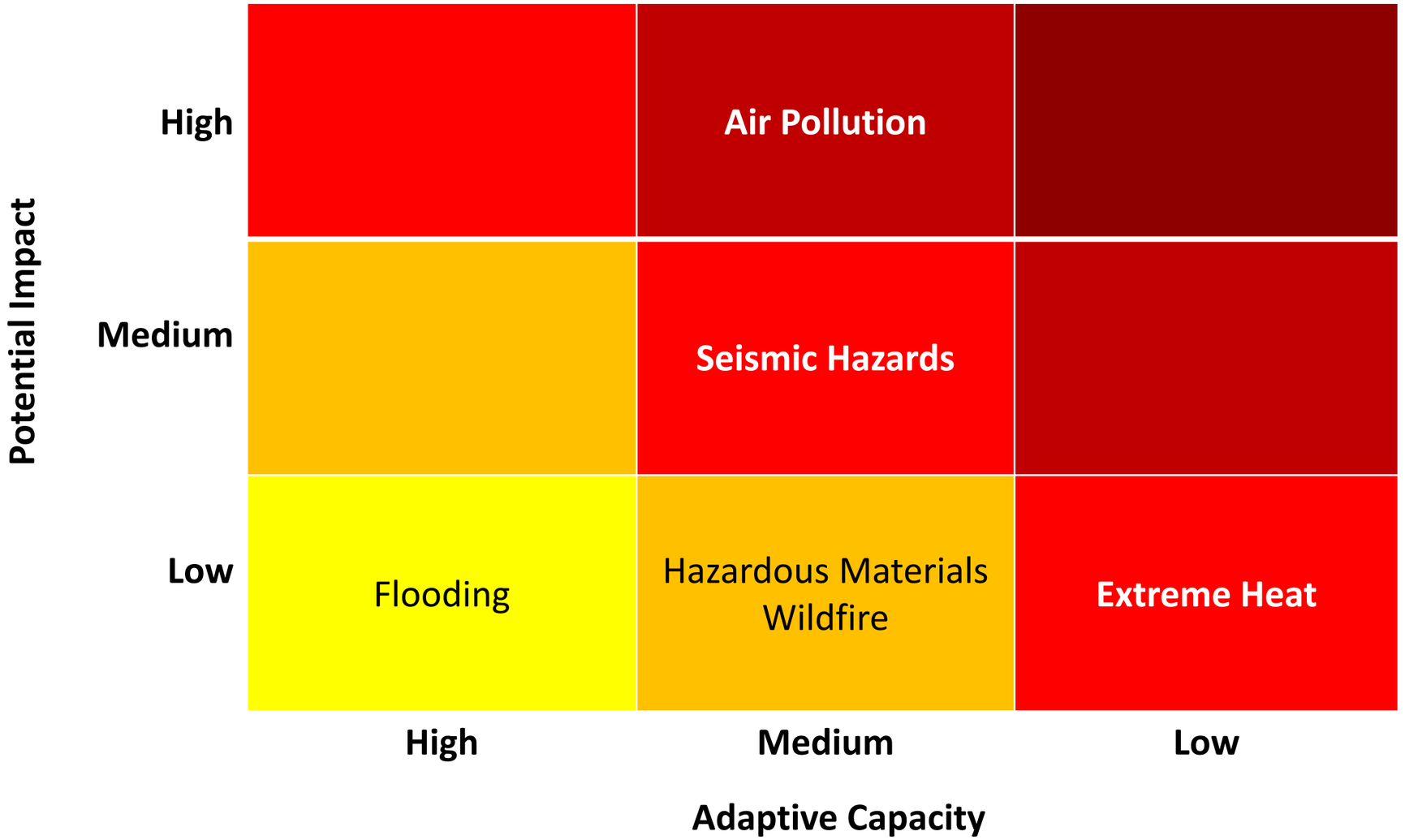
- The General Plan is the long-term blueprint for the future and is the foundation for making decisions on the physical development of the community.
- Last comprehensive update to Lomita's General Plan was in 1998
- The Lomita General Plan includes the following Elements:
    - Land Use
    - Resource Management (Open Space and Conservation)
    - Housing
    - Circulation
    - Noise
    - Safety
    - Economic Development

# 01 Safety Overview

# What is a Safety Element?

A set of goals, policies, and actions that address both natural and human caused hazards related to air pollution, extreme heat, flooding, earthquakes, hazardous materials, wildfires, and the potential role of climate change.

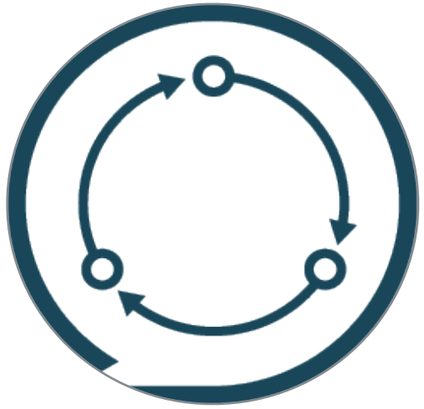
# What are Lomita's Risks?



# What is the purpose of the Safety Element?

## Mitigation

- Reducing or stabilizing the hazard



## Preparedness

- Readiness in the event of an emergency

## Response

- Stabilizing an emergency event

## Recovery

- Steps to build back better after an event

# Safety Questions (Live Polling):

- Does your household have air filters?
- Do you have a cool place to go during an extreme heat event?
- Does your household have a plan for an emergency event?
- Are you aware of the evacuation routes in your area?
- Do you feel the City of Lomita is prepared in the event of an emergency?

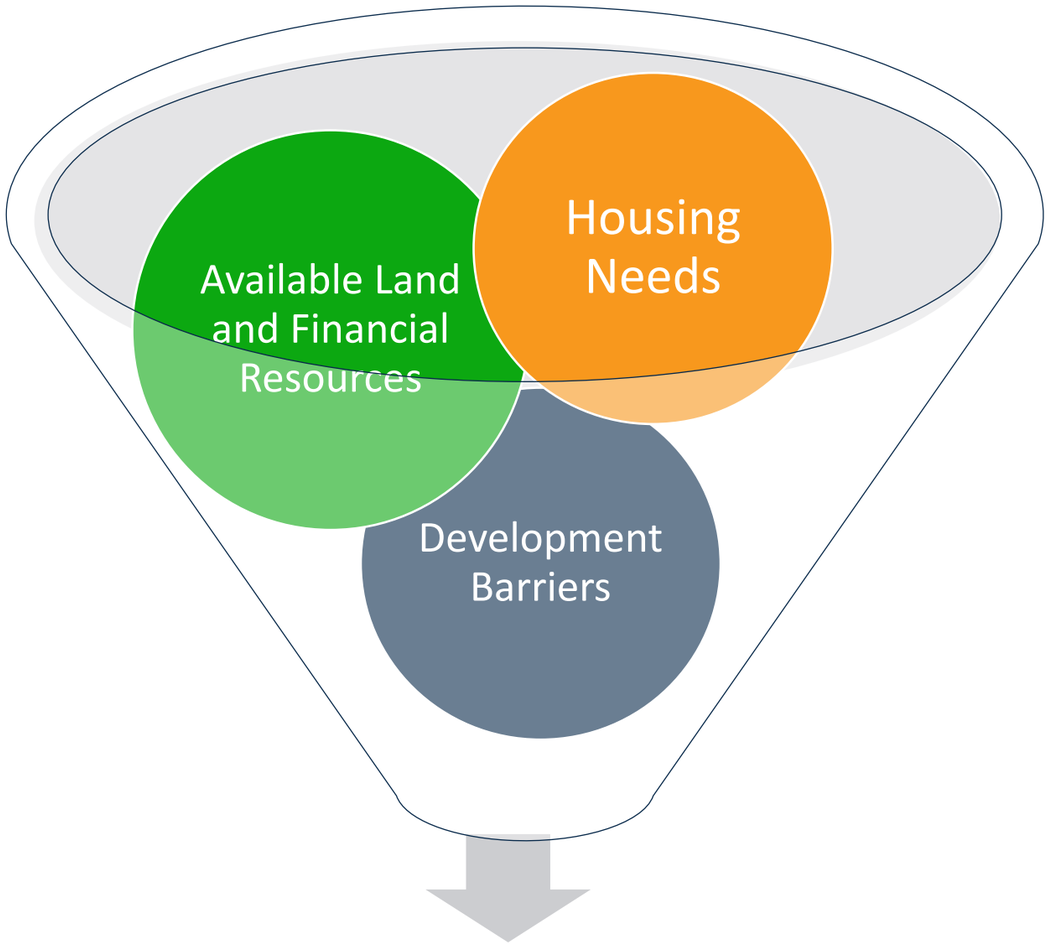
# 02 Housing Overview

# What is a Housing Element?

A set **of goals**, policies, and actions that address **the housing needs of** all current and anticipated residents **at** all income levels over eight-years (2021-2029)

# What is the purpose of the Housing Element?

- Identify barriers to housing production
- Identify housing needs
- Identify programs and actions to meet the needs
- Identify sites available for housing
- Facilitate housing production on sites identified



# Housing Element Timeline

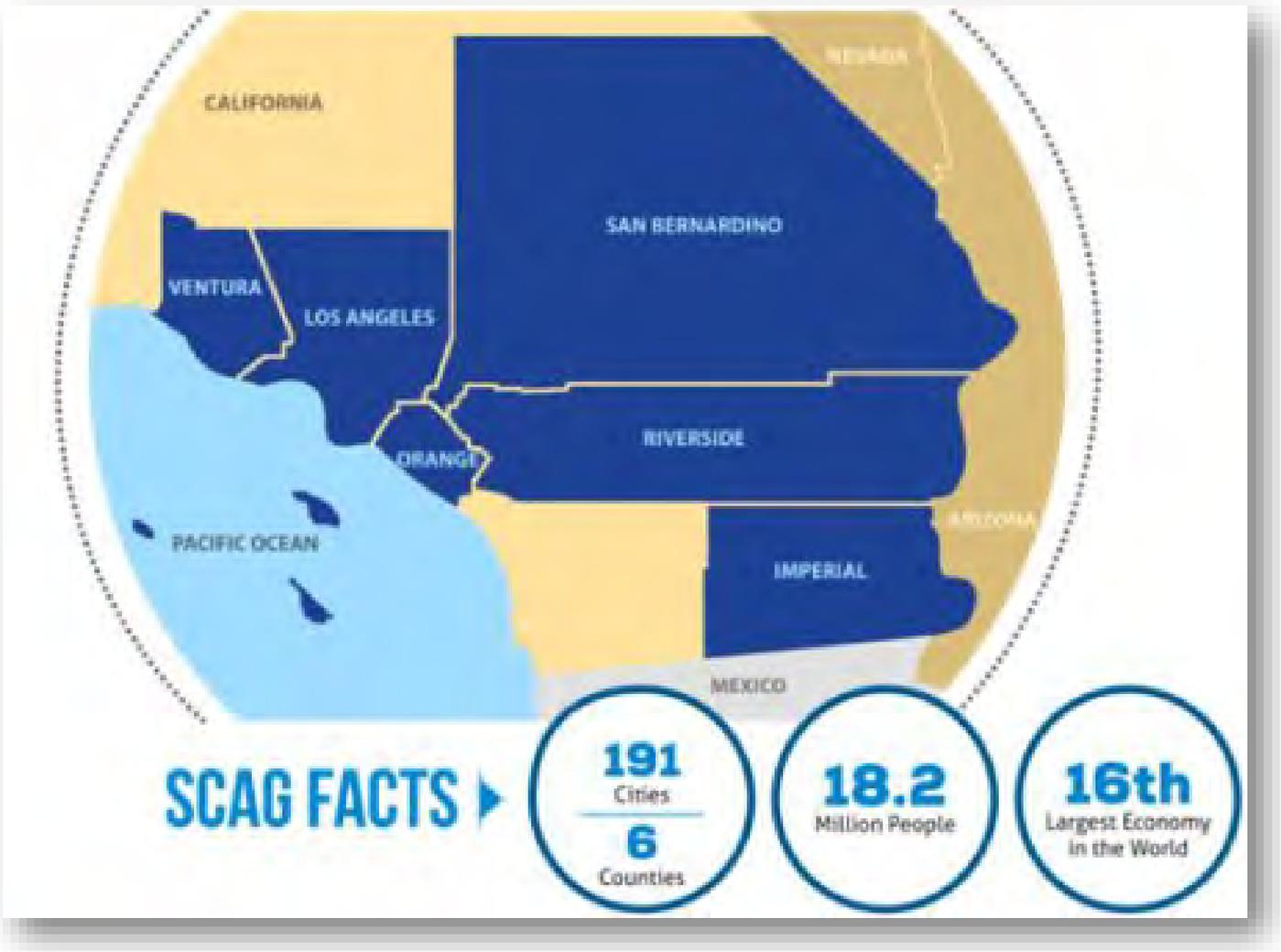
| Phase 1 | Phase 2 | Phase 3 | Phase 4 | Phase 5 |
|---|---|---|---|---|
| • Work with regional agency to determine housing need<br>• Initiate public outreach | • Evaluate existing conditions<br>• Review existing plans and programs<br>• Virtual Workshop | • Virtual Workshop #2 (Coming in June)<br>• Prepare Draft Housing Element | • State Preliminary Review<br>• Public Hearings of Planning Commission and City Council | • Final State Review and Certification |
| Jan – Feb 2021 | Jan – May 2021 | May - July 2021 | Aug - Dec 2021 | Dec 2021 – Feb 2022 |

Ongoing Public Engagement

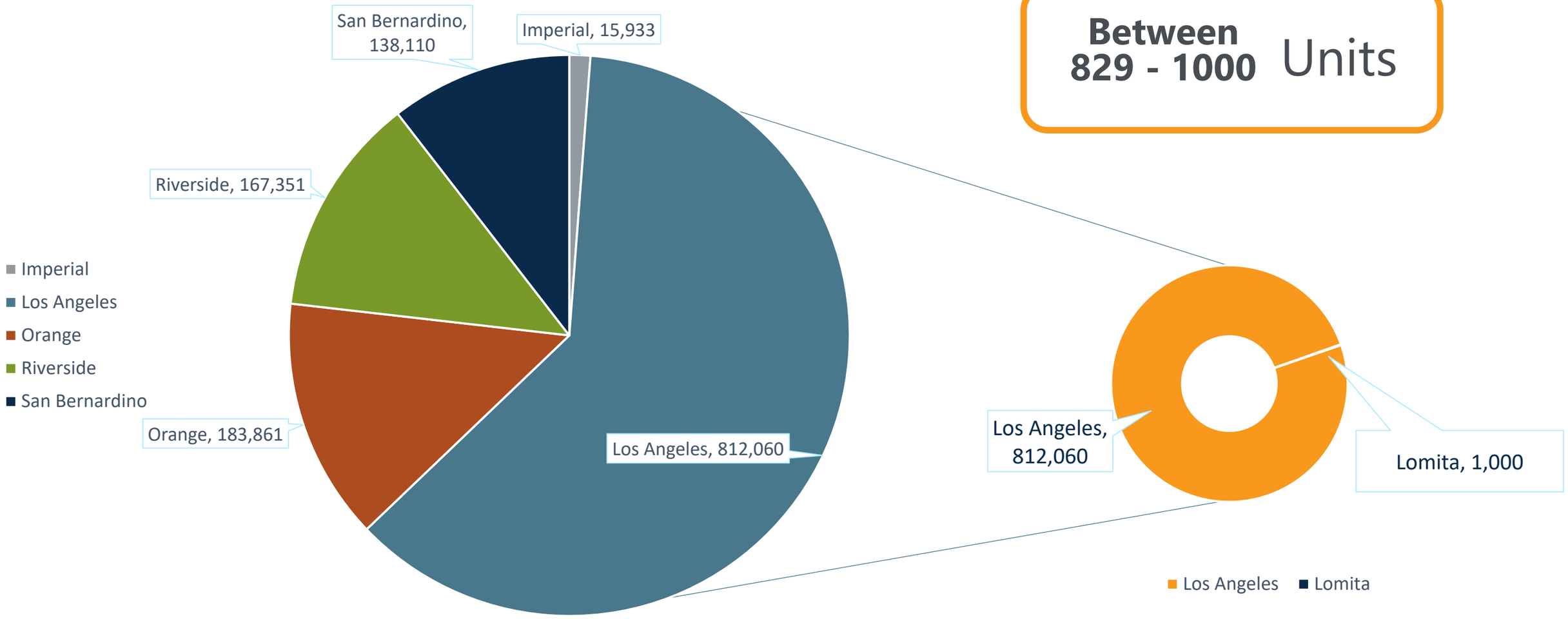
# How is the housing need determined?

Determination of
"fair share" for each region starts with the State

The Southern California Association of Governments (SCAG) determines the allocation within their 6 counties



# How many housing units does Lomita have to **plan** for?



# Our “Fair Share” of Regional Housing

- Lomita’s RHNA for the 2021-2029 Planning Period is 829 units
- The RHNA is divided into annual income affordability levels and the City must plan for housing units within each income level
- 44% of the City’s RHNA is dedicated to Very Low or Low-Income Households

| Income Level | Percentage of Area Median Income | Regional Allocation by Income Level |
|---|---|---|
| **Very Low** | 0-50% | 239 |
| **Low** | 51-80% | 124 |
| **Moderate** | 81-120% | 128 |
| **Above Moderate** | Above 120% | 338 |
| **TOTAL** | | **829** |

# 2020 Income Limits

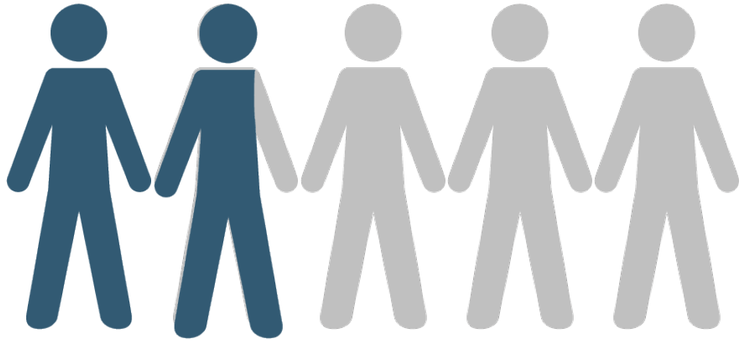
- State income limits are used to determine eligibility for housing programs
- Housing cost burden is most commonly measured as the percentage of gross income spent on housing, with 30% a usual threshold for “cost burden” and 50% the threshold for “sever cost burden”

| Los Angeles County Area Median Income: $77,300 | Income Level | 1 Person Household | 2 Person Household | 3 Person Household | 4 Person Household |
|---|---|---|---|---|---|
| | Extremely Low | 23700 | 27050 | 30450 | 33800 |
| | Very Low | 39450 | 45050 | 50700 | 56300 |
| | Low | 63100 | 75100 | 81100 | 90100 |
| | Median | 54100 | 61850 | 69550 | 77300 |
| | Moderate | 64900 | 74200 | 83500 | 92750 |

# What does the data show?

1970-1980

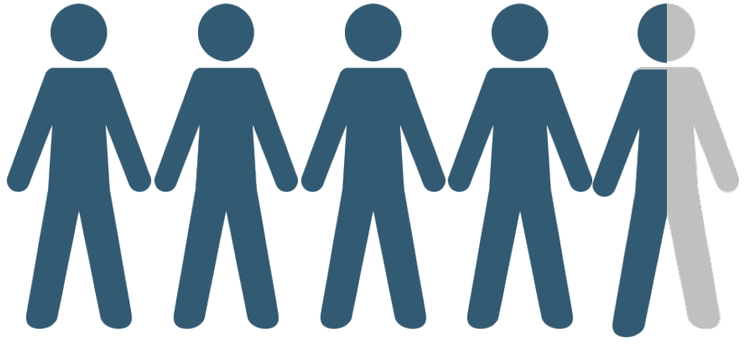
**1** New Unit **Per**



**1.74** Persons Added

1990-2000

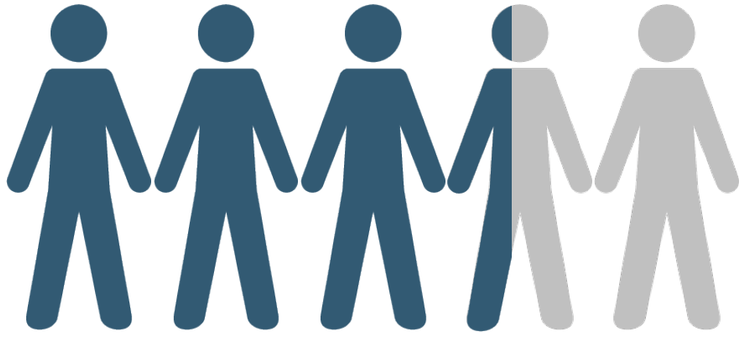
**1** New Unit **Per**



**4.52** Persons Added

2010-2018

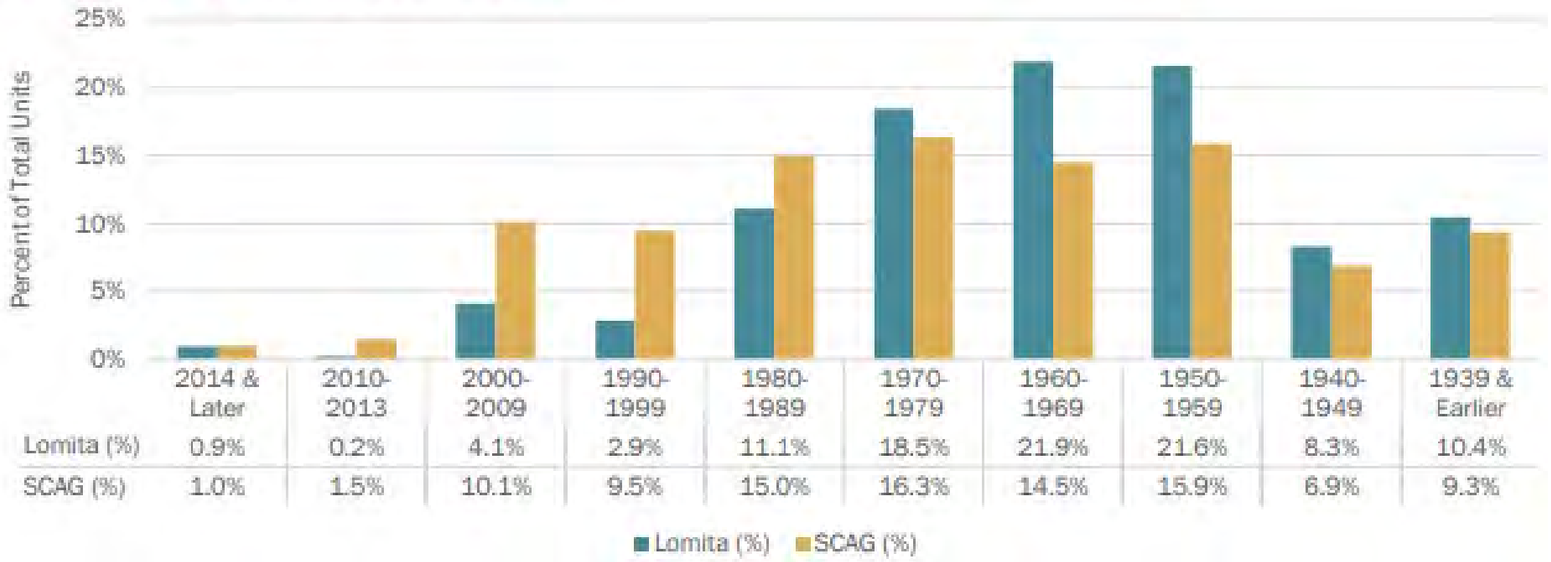
**1** New Unit **Per**



**3.32** Persons Added

# When was Lomita's Housing Built?

**Housing Units by Year Structure Built**




| | 2014 & Later | 2010-2013 | 2000-2009 | 1990-1999 | 1980-1989 | 1970-1979 | 1960-1969 | 1950-1959 | 1940-1949 | 1939 & Earlier |
|---|---|---|---|---|---|---|---|---|---|---|
| Lomita (%) | 0.9% | 0.2% | 4.1% | 2.9% | 11.1% | 18.5% | 21.9% | 21.6% | 8.3% | 10.4% |
| SCAG (%) | 1.0% | 1.5% | 10.1% | 9.5% | 15.0% | 16.3% | 14.5% | 15.9% | 6.9% | 9.3% |

*American Community Survey 2014-2018 5-year estimates.*

- The highest share of Lomita's housing units were built between 1950-1969

# What does the data show?

## Overcrowding

- Within Households

## Changing Population

- Changing Needs
- Older adults

## Affordability

- Housing Overpayment

## Housing Options

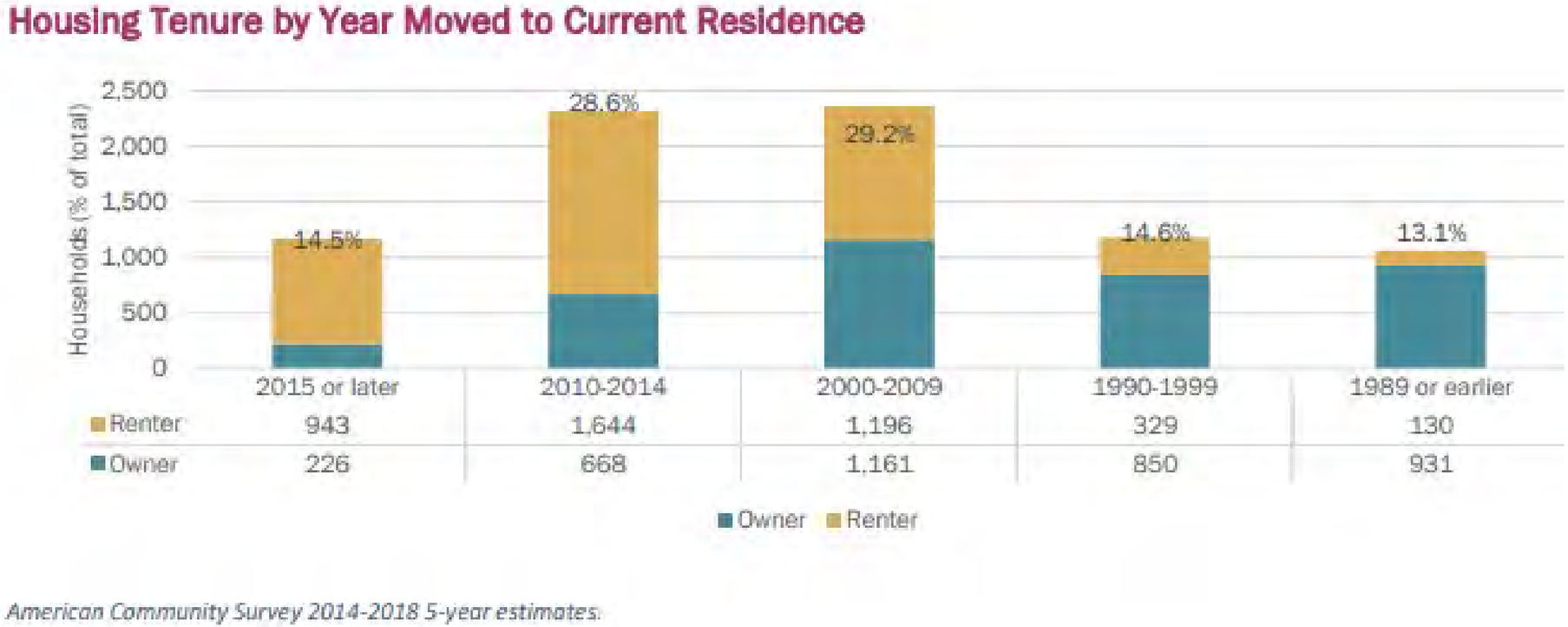
- Housing Supply
- Low Vacancy

# Local Housing Facts: Population Growth Trends

*CA DOF E-5 Population and Housing Unit Estimates*

- From 2000 through 2018, Lomita grew at an annual average growth rate of 0.1% compared to 0.7% for the region.
- Growth trend was low due to minimal housing production

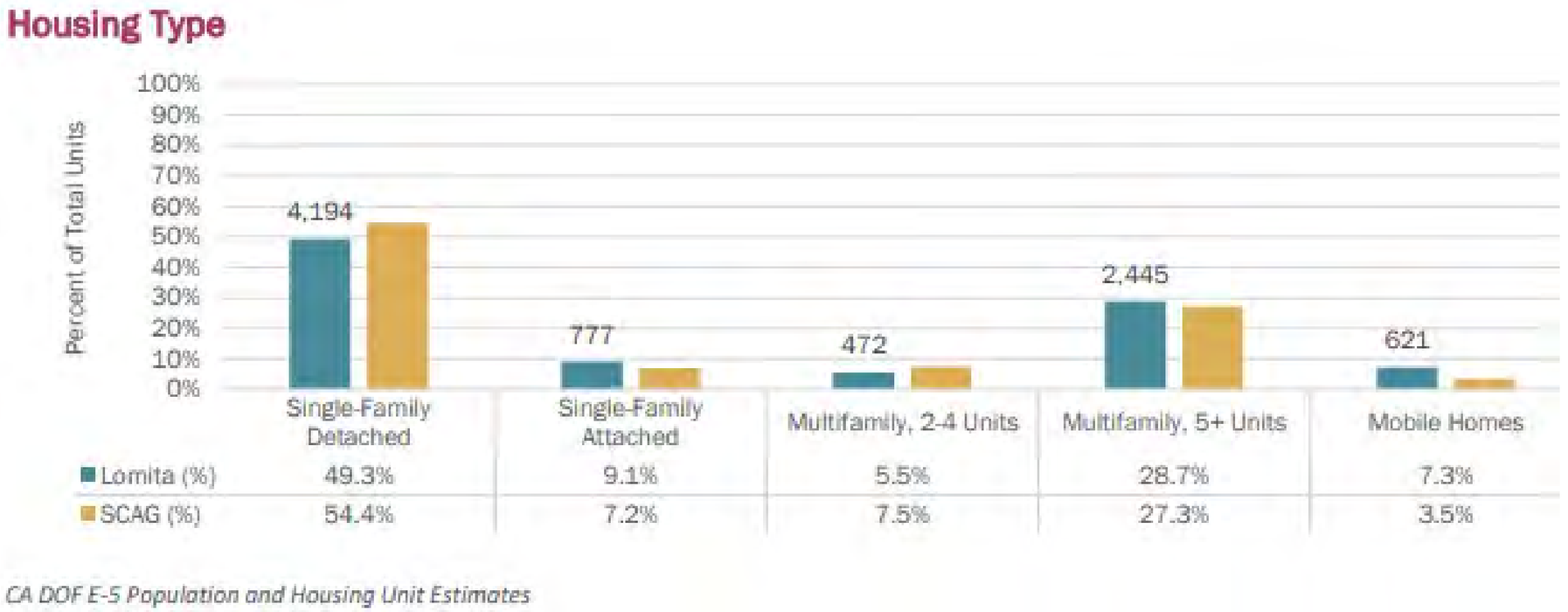
# Local Housing Facts: Renters Vs. Owners




*American Community Survey 2014-2018 5-year estimates.*

- Lomita's housing stock consists of 8,078 units with 47.5% owner-occupied
- Lomita has a higher percentage of renter when compared to the SCAG region
- Starting in 2000, the majority of new residents in Lomita are renters

# Local Housing Fact: Housing Stock Composition




*CA DOF E-5 Population and Housing Unit Estimates*

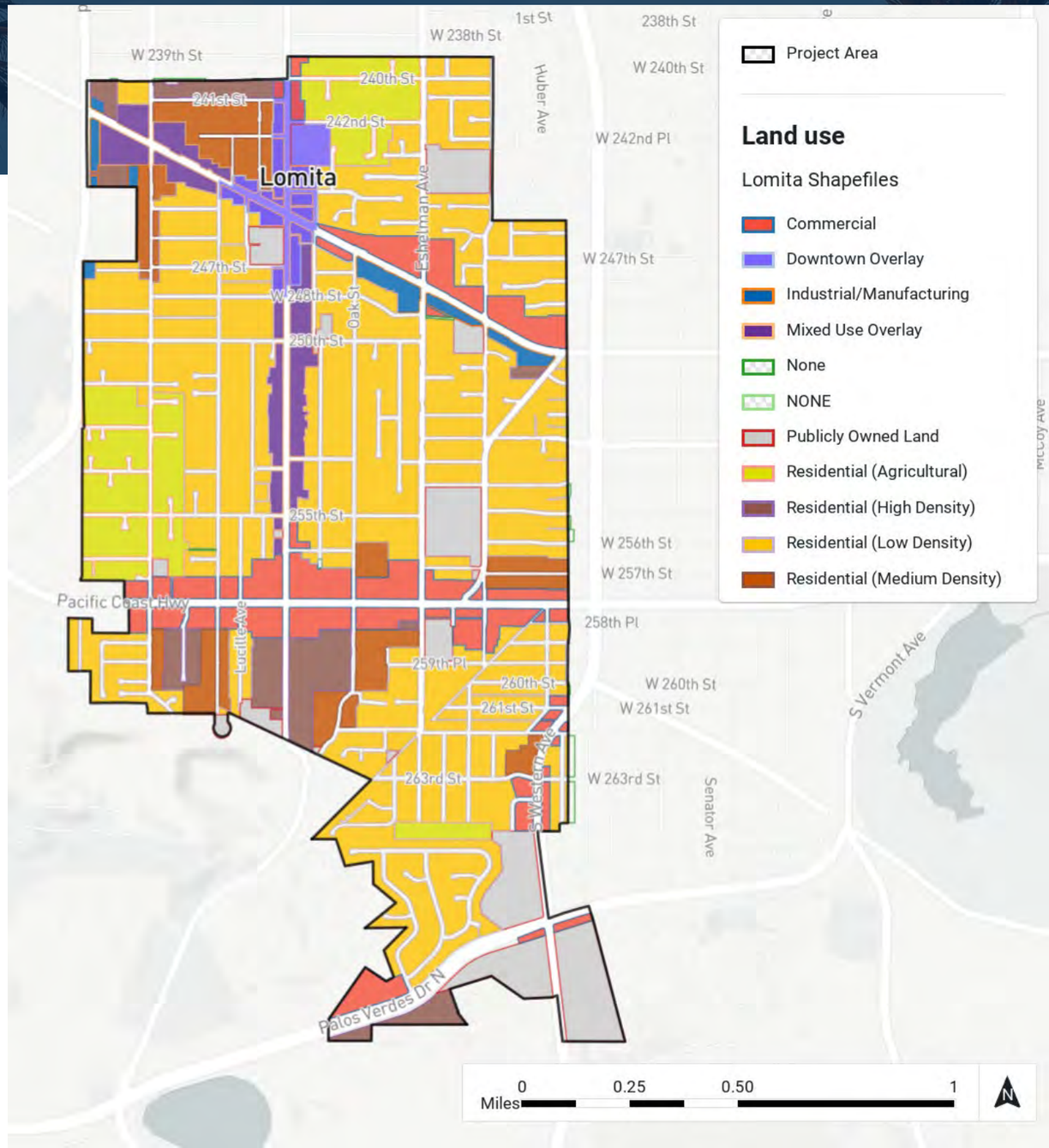
- The most prevalent housing type in Lomita is single-family detached with 4,194 units.
- The share of all single-family units in Lomita is 58.4%, which is lower than the 67.1% share in the SCAG region

# Affordability – Rental Rates

- Across Lomita's 4,242 renter households, 50% spend thirty percent or more of gross income on housing costs (22.8% spend over 50% of gross income on housing costs)
- In April 2020, the average cost of available 1-bedroom rentals was $1700 per month and $2,371 per month for 2-bedroom rentals

# Where are we today?

- 65% of Lomita's land is designated for single family homes
- 18% of Lomita's land allows multifamily homes
- 94% of all housing was built prior to 1980



# How does housing get built?

The City of Lomita does not build housing

The private market builds housing

Public funds may be used as an incentive to provide affordable housing “restrictions” on private development (for a period of 30-55 years)

Lomita “sets the stage” for housing developers to build projects in line with the City’s General Plan (including its Housing Element), zoning ordinance and other planning documents like Specific Plans

Lomita may be able to promote better development and more affordable housing by using zoning tools that incentivize quality housing at appropriate densities

# Housing Types – Scale and Density

- Homes come in a variety of different scales and density
- Different people and lifestyles are attracted to different housing choices
- Communities can offer a variety of housing to meet the various needs
- Providing a range of housing options helps local employers attract a variety of people and income levels

# Housing Types

- Accessory Dwelling Unit

Single Family

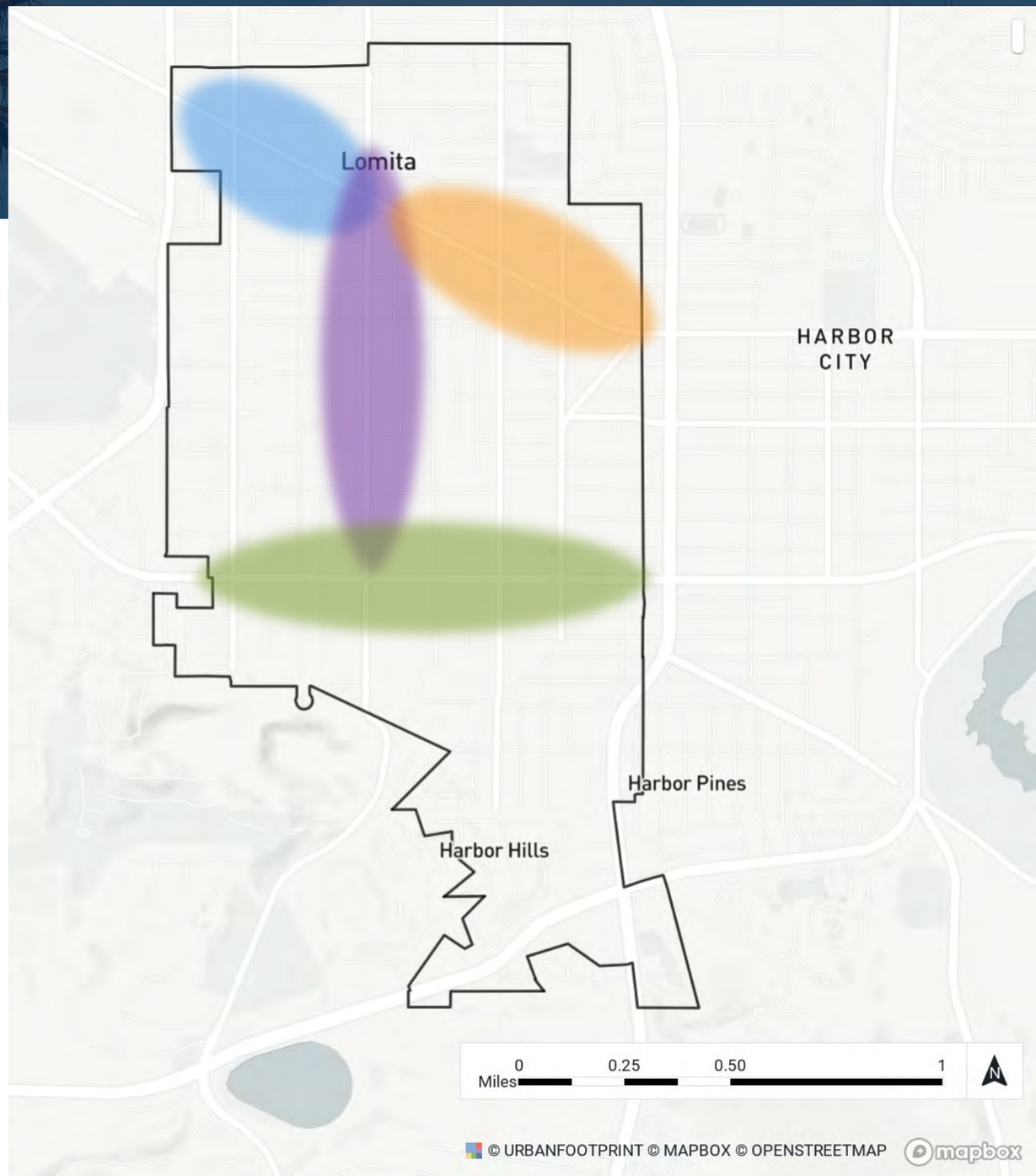
Multi-Family

Mixed Use

High Density Multi-Family

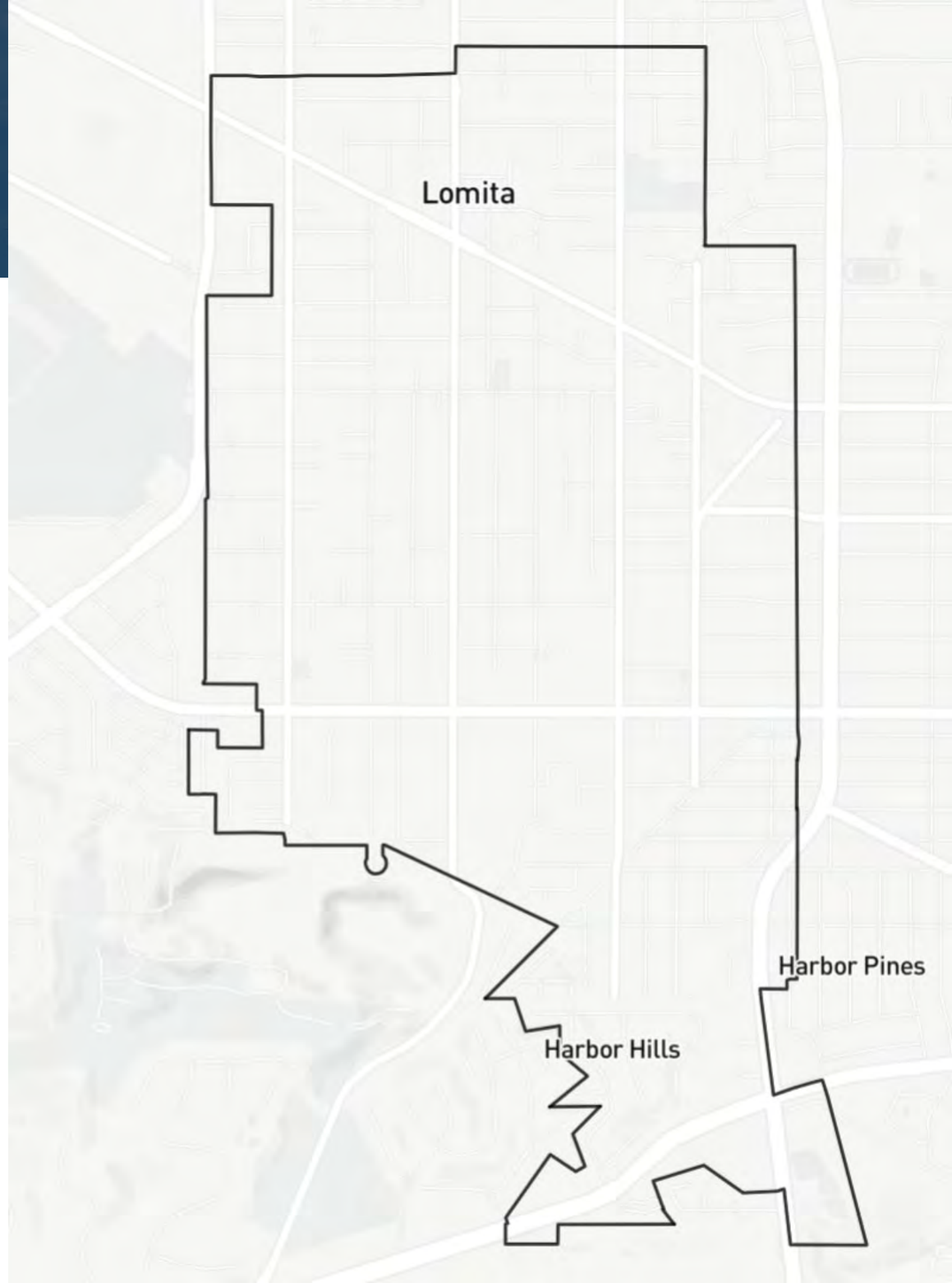
# Where are the opportunities?

- Accessory and Second Dwelling Units
- Projects Currently Under Construction
- New Development Opportunity Areas
  - **Lomita Blvd. West**
  - **Lomita Blvd. East**
  - **Narbonne Ave**
  - **PCH/Hwy 1**
  - **Other Ideas**



# Housing Questions (Live Polling)

- Where would you like to see new housing in Lomita? (select all that apply)
  - **Lomita Blvd. West**
  - **Lomita Blvd. East**
  - **Narbonne Ave**
  - **PCH/Hwy 1**



# 03 Discussion

Further Questions?
Contact:

Sheri Repp Loadsman, Planner
s.repp@lomitacity.com

Lina Hernandez, Management Analyst
lina.hernandez@lomitacity.com

# Thank You

# Exhibit D: Planning Commission and City Council Public Meeting Presentation Materials

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EXHIBIT D

# Lomita Safety & Housing Elements

## Joint Session

PRESENTED BY THE CITY OF LOMITA

JUNE 30, 2021

# Overview

**01** Safety Element

**02** Housing Element

**03** Sites Analysis and Inventory

**04** Programs

**05** Next Steps

**06** Discussion

# Overview of Lomita's Safety and Housing Elements Update

- City began the update process in Fall 2020
- Community Workshop #1 (April 2021)

  Joint Housing and Safety Elements Workshop Video available at
  http://www.lomita.com/cityhall/housing-element/resources.cfm

- Community Survey (Spring 2021)

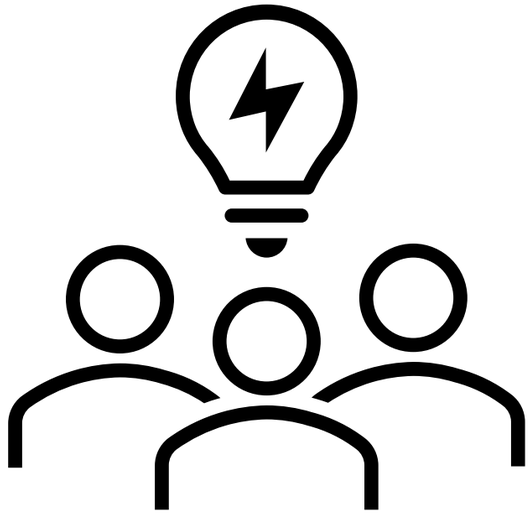
- Project website at

  http://www.lomita.com/cityhall/housing-element/
  http://www.lomita.com/cityhall/safety-element/

# 01 Safety Element

# Public Engagement

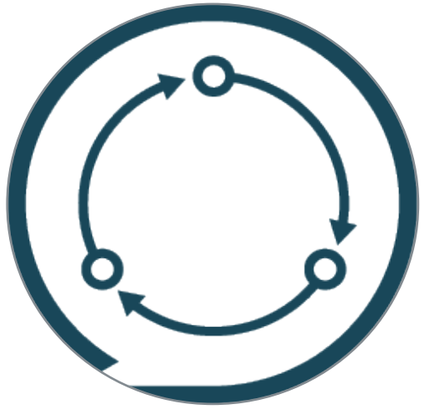
- Safety Element Committee
  - 5 Working Meetings – Last one scheduled for August
- Community Workshop #1 (April 2021)
- Community Survey (Spring 2021)
- City Newsletters
- Farmers Market



# What does the Safety Element Address?

## Mitigation

- Reducing or stabilizing the hazard



## Preparedness

- Readiness in the event of an emergency

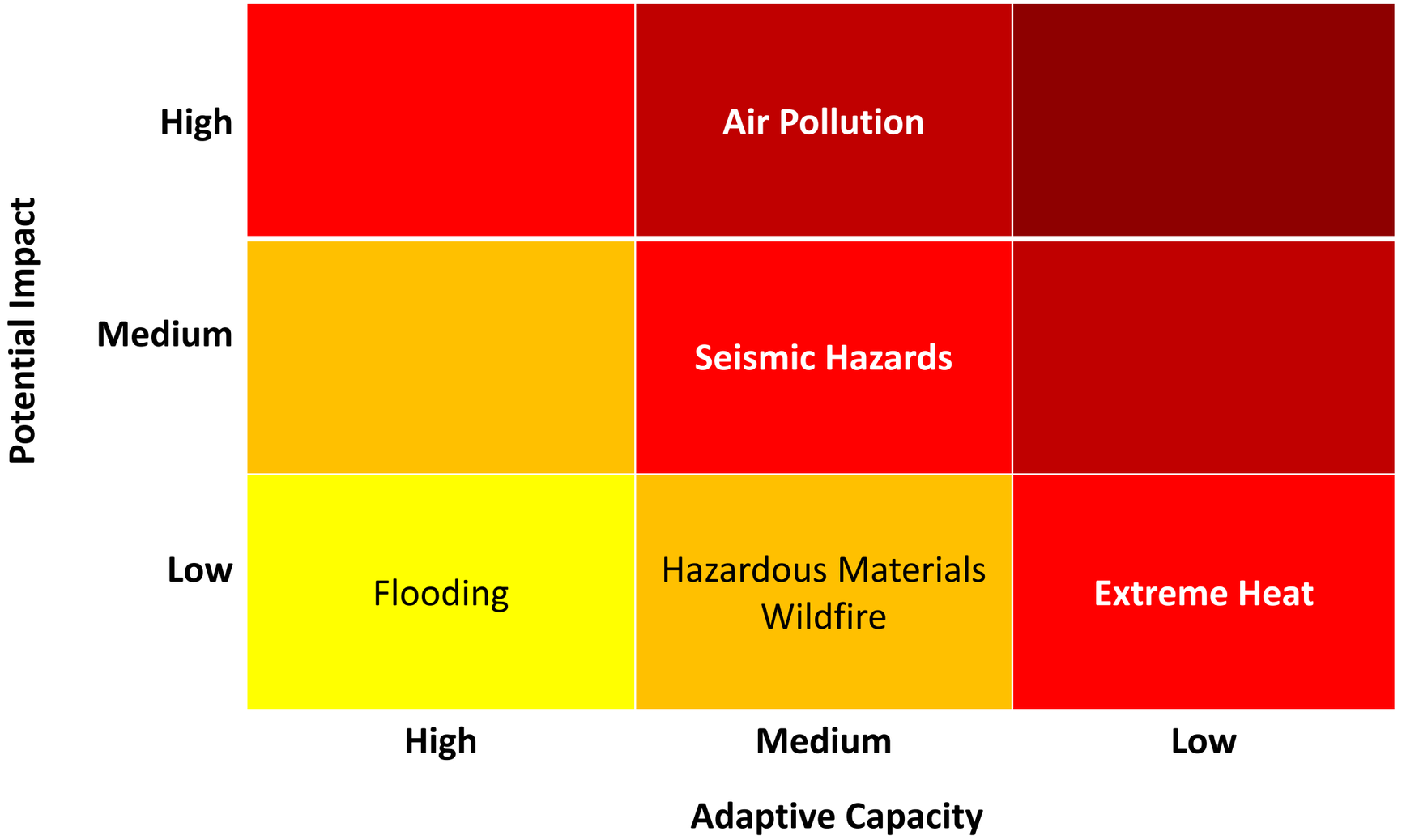
## Response

- Stabilizing an emergency event

## Recovery

- Steps to build back better after an event

# What are Lomita's Risks?



# Safety Element Timeline

| Phase 1 | Phase 2 | Phase 3 | Phase 4 |
|---|---|---|---|
| • Initial Outreach<br>• Existing Conditions Research and Report | • Committee Meetings<br>• Public Workshop | • Draft Plan<br>• External Agency Review<br>• Public Review | • Public Hearings<br>• Plan Adoption |
| Jan. – Mar. 2021 | Feb – Aug 2021 | Mar. – Aug. 2021 | Sep. – Oct. 2021 |

# 02 Housing Element

# Housing Element Overview

The Housing Element is a set **of goals**, policies, and actions that address **the housing needs of** all current and anticipated residents **at** all income levels over eight-years (2021-2029)

Requires certification by the State Department of Housing and Community Development for compliance with State housing laws

# Housing Element Components

# 03 Local Context

# 2020 Income Limits

- State income limits are used to determine eligibility for housing programs

| Los Angeles County Area Median Income: $77,300 | Income Level | 1 Person Household | 2 Person Household | 3 Person Household | 4 Person Household |
|---|---|---|---|---|---|
| | Extremely Low | 23,700 | 27,050 | 30,450 | 33,800 |
| | Very Low | 39,450 | 45,050 | 50,700 | 56,300 |
| | Low | 63,100 | 75,100 | 81,100 | 90,100 |
| | Moderate | 64,900 | 74,200 | 83,500 | 92,750 |

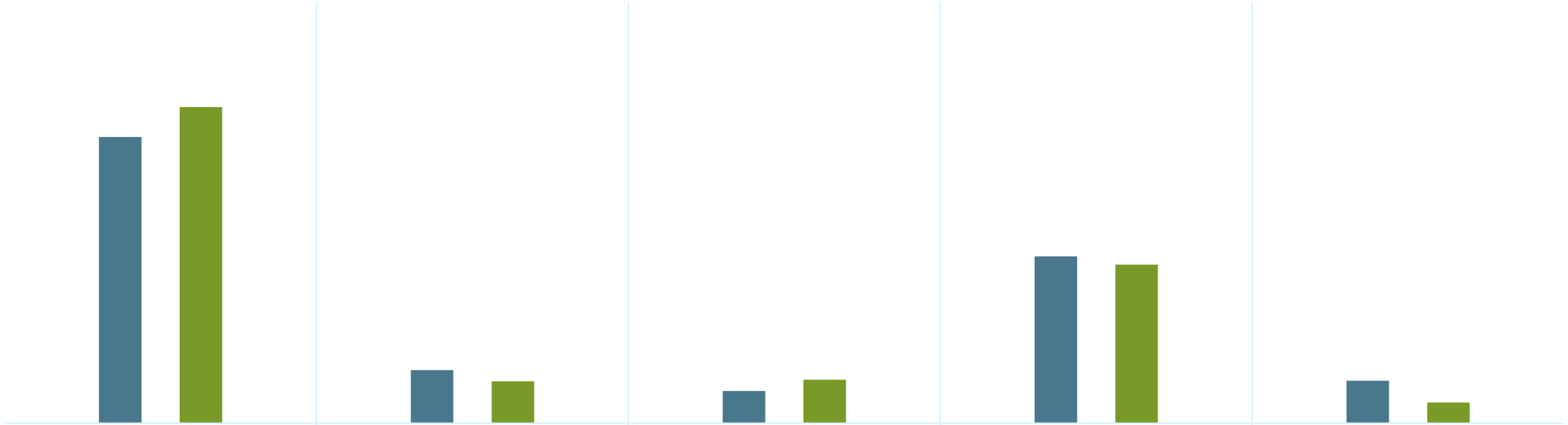
# Cost Burdened Households in Lomita

Housing cost burden is most commonly measured as the percentage of gross income spent on housing, with 30% a usual threshold for “cost burden” and 50% the threshold for “severe cost burden”

| Income Level | Lomita Households by Share of Income Spent on Housing Cost: | | |
|---|---|---|---|
| | < 30% | 30-50% | > 50% |
| < 30% HAMFI | 2% | 2% | 10% |
| 30-50% HAMFI | 2% | 5% | 7% |
| 50-80% HAMFI | 9% | 8% | 2% |
| 80-100% HAMFI | 7% | 3% | 0% |
| > 100% HAMFI | 38% | 5% | 0% |
| Total Households | 58% | 24% | 18% |

# Current Housing Stock

- The most prevalent housing type in Lomita is single-family detached with 4,194 units.
- The share of all single-family units in Lomita is 58.4%, and 34.2% consists of multifamily units
- Lomita's housing stock consists of 8,078 units with 47.5% owner-occupied

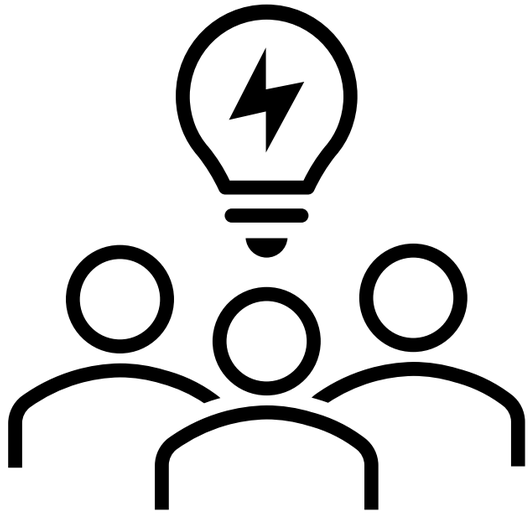


| | Single-Family Detached | Single-Family Attached | Multifamily, 2-4 Units | Multifamily, 5+ Units | Mobile Homes |
|---|---|---|---|---|---|
| Lomita (%) | 49.3% | 9.1% | 5.5% | 28.7% | 7.3% |
| SCAG (%) | 54.4% | 7.2% | 7.5% | 27.3% | 3.5% |

# 04 Public Engagement

# Public Engagement

- Community Workshop #1 (April 2021)
- Community Survey (Spring 2021)
- City Newsletters
- Farmer’s Market



# 05 Sites Analysis and Inventory

# Regional Housing Needs Allocation

| 5th Cycle (2013-2021) | | 6th Cycle (2021-2029) | |
|---|---|---|---|
| Lower Income | Moderate/Above Moderate Income | Lower Income | Moderate/Above Moderate Income |
| *19* | *28* | *363* | *466* |

**829** **Total RHNA Units**

**NOTE:** HCD requires a 15-30% buffer to ensure the City's 2021-2029 RHNA need can be achieved

# Sites Analysis and Inventory

- The Sites Analysis and Inventory identifies candidate sites under existing zoning that can accommodate the City's 2021-2029 RHNA need
- Capacity Identified on Vacant and Underutilized Sites
- Lower income sites must meet additional State criteria
  - Site size between 0.5 and 10 acres
  - Default density of 20 dwelling units per acre

# Sites Analysis and Inventory

- Underutilized Sites must meet State criteria
  - Viability of existing use: high vacancy/turnover rates, declining/marginal operations, outdated business model
  - Age and condition of structure
  - Intensity of existing land use (under-built): units on site or Floor Area Ratio
  - Property owners/developers interest in redevelopment
  - Active development activity

# Programmatic Requirements

- Sites Previously Identified in prior Housing Element (reidentified)
  - By-right approval where 20% of units are affordable
- Shortfall Sites (rezone to meet lower-income need)
  - By-right approval where 20% of units are affordable
  - Must permit at least 16 units per site
  - Minimum density must be set at 20 du/ac
  - 100% residential permitted and 50% mandated for Mixed Use

# Capacity and Credit Identified

| Type | Lower Income Units | Mod/Above Moderate Units |
|---|---|---|
| RHNA Units | **363** | **466** |
| Development Credit | | 220 |
| ADU Projections | 24 | 16 |
| Vacant Capacity | | 26 |
| Underutilized Capacity | 235 | 28 |
| ***Remaining RHNA*** | ***104*** | ***176*** |

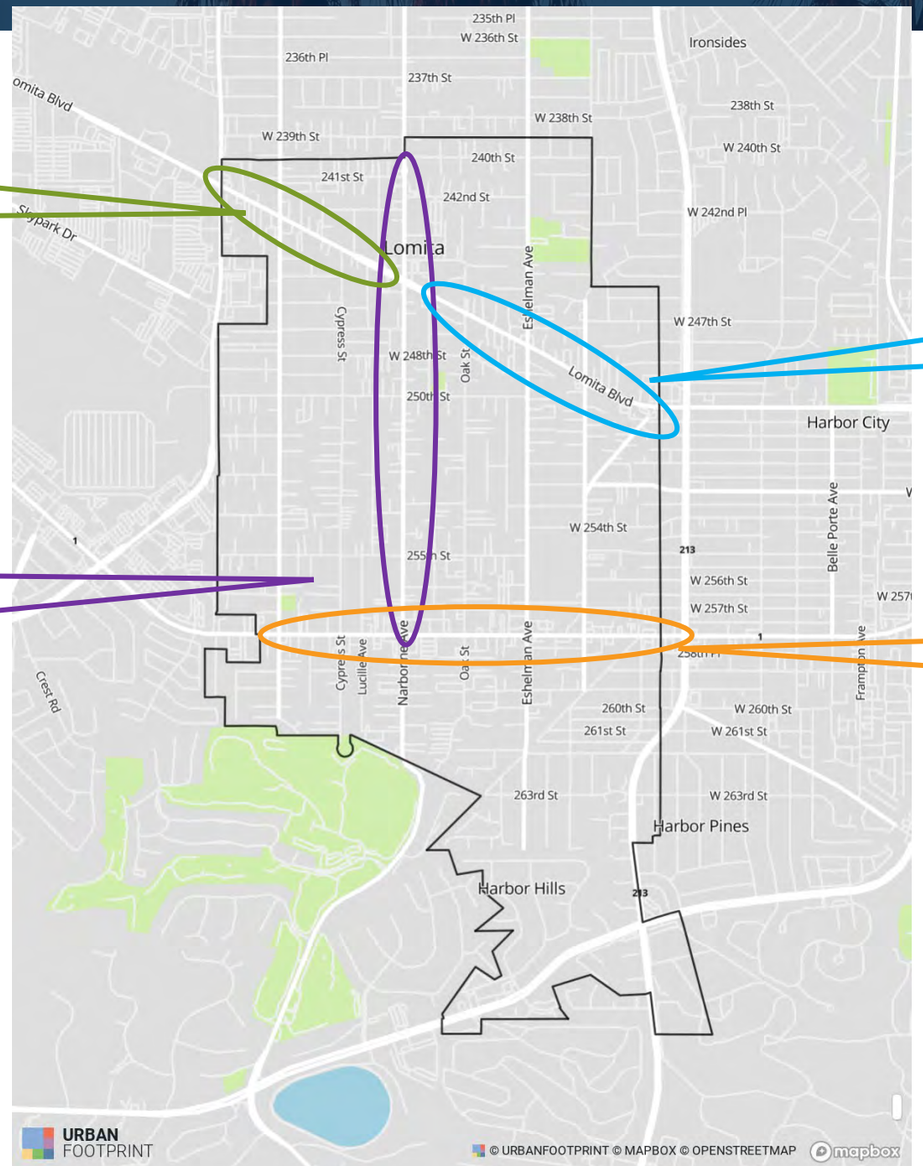
# Sites Strategy

- The proposed candidate sites are focused in areas of the City with existing resources and transportation
- Much of the City's lower income need is planned to be accommodated in the existing Mixed Use Overlay (MUO) zone located on Narbonne Avenue and Lomita Boulevard
- A program to rezone sites is needed in order to provide for the remaining RHNA
- The MUO is proposed to be expanded to incorporate additional properties on Narbonne Avenue and Lomita Boulevard
- An alternative scenario could provide the MUO overlay zone to Pacific Coast Highway

# Zoning Opportunities and Capacity

Opportunity Area Lomita West

Opportunity Area Narbonne




Opportunity Area Lomita East

Opportunity Area PCH

# A Look at Multi-Family Building Types

Rowhome

Motorcourt

Stacked Flats

# A Look at Multi-Family Building Types

Wrap

Podium

High Rise

# Sample Developments

Veterans Village (51 units) **40 du/ac**

Heros Landing (76 units) **49 du/ac**

Union Bay (357 units) **65 du/ac**

Picerne Apartments (220 units) **88 du/ac**

# Sample Developments

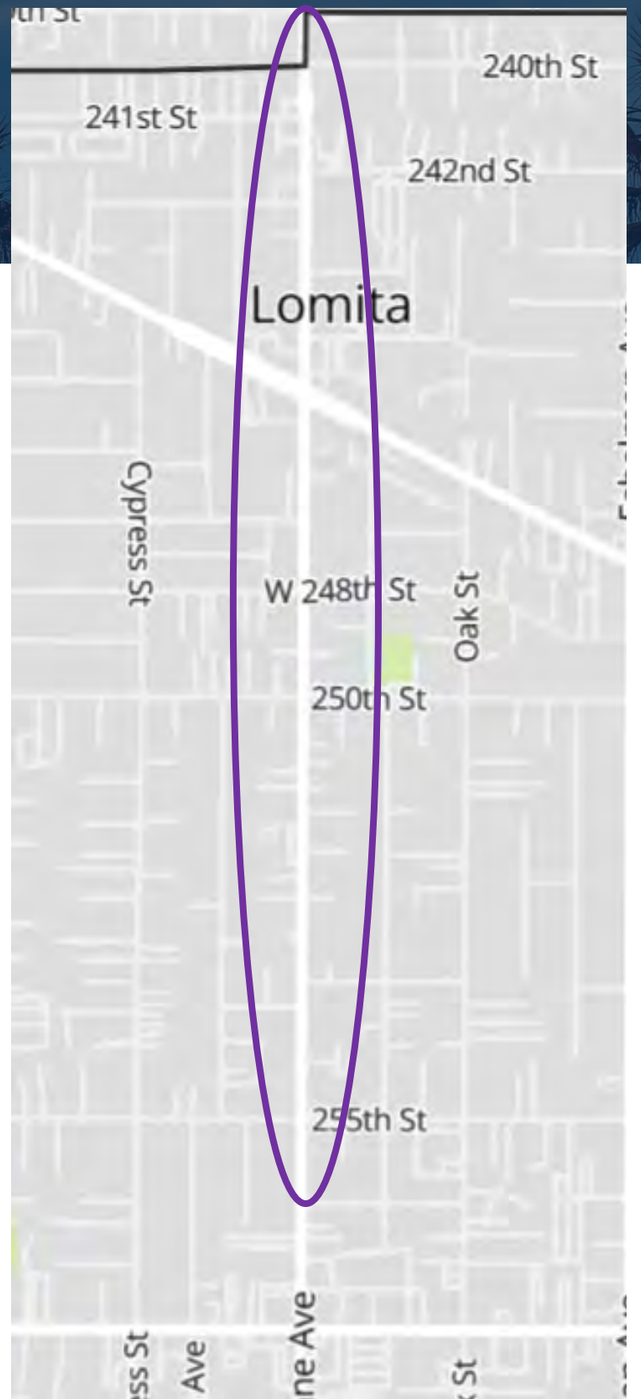
## Mixed Use/Residential  30 du/acre

# Policy Considerations

- Smart and Sustainable Commercial Corridors
  - Channel future housing and employment into City's commercial corridors while maintaining integrity of adjacent residential neighborhoods

**Narbonne Avenue MUO Corridor**:

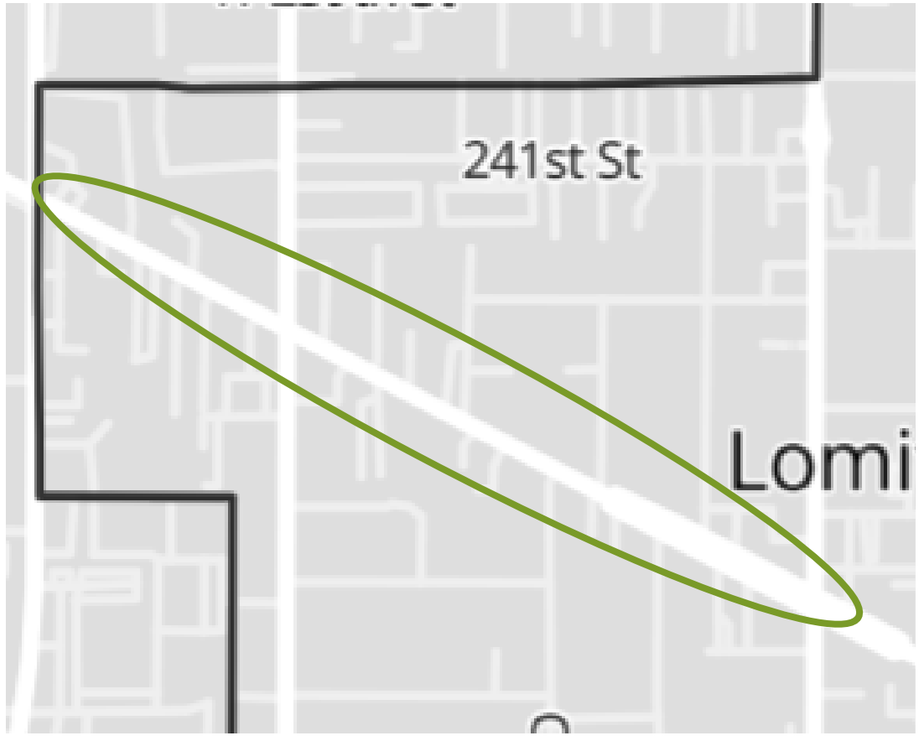
- Existing MUO zone allows for 22 du/ac
- Increase MUO to 30 du/ac
- Set minimum density at 20 du/ac
- Consider addition of property (Site #11 – Former Southwest Tile location)



# Policy Considerations

**Lomita West MUO Corridor:**

- Existing MUO zone allows for 22 du/ac
- Increase MUO to 30 du/ac
- Set minimum density at 20 du/ac
- Consider addition of property located along Crenshaw Blvd. (Site #1 – commercial center at SE corner of Lomita and Crenshaw)
- Option: Consider addition of program to establish an inclusionary housing ordinance
  - Density bonus will increase to 45 du/ac for projects with:
    - 15% very low-income units
    - 24% lower income units, or
    - 44% moderate income units
- Option:  Incentive zone of 46-88 du/ac with Specific Plan including lot consolidation, affordable housing, community benefits and enhanced design



# Policy Considerations

**Lomita East MUO Corridor:**

- Existing Commercial and Industrial/Manufacturing land use designation
- Establish MUO at 30 du/ac
- This area provides for the buffer to ensure no net loss of adequate sites and maintains capacity during the Housing Element cycle
- City of Los Angeles is proposing the area  between Western Ave. and Frampton Ave. to be located in the Neighborhood Center and Medium Density land use designations allowing for pedestrian scale commercial and residential
  - FAR 1.5
  - Height Limit Base: 45'/ 3 stories

# Policy Considerations

**Pacific Coast Highway Corridor:**

- Existing Commercial Retail zone
- Option:  Consider addition of program to establish MUO zone in conjunction with a planned update to the General Plan (approximately 2-4 years)
- City of Los Angeles is proposing the area of Pacific Coast Highway between Western and Normandie to be located in the Community Center land use designation allowing for commercial, residential and institutional facilities
  - FAR 1.5
  - Height Limit Base: 45'/ 3 stories
  - Height Limit Bonus: 5-7 stories

# Sample Projects

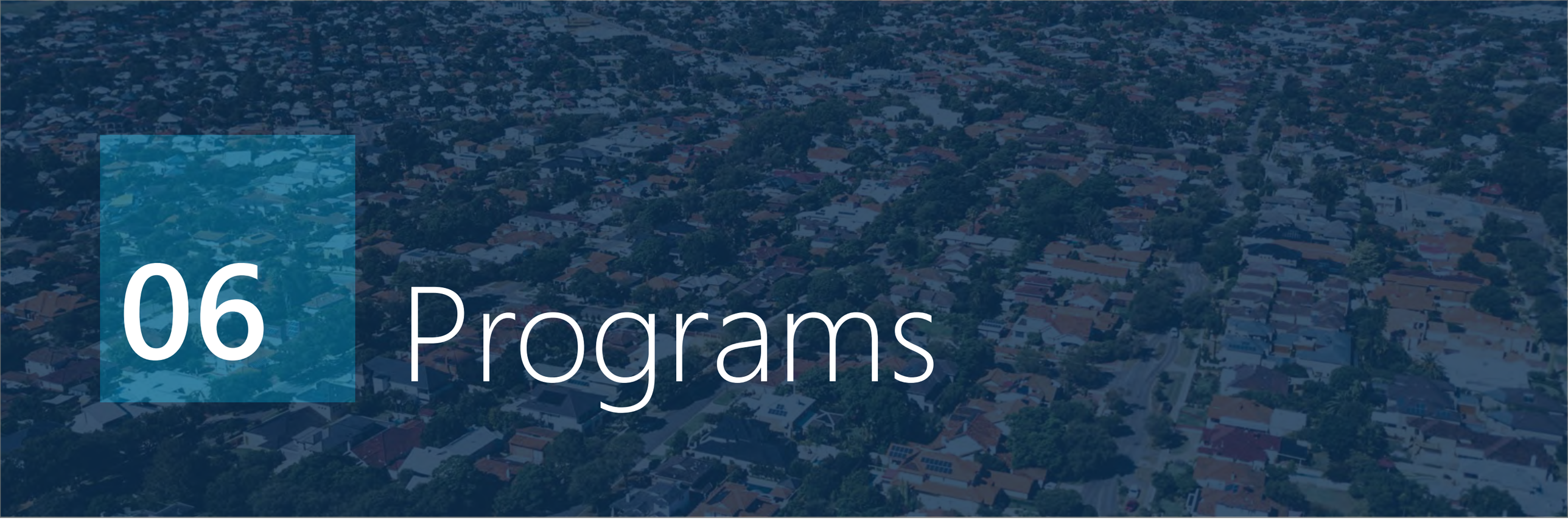
## Sample housing developments at 30 dwelling units per acre

# Site Identification

- **Sites are grouped by adjacency and numbered from 1-36**
- **Sites outlined in orange were previously identified**
- **Includes an upzone to the existing MUO and extension of MUO to Lomita Blvd. East**

# Upzone and Rezone Capacity Identified

| Area | Lower Income Units | Mod/Above Moderate Units |
|---|---|---|
| Narbonne Ave. (Upzone to 30 du/ac and extend north) | 44 | 25 |
| Lomita Blvd. West (Upzone to 30 du/ac and extend west) | 90 | 9 |
| Lomita Blvd. East (Rezone to expand MUO to set minimum density at 30 du/ac) | | 228 |
| ***Total Buffer*** | ***116*** | |



# 06 Programs

# Programs to Address New State Requirements for Accessory Dwelling Units)

- **ADU Incentive Program**
- **ADU Application Approval Timelines**
- **ADU and JADU per lot**
- **ADUs permitted with Multifamily**
- **More flexibility for ADUs (e.g. tiny homes)**

# Programs to Address New State Requirements for Mixed Income and Affordable Developments

- **SB 35 Streamlining**
- **Limited number of hearings**
- **Increased Density Bonuses**
    - **Bonus for 100% affordable of 80%**
- **Supportive Housing**
- **Low Barrier Navigation Centers**

# Other Key Programs Required by State Law

- **No Net Loss**
- **Replacement Requirements**
- **Lot Consolidation**
- **Affirmatively Furthering Fair Housing**
- **Remove Constraints to Development**
- **Objective Design Standards**
- **Parking Reductions for Housing on Religious Sites**

# City Programs for Consideration

- **Increased Ownership Housing Opportunities in Low Density Residential land use designations**
  - **Allow flag lots**
  - **Rezone to Residential Variable Density (RVD) to allow detached condominiums on oversized properties**
- **Missing Middle Housing**
  - **New ordinance to allow attached units in A1 and R1**
  - **Use of RVD zone to allow for duplexes and triplexes**
- **Inclusionary Housing Ordinance**
- **Authorize use of Specific Plans for greater density in Mixed Use land use designations**

# 07 Next Steps

# Housing Element Timeline

| Phase 1 | Phase 2 | Phase 3 | Phase 4 | Phase 5 |
|---|---|---|---|---|
| • Work with regional agency to determine housing need<br>• Initiate public outreach | • Evaluate existing conditions<br>• Review existing plans and programs<br>• Virtual Workshop | • Joint Session<br>• Prepare Draft Housing Element | • Public Review<br>• State Preliminary Review<br>• Public Hearings | • Final State Review and Certification |
| Jan – Feb 2021 | Jan – May 2021 | May - July 2021 | July – Dec. 2021 | Dec 2021 – Feb 2022 |

Ongoing Public Engagement

# Steps to Final Certification

Complete Draft Housing Element

HCD Submittal and Public Review

Finalize Housing Element

Housing Element Adoption

HCD Certification

# 08 Discussion

# Considerations for Discussion

- **What are your thoughts on the areas identified for a recommended upzone or rezone?**
  - **Narbonne**
  - **Lomita West**
  - **Lomita East**
  - **PCH**
- **Should the City adopt an inclusionary housing ordinance in order to require affordable housing or payment of in-lieu fees?**
  - **Lomita Blvd West**
  - **Citywide**
- **Should the City consider amendments to permit flag lots or RVD zones to promote homeownership in low density neighborhoods?**
- **Should the City utilize the specific plan process to encourage lot consolidation and increased density paired with community benefits?**
  - **Lomita West**
  - **Other locations such as PCH**

- **Other Ideas????**

# Thank You

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# Exhibit E: Housing Element Update Comment Letters

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**DEPARTMENT OF TRANSPORTATION**
DISTRICT 7- OFFICE OF REGIONAL PLANNING
100 S. MAIN STREET, SUITE 100
LOS ANGELES, CA 90012
PHONE (213) 897-3574
FAX (213) 897-1337
TTY 711
www.dot.ca.gov

*Making Conservation a California Way of Life.*

August 31, 2021

Sheri Repp Loadsman
City of Lomita
24300 Narbonne Avenue,
Lomita CA 90717

RE: City of Lomita Housing Element and Safety Element Updates – Negative Declaration (ND)
SCH# 2021080206
GTS# 07-LA-2021-03682
Vic. LA Multiple

Dear Sheri Repp Loadsman,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The project proposes an amendment to the City of Lomita General Plan to update the Housing and Safety Elements. As required under State Law every eight years, the City of Lomita is preparing an update to the City's Housing Element. The City's existing Housing Element was adopted in 2013 and is set to expire in October 2021. The State Department of Housing and Community Development has provided a Regional Housing Needs Allocation (RHNA) to the Southern California Association of Governments (SCAG) and the City has been assigned a RHNA of 829 units by SCAG for the upcoming 2021-2029 housing cycle across various income levels. The updated Housing Element will provide the capacity to accommodate the RHNA for the planning period with the necessary goals and policies to ensure adequate development of housing for the City during the housing cycle. The updates to the Safety Element address information and policies intended to minimize the risk to people or property from hazards within the community such as air pollution, extreme heat, flooding, geologic hazards, hazardous materials, wildfires and climate change. These elements are policy documents, and the adoption of these elements would not result in any direct or indirect physical impacts because no development or construction is authorized by this action.

After reviewing the ND, Caltrans does not expect project approval to result in a direct adverse impact to the existing State transportation facilities. However, to accommodate the additional housing units and not induce demand for excessive Vehicle Miles Travelled (VMT), Caltrans recommends significantly reducing or eliminating car parking requirements. Program 27 of the proposed Housing Element update discusses this topic for specific Land Uses. This same critical analysis should be considered for all Land Use types, as research looking at the relationship between land-use, parking, and transportation indicates that car parking prioritizes driving above all other travel modes and undermines a community's ability to choose public transit and active modes of transportation. For any community or city to better support all modes of transportation

and reduce vehicle miles traveled, we recommend the implementation of a TDM ordinance, as an alternative to requiring car parking.

If you have any questions, please contact project coordinator Anthony Higgins, at anthony.higgins@dot.ca.gov and refer to GTS# 07-LA-2021-03682.

Sincerely,

Miya Edmonson

Miya Edmonson
IGR/CEQA Branch Chief

cc: State Clearinghouse

November 30, 2020

Mayor James Gazeley
City of Lomita
24300 Narbonne Avenue
Lomita, CA 90717

Dear Mayor Gazeley,

We are writing on behalf of **Abundant Housing LA** regarding Lomita's upcoming 6th Cycle housing element update. Abundant Housing LA is a pro-housing education and advocacy organization working to help solve Southern California's housing crisis. We support efforts to reform zoning codes and expand housing production, which are needed to reduce rents, improve access to jobs and transit, strengthen the local economy and job market, and combat segregation. We have a large and growing membership base throughout Los Angeles County.

California has a statewide housing shortage of nearly 3.5 million homes, and has the highest poverty rate in the nation after accounting for housing costs. Households at all levels of income face a historically high rent burden. Exclusionary zoning and longstanding constraints on denser housing have led to an undersupply of medium and high density housing near jobs and transit. This contributes to high rents and displacement of households.

Over the past few years, new state laws (e.g. AB 686 (2018), SB 166 (2017), AB 1397 (2017), SB 828 (2018), SB 35 (2017), etc.) have strengthened the Regional Housing Needs Assessment (RHNA), which sets a housing growth target for individual jurisdictions and requires jurisdictions to update their housing elements in order to achieve these targets.

These changes to state law have led to historically high jurisdiction-level housing growth targets in the upcoming 6th Cycle Housing Element Planning Cycle, and have empowered the state Department of Housing and Community Development (HCD) to enforce appropriately high standards for housing element updates. We are encouraged that Lomita was given a target of **827 new homes, of which 361 must be affordable to lower-income households.**

As jurisdictions start the housing element update process, AHLA seeks to provide guidance on how jurisdictions should fulfill both the letter and the spirit of housing element law. Unfortunately, some jurisdictions are already seeking to skirt their obligation to sufficiently plan to meet their housing needs. AHLA will scrutinize jurisdictions' housing elements, submit comments to HCD as needed, and collaborate closely with nonprofits that bring legal action against jurisdictions that fail to comply with state housing laws.

Of course, AHLA recognizes that the COVID-19 pandemic and resulting economic devastation have made it more difficult for jurisdictions to meet ambitious RHNA targets. But the pandemic has made it even more critical than ever for jurisdictions to solve the region's housing crisis and

encourage economic recovery. We seek to collaborate with you and your team on policy efforts to achieve the RHNA goals.

To that end, we have published a memo, **Requirements and Best Practices for Housing Element Updates: The Site Inventory**, explaining the key legal requirements, as well as HCD and AHLA's recommended best practices, for housing element updates. Additionally, **this checklist provides a summary of our core policy recommendations**. We respectfully encourage you to incorporate the concepts detailed in these documents into Lomita's housing element update.

As your team begins to develop Lomita's housing element update, we would like to draw particular attention to four critical components of the site inventory analysis:

1. Incorporating an estimate of the **likelihood of development** and the **net new units if developed** of inventory sites
2. Using an HCD-recommended "safe harbor" methodology for **forecasting future ADU production**
3. Prioritizing high-opportunity census tracts and well-resourced areas (e.g. near transit, jobs, schools, parks, etc.) when selecting sites for lower-income housing opportunities, in order to **affirmatively further fair housing**
4. Including the HCD-recommended buffer of at least 15-30% extra capacity in the site inventory, in order to **avoid violating the No Net Loss requirement**

**Component #1:** Housing elements should estimate and report both the **likelihood of development** and the **net new units if developed** of inventory sites.

Just because jurisdictions zone for more housing doesn't mean that the housing will actually be built. The economic cycle, uncertainty of market conditions, the current usage of nonvacant sites, and land use regulations all influence the extent to which rezoned parcels are built to their maximum theoretical capacity.

A parcel's maximum theoretical capacity is not the same as its realistic capacity. To draw a parallel to college admissions, when UCLA wants 2,000 students in its incoming class, they admit 4,000 students. Similarly, to achieve housing production targets, jurisdictions must increase zoned capacity well above the target number of new homes.

An accurate assessment of site capacity is necessary in order for the housing element to achieve sufficient housing production. The site capacity estimate should account for the following **two factors**:

- What is the likelihood that the site will be developed during the planning period?
- If the site were to be developed during the planning period, how many net new units of housing are likely to be built on it?

These are the **likelihood of development**[1] and **net new units if developed**[2] factors, as required by HCD guidelines. The portion of the jurisdiction's RHNA target that a site will realistically accommodate during the planning period is:

***(likelihood of development) x (net new units if developed) = realistic capacity.***

In past planning cycles, the likelihood of development factor was not expressly considered; housing elements frequently assumed that most or all site inventory locations would be redeveloped to their maximum theoretical capacity. Since this generally did not happen, jurisdictions consistently fell short of their RHNA targets as a result. While Lomita achieved its 5th cycle RHNA targets for very low, low, and moderate income housing, this is because the 5th cycle RHNA goal was extremely low -- just 27 homes!

**5th Cycle RHNA Targets vs. Actual Housing Production (2014-19)**

| Income Bucket | RHNA Target | Homes Permitted |
|---|---|---|
| VLI | 12 | 0 |
| LI | 7 | 9 |
| MI | 8 | 35 |
| AMI | 20 | 61 |
| **Total** | **47** | **105** |

According to Lomita's 5th cycle housing element, the city had theoretical capacity for roughly 290 more housing units.[3] Through 2019, Lomita permitted 105 housing units[4], which equates to 140 housing units permitted by the end of the 5th cycle (assuming that the same annual permitting pace continues in 2020 and 2021). This implies that in Lomita, excess zoned capacity has a **48% likelihood of being developed** (140 actual units divided by 290 theoretical units).

Lomita's 6th cycle housing element should incorporate this likelihood of development estimate into its site inventory analysis. This would be consistent with HCD guidelines,[5] while also ensuring that enough zoned capacity is available to encourage 827 housing units to be built by the end of the 6th cycle. Assuming that zoned capacity has a 48% likelihood of being developed in the next 8 years, **the housing element must allow for 1,723 units of zoned capacity in order to achieve 827 actual housing units.** If Planning believes that a higher likelihood of

[1] HCD Site Inventory Guidebook, pg. 20
[2] HCD Site Inventory Guidebook, pg. 21
[3] Lomita 5th Cycle Housing Element
[4] HCD Annual Progress Report dataset, 2020
[5] HCD Site Inventory Guidebook, pg. 20

development (and thus a smaller zoned capacity increase) is justified for certain parcels in the site inventory, persuasive data to support this assumption must be provided.[6]

**Component #2:** Housing element updates should use an HCD-recommended "safe harbor" methodology for forecasting future ADU production.

Local jurisdictions frequently use overly optimistic estimates of future ADU production to avoid necessary housing reform and rezoning. ADU development estimates must reflect actual on-the-ground conditions to ensure that they are realistic. Overly aggressive ADU production estimates set jurisdictions up for failure in providing the required housing for residents.

To that end, HCD has established two safe harbors for forecasting ADU production during the 6th Cycle[7]. One option ("Option #1") is to project forward the local trend in ADU construction since January 2018. The other, for use when no other data is available ("Option #2"), assumes ADU production at five times the local rate of production prior to 2018. Jurisdictions are also permitted to include programs that aggressively promote and incentivize ADU construction.

Where no other data is available, jurisdictions may assume an average increase of five times the previous planning period construction trends prior to 2018. Jurisdictions may also use regional ADU production trends, and include programs that aggressively promote and incentivize ADU construction. Jurisdictions should clearly and explicitly state their methodology and data sources for future ADU development forecasts.

According to HCD, Lomita issued permits for 2 ADUs in 2017, 3 ADUs in 2018, and 7 ADUs in 2019. Under HCD's "Option #1", Lomita could take the average of the 2018 and 2019 ADU production trends, and forecast that 5 ADUs will be permitted per year during the 6th cycle. This would allow for a **total 6th cycle forecast of 40 ADUs.**

Under HCD's "Option #2", Lomita could multiply the 2017 ADU production trend by five, and forecast that 10 ADUs will be permitted per year during the 6th cycle. This would allow for a **total 6th cycle forecast of 80 ADUs.**

Another, more aggressive, option would take the average of the 2018 and 2019 ADU production trends, and multiply that average by five. This methodology would forecast that 25 ADUs will be permitted per year during the 6th cycle. This would allow for a **total 6th cycle forecast of 200 ADUs.** Abundant Housing LA does not recommend this methodology, since it is not an HCD-defined safe harbor forecasting option.

**Lomita should use HCD's Option 1 or 2 safe harbor when projecting annual ADU production.** If it believes that higher ADU production forecasts are warranted, it must provide

[6] HCD Site Inventory Guidebook, pg. 20-21
[7] HCD Site Inventory Guidebook, pg. 31

well-grounded estimates, based on the pace of ADU production in neighboring jurisdictions, and must explain programs or policy efforts that could lead to higher ADU production.

Finally, per HCD, the housing element "should also include a monitoring program that a) tracks ADU and JADU creation and affordability levels, and b) commits to a review at the planning cycle midpoint to evaluate if production estimates are being achieved."[8] Lomita's housing element should commit to mid-cycle rezoning if ADU production is lower than forecasted, and its midpoint review should be linked with immediate and automatic programs to increase housing production in the second half of the RHNA cycle. AHLA's recommended approach is to incorporate by-right density bonuses on inventory sites, which would automatically take effect mid-cycle if the ADU target is not met. The density bonus should be large enough, and apply to enough parcels, to fully make up for any ADU production shortfall.

**Component #3:** Housing elements must prioritize high-opportunity census tracts and well-resourced areas (e.g. near transit, jobs, schools, parks, etc.) when selecting sites for lower-income housing opportunities, in order to affirmatively further fair housing.

AB 686 (2018) requires housing element updates to "affirmatively further fair housing", which is defined as "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

In our region, housing policy and land use regulations were once used to exclude members of minority groups. Redlining and restrictive covenants, which restricted where Black Americans could live, were once commonplace in Lomita and throughout Los Angeles County. Thankfully, Lomita is much more welcoming today; in fact, 31% of the city's population is Latino and 17% is Asian-American.[9] However, exclusion continues on the basis of income: the median home sale price in Lomita was $617,000 in 2018[10], and 50% of the city's renters are "rent-burdened" (i.e. they spend more than 30% of their income on rent)[11]. High housing costs place a disproportionate burden on lower-income communities of color, and have the effect of excluding them from the city altogether.

Jurisdictions must address this issue by accommodating the lower-income RHNA targets in a way that conforms with AFFH requirements. HCD's Site Inventory Guidebook offers recommendations for **how** jurisdictions should accomplish this. HCD is **likely to require jurisdictions to distribute lower-income housing opportunities throughout the jurisdiction**, and recommends that jurisdictions first identify development potential for lower-income housing in high-opportunity neighborhoods[12].

[8] HCD Site Inventory Guidebook, pg. 31
[9] American Community Survey, 2014-18
[10] SCAG Pre-Certified Local Housing Data, Lomita
[11] American Community Survey, 2014-18
[12] HCD Site Inventory Guidebook, pg. 3

Given that single-family, exclusionary zoning predominates in Lomita's high-opportunity census tracts (as defined in the TCAC/HCD Opportunity Map), rezoning is required in order to accommodate the RHNA targets for lower-income households. Additionally, focusing rezoning in single-family zoned areas will expand housing opportunities while minimizing the impact on existing renters in multifamily-zoned areas.

In order to fairly distribute housing opportunities citywide, Lomita should develop a quantitative methodology for scoring neighborhoods, based on factors like housing costs, median income, access to transit, access to jobs, access to schools, and environmental quality. Neighborhoods that score higher on these dimensions should be allocated higher housing growth targets, and rezoning should be based on these neighborhood-level housing growth targets.

Finally, Lomita should identify funding sources, public resources, and density bonus programs to maximize the likelihood that housing projects with below market-rate units are actually built. Local measures like a real estate transfer tax and congestion pricing could help generate new funding to support affordable housing production and preservation.

**Component #4:** Housing elements should include the HCD-recommended buffer of at least 15-30% extra capacity in the site inventory, in order to avoid violating the No Net Loss requirement.

SB 166 (2017) requires adequate sites to be maintained **at all times** throughout the planning period to accommodate the remaining RHNA target by each income category.[13] This means that if a jurisdiction approves a development on a parcel listed in the site inventory that will have fewer units (either in total or at a given income level) than the number of units (either in total or at a given income level) anticipated in the site inventory, then the jurisdiction must identify and make available enough sites to accommodate the remaining unmet RHNA target for each income category.[14]

If additional sites with adequate zoned capacity don't exist, then the jurisdiction must rezone enough sites to accommodate the remaining unmet RHNA target within 180 days. If the jurisdiction fails to accomplish this rezoning in the required period, then the consequences will include decertification of the housing element and potential state legal action.

To ensure that adequate housing capacity at all income levels exists in the housing element through the 6th Cycle, HCD recommends that "the jurisdiction create a buffer in the housing element inventory of at least 15-30% more capacity than required, especially for capacity to accommodate the lower income RHNA."[15] **Lomita should "overshoot" on total site capacity**

[13] HCD No Net Loss Law Memo, pg. 1
[14] HCD Site Inventory Guidebook, pg. 22
[15] HCD Site Inventory Guidebook, pg. 22

**for each income level, in order to ensure that the City's RHNA target is achieved at all income levels.**

The City of Lomita has an obligation to sufficiently plan to meet current and future residents' housing needs. The housing element update affords Lomita, and the broader Southern California region, the chance to take bold action on lowering housing costs, reducing car dependency, strengthening the local economy, and guaranteeing access to opportunity for Californians of all racial and ethnic backgrounds. We urge you and your colleagues to fully embrace this opportunity to transform Lomita for the better.

Finally, it is worth noting that state law imposes penalties on jurisdictions that fail to adopt a compliant 6th cycle housing element update by October 15, 2021. On that date, noncompliant jurisdictions will forfeit the right to deny residential projects on the basis of local zoning, so long as projects include at least a 20% set-aside for below market-rate units[16]. Jurisdictions that want to maintain local control over new development should therefore plan to adopt a compliant housing element update on time.

We would be glad to engage with your office and with the Planning Department throughout the housing element update process. We look forward to a productive and collaborative working relationship with the City of Lomita on this critical effort. Thank you for your consideration.

Sincerely,

Leonora Camner
Executive Director
Abundant Housing LA

Anthony Dedousis
Director of Policy and Research
Abundant Housing LA

[16] California Government Code 65589.5(d)(5)

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STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY GAVIN NEWSOM, *Governor*

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**
**DIVISION OF HOUSING POLICY DEVELOPMENT**
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

September 14, 2021

Greg Kapovich, Community and Economic Development Director
Planning Division
City of Lomita
24300 Narbonne Ave.
Lomita, CA U.S.A. 90717

Dear Greg Kapovich:

**RE: Review of the City of Lomita's 6th Cycle (2021-2029) Draft Housing Element**

Thank you for submitting the City of Lomita's (City) draft housing element received for review on July 16, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on September 10, 2021 with you, Planner Sheri Repp, and the City's consultant Elizabeth Dickson.

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). In particular, the element must include a complete sites inventory and analysis, as well as a complete analysis and programs to affirmatively further fair housing (AFFH). The enclosed Appendix describes these, and other revisions needed to comply with State Housing Element Law.

To remain on an eight-year planning cycle, the City must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2021 for Southern California Association of Governments (SCAG) localities. If adopted after this date, Government Code section 65588, subdivision (e)(4), requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit HCD's website at: http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at:

http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and
http://opr.ca.gov/docs/Final_6.26.15.pdf.

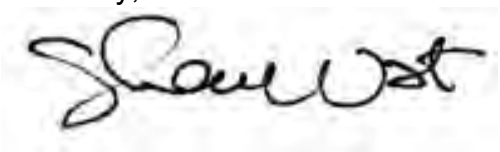
Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at https://www.hcd.ca.gov/community-development/housing-element/index.shtml for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance. Upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

HCD appreciates the patience during this time and is sorry for not having met with the City; however, we are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Edgar Camero, of our staff, at edgar.camero@hcd.ca.gov.

Sincerely,



Shannan West
Land Use & Planning Unit Chief

Enclosure

**APPENDIX**
**CITY OF LOMITA**

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks),* available at http://www.hcd.ca.gov/community-development/building-blocks/index.shtml and includes the Government Code addressing State Housing Element Law and other resources.

## A. Review and Revision

*Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)*

As part of the evaluation of programs in the past cycle, the element must provide an explanation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers and persons experiencing homelessness).

## B. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A))*

   The element does include some analysis on the various components of the City's ability to affirmatively furthering fair housing (AFFH), however the element should include relationships between data points and visualizations. The element should analyze these relationships and/or correlations to create a more holistic analysis for the AFFH section. In addition, where data is available the element should include data from multiple American Community Survey (ACS) datasets and analyze any trends and patterns.

   The element includes an Analysis of Impediments that was prepared in 2018; however, additional information is necessary to address the requisite AFFH analysis requirement, including local contributing factors to the fair housing issues and develop strong programs and strategies to address the identified fair housing issues as follows:

   Fair Housing Enforcement and Outreach*:* The element includes a summary of fair housing issues and assessment on enforcement; however, the element is missing

some key components in its analysis on outreach capacity. Outreach capacity could consist of actions such as the City's ability to investigate complaints, obtain remedies, or the City's ability to engage in fair housing testing. In addition, outreach capacity should also include the various methods ways in which the City plans to deliver outreach. This should specify the different forms of media it intends to use and should elaborate on how the information will be culturally relevant and inclusive (p. 88).

Racially/Ethnically Concentrated Areas of Poverty (R/ECAP): The element includes information relative to R/ECAP, but the analysis must be complemented by describing the evidence at the regional level (pp. 98-99). In addition, the City should also analyze the racial concentrations as they relate to areas of affluence if the City does not have areas of concentrated poverty. The combination in the R/ECAP and areas of affluence analyses will help guide goals and actions to address fair housing issues. The analysis should evaluate the patterns and changes over time and consider other relevant factors, such as public participation, past policies, practices, and investments and demographic trends.

Access to Opportunity: The element provides qualitative and quantitative information (pp. 99-104) on the access to opportunity but must include quantitative evidence to support such statements. A complete analysis should consider the relationship between the access to opportunities and the varying access points for the different individuals described in the other sections, such as the relationships between the disparities in access related to, integration and segregation, displacement factors, and where affordable housing is located relative to the areas of opportunities. For more guidance, please refer to page 35 of the AFFH Guidebook, available here: https://www.hcd.ca.gov/community-development/affh/index.shtml#guidance.

Integration and Segregation: The element includes some data on integration and segregation (pp. 89-97) and disaggregates this by various special needs populations; however, what the element should also do is consider data from previous years to identify if there are any trends or patterns. The analysis should also describe any correlations and relationships that arise between data points such as relationships between income level or poverty status and who populates these areas. Things that the element could consider and unpack are the relationships between population by census tract and relationship to income/poverty status.

Contributing Factors: Upon a complete AFFH analysis, the element must list and prioritize contributing factors to fair housing issues. Contributing factors create, contribute to, perpetuate, or increase the severity of fair housing issues and are fundamental to adequate goals and actions. Examples include community opposition to affordable housing, housing discrimination, land use and zoning laws, lack of regional cooperation, location and type or lack of affordable housing and lack of public or private investment in areas of opportunity or affordable housing choices. The analysis shall result in strategic approaches to inform and connect goals and actions to mitigate contributing factors to affordable housing.

Goals, Priorities, Metrics, and Milestones: Goals and actions must significantly seek to overcome contributing factors to fair housing issues. Currently, the element identifies programs to encourage and promote affordable housing; however, most of these programs do not appear to facilitate any meaningful change nor address affirmatively furthering fair housing requirements. Furthermore, the element must include metrics and milestones for evaluating progress on programs, actions, and fair housing results.

Given that most of the City is considered a high- and highest-resource community, the element could focus on programs that enhance housing mobility and encourage development of more housing choices and affordable housing. Programs also need to be based on identified contributing factors, be significant and meaningful. The element must add, and revise programs based on a complete analysis and listing and prioritization of contributing factors to fair housing issues. Furthermore, the element must include metrics and milestones for evaluating progress on programs, actions, and fair housing results. For more information, please see HCD's guidance at https://www.hcd.ca.gov/community-development/affh/index.shtm.

2. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)*

   The element quantifies the number of extremely low-income households, projected extremely low-income households, and special needs households; however, the analysis must go beyond the quantities. The analysis must identify or discuss which resources are available to these populations. In addition, the analysis should include an assessment of need for each of these special-needs populations.

3. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

   The City has a regional housing needs allocation (RHNA) of 829 housing units, of which 363 are for lower-income households. To address this need, the element relies on vacant sites, underutilized sites, accessory dwelling units (ADUs), rezoned sites, and projects that are underway and will have certificates of occupancy during the planning period (p. 115). To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses:

   Sites Inventory: While the element uses multiple tables to lists the vacant, nonvacant, and underutilized sites it plans to use to accommodate the RHNA, the sites inventory must include complete information for each parcel in the inventory including general plan zoning designations, capacity estimates by affordability, parcel size, and a description of existing uses for any nonvacant sites. The sites inventory must identify if each site was included in the 4th or 5th cycle sites inventories. Finally, for existing uses,

the inventory must include sufficient detail to facilitate an analysis of the potential for additional development on nonvacant sites.

Realistic Capacity: The element estimates that vacant sites will be built out using an estimate of 85 percent (pp. 116-117). However, the methodology for calculating the realistic capacity for sites zoned for nonresidential uses (e.g., commercial, and mixed-use zones), the element must describe how the estimated number of residential units for each site was determined. To demonstrate the likelihood for residential development in nonresidential zones, the element could describe any performance standards mandating a specified portion of residential and any factors increasing the potential for residential development such as incentives for residential use, and residential development trends in the same nonresidential zoning districts.

Suitability of Nonvacant Sites: The element mentions that building age, land value ratio, underutilization of site, and opportunities areas were used to evaluate the adequacy of non-vacant sites (p. 121); however, the element should relate these factors to the sites in the inventory. For example, it could list the land value ratio for each site and describe why and how the factors demonstrate that these sites are suitable for development. The analysis must also consider factors including the extent to which existing uses may constitute an impediment to additional residential development, the City's past experience with converting existing uses to higher density residential development, the current market demand for the existing use, an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites.

In addition, the housing element relies upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households. For your information, the housing element must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period (Gov. Code, § 65583.2, subd. (g)(2).). Absent findings (e.g., resolution of adoption) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA. The City must strengthen this analysis by including concrete information on why anticipation for redevelopment is expected/assumed and could consider things such as leases that are expiring, past development trends consisting of nonvacant sites with residential units for lower-income RHNA.

Small Sites: The element currently lists the size of the parcels; however, these parcels are displayed by site, some of these sites may be less than half-acre in size, triggering a small sites analysis. Sites smaller than a half-acre in size are deemed inadequate to accommodate housing for lower-income housing unless it is demonstrated that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless the housing element describes other evidence to HCD that the site is adequate to accommodate lower-income housing. (Gov. Code, § 65583.2, subd. (c)(2)(A).) For

example, a site with a proposed and approved housing development that contains units affordable to lower-income households would be an appropriate site to accommodate housing for lower-income households. (Gov. Code, § 65583.2, subd. (c)(2)(C).). The element identifies several sites consisting of aggregated small parcels. The element must describe whether these aggregated parcels are expected to develop individually or consolidated with the other small parcels. For parcels anticipated to be consolidated, the element must demonstrate the potential for lot consolidation. For example, analysis describing the City role or track record in facilitating small-lot consolidation, policies or incentives offered or proposed to encourage and facilitate lot consolidation, conditions rendering parcels suitable and ready for redevelopment, recent trends of lot consolidation, and information on the owners of each aggregated site. Without this additional analysis, HCD cannot consider these sites toward accommodating any portion of the RHNA for lower-income households.

Suitability and Availability of Infrastructure: While the element states that all sites have access to infrastructure and water, the element must also discuss whether all sites have access to dry utilities. In addition, the element must clarify the availability of sewer capacity to demonstrate sufficient existing or planned capacity to accommodate the City's regional housing need for the planning period. (Gov. Code, § 65583.2, subd. (b).)

Sites with Zoning for a Variety of Housing Types:

- *Emergency Shelters:* The element does not clearly identify a zone in which emergency shelters are a permitted use by-right without a conditional use permit or other discretionary action. The description of emergency shelters (p. 66) states that new buildings, structures, or additions are subject to review and approval of the commission.

- *Transitional and Supportive Housing:* Pursuant to SB 2 (Chapter 633, Statues of 2007), transitional and supportive housing must be permitted as a residential use in all zones and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone. Transitional and supportive housing developments can qualify as a low-barrier navigation centers, therefore, the element must be revised to ensure that these housing types are permitted in zones allowing residential uses. The language for program 9, *Supportive Housing*, and program 13, *Zoning Revisions for Special Needs Housing*, must be revised to specify that transitional and supportive housing is a permitted in all zones allowing residential uses.

- *Manufactured Housing:* The element describes manufactured housing as a permitted use (p. 64) but the element must specify if this form of housing with a permanent foundation is allowed in the same way as a single-family dwelling.

4. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities*

*as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Government Code section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7). Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. (Gov. Code, § 65583, subd. (a)(5).)*

Land-Use Controls: The element must analyze constraints to residential development in mixed-use zones, including housing for lower-income households, given that mixed-use areas are relied upon to accommodate the lower-income RHNA. This analysis should consider if there are limitations on locations for stand-alone multifamily developments or if nonresidential is a requirement for mixed-use developments. In addition, for these mixed-use overlay zones, the element must clarify what the maximum and minimum densities are considering the various places that the information is inconsistent; 22 units per acre (p. 70, Table 4), 18 units per acre (p. 63, Table 1), and a range of 14-22 units per aces (Program 14).

Parking Requirements: The element acknowledges that parking can be a costly component of development and minimum parking requirements allow little flexibility for development. Therefore, the element must analyze the parking requirements for housing types especially for multi-family housing and the enclosed parking requirement for senior citizen planned unit developments. Program 27 should be amended as appropriate given a complete analysis of minimum parking requirements. In addition, the element should describe the approval process for how parking reductions are granted senior citizen planned developments (p. 68). The element should elaborate on what constitutes a parking study a share examples if possible.

Fees and Exaction: The element includes required fees; however, the element must analyze their impact as potential constraints on housing supply and affordability. The analysis could identify the total amount of fees and their proportion to the development costs for both single family and multifamily housing. In addition, the element must describe the purpose of the development tax and assess it as a constraint towards affordable housing if the tax exemptions are for affordable housing for seniors and persons with disabilities.

Local Processing and Permit Procedures (Conditional Use Permit): While the element includes permit procedures for a variety of housing types and includes the timing associated with Conditional Use Permits (CUPs), the element must also provide an estimate of the timing for the various housing types in the various zones. For example, the element states that multifamily projects are allowed by-right in the RVD zone but require a CUP in the mixed-use overlay (p. 64, Table 2). The analysis must evaluate the processing and permit procedures' impacts as potential constraints on housing

supply and affordability. This is especially critical as the element heavily relies on sites in the mixed-use overlay to accommodate its lower-income RHNA. The analysis must evaluate the processing and permit procedures' impacts as potential constraints on housing supply and affordability. The analysis should also describe what the determining factor is to allow height extensions in the mixed-use overlay zone for development (p. 70, Table 4).

Design Review: The element must describe and analyze the design review guidelines and process, including approval procedures and decision-making criteria, for their impact as potential constraints on housing supply and affordability. This analysis should identify any findings from major/minor site plan reviews, specify the approval procedures, and explain the determining factors for reviews that require non-discretionary processes. For example, the analysis could describe required findings and discuss whether objective standards and guidelines improve development certainty and mitigate cost impacts. The element must demonstrate this process is not a constraint, or it must include a program to address this permitting requirement, as appropriate.

On-site and Off-site Improvements: The element states that a water and sewer study are needed for projects with five or more units. The element should describe typical costs associated with this study and whether results could impact the feasibility of development on any of the sites identified in the inventory.

Housing for Persons with Disabilities: The element currently details that residential care facilities serving six or fewer persons are permitted in all residential zones. However, residential care facilities serving seven to 15 persons are allowed upon approval of a CUP (p. 68). The element should analyze the process as a potential constraint on housing for persons with disabilities and add or modify programs as appropriate to ensure zoning permits group homes objectively with approval certainty. The CUP process must be objective and should analyze the 15-person limit for number of persons allowed in a large group home as a constraint.

The element has some information on its reasonable accommodation procedure but must complete its analysis by listing any findings and describe the approval processes for reasonable accommodation requests while also describing the differences between minor and major reasonable accommodation requests. The element should analyze for a constraint the "discretionary processes" that minor and major reasonable accommodation requests undergo. This includes analyzing the referral to the planning commission, what is considered a nondiscretionary condition of approval, and if the determining factors for request approvals are objective (p. 68). The element must demonstrate this process is not a constraint and include a program to address reasonable accommodation requests, as appropriate.

5. *An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by*

*subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Government Code section 65584. The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing. (Gov. Code, § 65583, subd. (a)(6).)*

Developed Densities and Permit Times: The element must be revised to include analysis of requests to develop housing at densities below those anticipated, and the length of time between receiving approval for a housing development and submittal of an application for building permits that potentially hinder the construction of a locality's share of the regional housing need. The element must also include an analysis regarding local efforts to address nongovernmental constraints.

6. *Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*

   While the element quantifies the City's special needs populations, it must also analyze their special housing needs. For a complete analysis of each population group, the element should discuss challenges faced by the population, the existing resources to meet those needs (e.g., availability of senior housing units, number of large units, number of deed restricted units, etc.), an assessment of any gaps in resources, and proposed policies, programs, and funding to help address those gaps.

7. *Analyze existing assisted housing developments that are eligible to change to non-low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. (Gov. Code, § 65583, subd. (a)(9) through 65583(a)(9)(D).)*

   The element states that the Kiwanis Gardens is at-risk as the affordability is expiring in 2027 but fails to analyze the development. Analysis should include an assessment of risk, the cost estimate to replace versus preserve, identify qualified entities to help preserve, and lastly identify potential funding to preserve the at-risk units.

## C. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and*

*state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)*

Programs must demonstrate that they will have a beneficial impact within the planning period. Beneficial impact means specific commitment to deliverables, measurable metrics or objectives, definitive deadlines, dates, or benchmarks for implementation. Programs containing unclear language (e.g., "evaluate", "consider", "encourage", etc.) should be amended to include more specific and measurable actions. Deliverables should occur early in the planning period to ensure actual housing outcomes.

To address the program requirements of Government Code section 65583, subdivision (c)(1-6), and to facilitate implementation, programs should include: (1) a description of the City's specific role in implementation; (2) definitive implementation timelines (e.g., December 31, 2021 instead of short-term); (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials. Specifically, all the programs should be revised to provide specific timeframe beyond "short-term", "middle-term", and "long-term" for each action described in each program. In addition, the following programs require revision:

*Program 2 (Code Enforcement):* The element should be revised to include an outreach component. This could be through a targeted-approach and should specify how the City will track and monitor code enforcement cases. The timeframe should be revised to reflect the objective(s). For example, the timeframe for this program should be annually.

*Program 3 (Mobile Home Park Regulations):* The program addresses mobile home park tenant issues; however, it does not mention any collaboration with tenants. The program should be revised to include tenants as part of the mobile home park regulations development. In addition, the program should include ways that the City plans to disseminate information once the regulations are completed and specify a timeframe for completing the regulations.

*Program 21 (Section 8 Housing Choice Voucher Program):* The program states that the City will continue to connect with residents but should be revised to describe how it will connect. The program should add actionable steps such as increasing Section 8 housing vouchers or creating a threshold for a certain amount of Section 8 housing vouchers and should include inclusive and accessible outreach strategies.

*Program 18 (Surplus Lands):* The program must be revised to make the objective actionable. The City could consider what happens when the land is identified, to whom it be reported, and where it will be tracked.

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the*

*inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.*
*(*Gov. Code, § *65583, subd. (c)(1).)*

As noted in Finding B2, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

*Program 12 (Lot Consolidation):* The program must be revised to specify when the zoning code will be amended**.** As the element is relying heavily on sites expected to be consolidated to accommodate the RHNA, zoning code amendments should happen early in the planning period to have a beneficial impact.

*Program 13 (Zoning Revisions for Special Needs Housing):* The program should be revised to identify where it will allow emergency shelter by-right and timeframe for adoption of zoning amendments. Please be aware, HCD cannot find the element in full compliance until the City amends zoning to permit year-round emergency shelters without discretionary action pursuant to Government Code section 65583, subdivision (a)(4)(A).

*Program 14 (Rezone Program):* The program references Table B; however, no Table B is found in the housing element. The objectives should be revised to include timeframes for rezones and include the expected acreage for rezoning and capacity shortfall.

3. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

*Program 7 (Incentives and Regulations)*: The program indicates the development of housing for lower and moderate-income households will be assisted primarily by applying state density bonus law (SDBL). However, in addition to complying with SDBL, the element must include a program(s) describing specific actions the City will take to assist in the development of housing affordable to lower- and moderate-income households, including extremely low-income households (ELI). For example, programs could prioritize some funding for the development of housing affordable to ELI households and offer financial incentives or regulatory concessions to encourage the development of a variety of housing types, such as multifamily, single-room occupancy (SRO) units, and supportive housing, to address the identified housing needs for ELI households.

4. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

   As noted in Findings B3 and B4 the element requires a complete analysis of potential governmental and non-governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

   *Program 11 (Objective Design Standards):* The program description states that the City will increase transparency and certainty in the development process. The program should be revised to include how the City will make it more transparent such as if the City will provide these standards online if it does not already do so. In addition, the program should include when the City will start making these changes. The program could state, zoning code amendments done after October 15, 2021 will require objective design standards.

   *Program 27 (Reduced Parking Requirements):* The program should be revised to include a specific timeframe for when the zoning code will be updated. In addition, the second objective should also specify a timeline for the parking study and an additional step to make the parking study actionable. For example, the program could state that the Parking study will begin December 31, 2021 and that the City will make changes to the parking requirements based on the findings of the study.

5. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

   *Program 19 (Accessibility):* The program should include inclusive and accessible outreach materials and strategies to residents, with an emphasis on residents who may need accessibility design features. The program should also specify how often this outreach will occur and have a concrete time for when outreach as well as the website will be complete.

   *Program 20 (Homebuyer Assistance Programs):* The City should consider making this program more inclusive and accessible to all residents of Lomita. This could be creating flyers in multiple languages and disseminating where those residents are or even doing targeted outreach at City-led or community-led events.

*Program 22 (Fair Housing):* The program includes objectives; however, each of the objectives should include how often the newsletter, website, and coordination will occur.

*Program 23 (Fair Housing Development Marketing):* The program states that the City will promote marketing material but should consider how often marketing will occur and where promotion will take place. In addition, as for the second objective, the program should clarify how or what it means for standards to be easily available for development applicants.

6. *The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance. (Gov. Code, § 65583, subd. (c)(6).)*

   The element includes Program 4 (Lower Income Housing Preservation) to work towards maintain the rent restriction of at-risk developments through monitoring. However, the element must include specific and proactive actions to preserve the at-risk units. For example, the program could support applications by nonprofits for funding to purchase at-risk units, strengthen relationships with the listed nonprofits and develop a plan or strategy for quickly moving forward in the case units are noticed to convert to market-rate uses in the planning period, and consider pursuing funding on at least an annual basis. The program could also commit to contacting non-profits immediately to develop a preservation strategy by a date certain and be ready to quickly act when notice of conversion is received and monitoring the units to ensure tenants receive proper notifications.

7. *Develop a plan that incentivizes and promotes the creation of ADUs that can be offered at affordable rent, as defined in Section 50053 of the Health and Safety Code, for very low, low-, or moderate-income households. For purposes of this paragraph, "accessory dwelling units" has the same meaning as "accessory dwelling unit" as defined in paragraph (4) of subdivision (i) of Section 65852.2. (Gov. Code, § 65583, subd. (c)(7).)*

   *Program 6 (Accessory Dwelling Units):* The program should be revised to clarify when the City plans to amend the zoning code and when the City plans to begin development of the incentive program, as well as include the adoption date of the program. In addition, the program should specify the actions the City will take to incentivize or promote ADU development for very low-, low-, and moderate-income households. This can take the form of flexible zoning requirements, development standards, or processing and fee incentives that facilitate the creation of ADUs, such as reduced parking requirements, fee waivers and more. Other strategies could include developing information packets to market ADU construction, targeted advertising of ADU development opportunities or establishing an ADU specialist within the planning department.

## D. Quantified Objectives

*Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)*

The element must include quantified objectives to establish an estimate of housing units by income category that can be constructed, rehabilitated, and conserved over the planning period. While the element includes these objectives by income group for very low-, low-, moderate- and above-moderate income, the element must also include objectives for extremely low-income households.

## E. Public Participation

*Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(8).)*

While the element includes a general summary of the public participation process (pp. 134-137), it must also demonstrate diligent efforts were made to involve all economic segments of the community in the development of the housing element. The element should be revised to discuss outreach to lower-income and special needs groups during the public participation efforts, solicitation efforts for survey responses, and participation in community workshops, and if translation services were provided. In addition, the element should also summarize the public comments and describe how they were considered and incorporated into the element. For additional information, see the Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/getting-started/public-participation.shtml.

Attachment 2d

# FINAL INITIAL STUDY & NEGATIVE DECLARATION

## CITY OF LOMITA GENERAL PLAN AMENDMENT: HOUSING ELEMENT AND SAFETY ELEMENT UPDATES

*Prepared for:*

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## ATTACHMENTS

1 Caltrans Letter, August 31, 2021

# Acronyms and Abbreviations

| Acronym/Abbreviation | Definition |
|---|---|
| ADU | Accessory Dwelling Unit |
| AMI | Area Median Income |
| BMP | Best Management Practice |
| CBC | California Building Code |
| CDBG | Community Development Block Grant |
| CEQA | California Environmental Quality Act |
| City | City of Lomita |
| EIR | Environmental Impact Report |
| FAR | Floor Area Ratio |
| GHG | Greenhouse Gas |
| GPA | General Plan Amendment |
| HCD | Housing and Community Development |
| HFHSZ | High Fire Hazard Severity Zone |
| IS | Initial Study |
| M-U | Mixed-Use Overlay Zone |
| ND | Negative Declaration |
| NPDES | National Pollution Discharge Elimination System |
| RHNA | Regional Housing Needs Assessment |
| SCAG | Southern California Association of Governments |
| SB 1000 | Senate Bill 1000 |
| SCAB | South Coast Air Basin |
| SCAQMD | South Coast Air Quality Management District |
| SWPPP | Stormwater Pollution Prevention Plans |
| TDSP | Transit District Specific Plan |

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# 1 Introduction

## 1.1 Project Overview

The purpose of the proposed project is to provide updates to the Housing Element and the Safety Element of the City of Lomita's (City's) General Plan. The City's General Plan, which was adopted in 1998, provides the policy framework for the long-range planning of physical development in the community. The City's General Plan consists of the following elements: 1) Land Use, 2) Circulation, 3) Housing, 4) Resource Management, 5) Safety, 6) Noise, 7) Economic Development, and 8) Implementation Element. This project involves an amendment to the General Plan in order to adopt, as required by State Law, an updated Housing Element as well as to update the Safety Element. The Housing Element of the General Plan is intended to address the comprehensive housing needs of the City. State law requires jurisdictions to update their Housing Elements every eight years to outline their existing and projected housing needs, to discuss barriers to providing that housing, and to propose actions to address housing needs and barriers. The Safety Element of the General Plan addresses natural and human-caused hazards in the City of Lomita and the potential short- and long-term risks to human life, property, and economic and social dislocation resulting from hazard events, including air pollution, extreme heat, flooding, geologic hazards, hazardous materials, and wildfires.

## 1.2 California Environmental Quality Act Compliance

The California Environmental Quality Act (CEQA), a statewide environmental law described in California Public Resources Code, Sections 21000–21177, applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. The overarching goal of CEQA is to protect the physical environment. To achieve that goal, CEQA requires that public agencies identify the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts when avoidance or reduction is feasible. It also gives other public agencies and the public an opportunity to comment on the information. If significant adverse impacts cannot be avoided, reduced, or mitigated to below a level of significance, the public agency is required to prepare an environmental impact report (EIR) and balance the project's environmental concerns with other goals and benefits in a statement of overriding considerations.

The City's Community Development Department directed and supervised the preparation of this Initial Study (IS)/Negative Declaration (ND). Although prepared with assistance from the consulting firm Dudek, the content contained within and the conclusions drawn by this IS/ND reflect the independent judgment of the City. The IS/ND was made available for public review between August 13, 2021 and September 14, 2021.

## 1.3 Initial Study Checklist

Dudek, under the City's guidance, prepared the project's Environmental Checklist (i.e., IS) per CEQA Guidelines Sections 15063–15065. The CEQA Guidelines include a suggested checklist to indicate whether a project would have an adverse impact on the environment. The checklist is found in Section 3 of this document. Following the Environmental Checklist, Sections 3.1 through 3.21 include an explanation and discussion of each significance determination made in the checklist for the project.

For this IS/ND, the following four possible responses to each individual environmental issue area are included in the checklist:

1. Potentially Significant Impact
2. Less-than-Significant Impact with Mitigation Incorporated
3. Less-than-Significant Impact
4. No Impact

The checklist and accompanying explanation of checklist responses provide the information and analysis necessary to assess relative environmental impacts of the project. In doing so, the City will determine the extent of additional environmental review, if any, for the project.

The IS/ND was made available for public review between August 13, 2021 and September 14, 2021. One comment letter, from Caltrans (included as Attachment 1 to this IS/ND), was received regarding consideration of parking reductions in order to reduce vehicle miles travelled (VMT). No revisions to the IS/ND are required in response to the comments from Caltrans.

# 2 Project Description

The project proposes an amendment to the City of Lomita's (City's) General Plan. The City's General Plan serves as the policy framework for the long-range planning of physical development in the community. The City's General Plan, which was adopted in 1998, consists of the following elements: 1) Land Use, 2) Circulation, 3) Housing, 4) Resource Management, 5) Safety, 6) Noise, 7) Economic Development, and 8) Implementation. Under the proposed project, the General Plan would be amended with updates to the Housing Element and the Safety Element, as detailed below.

## 2.1 Housing Element Update

### Background

Since 1969, the State of California has required all local governments to adequately plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting housing plans as part of their "general plan." The law mandating that housing be included as an element of each jurisdiction's general plan is known as "housing-element law."

The proposed 2021-2029 Housing Element represents the City's effort in fulfilling the requirements under State Housing Element law. The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning and housing programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a housing element as part of the comprehensive General Plan.

Pursuant to State law, the Housing Element must be updated periodically according to statutory deadlines. The proposed Housing Element covers the planning period of October 15, 2021 to October 15, 2029.

State Law requires that the Housing Element include the following components:

- An evaluation of the efficacy of the previous Housing Element's progress in plan implementation and appropriateness of the goals, policies, and programs.
- An analysis of the City's population, household, and employment base, and the characteristics of the housing stock.
- A summary of the present and projected housing needs of the City's households.
- A review of potential constraints to meeting the City's identified housing needs.
- An evaluation of Fair Housing to identify disproportionate housing needs.
- A statement of the Housing Plan to address the identified housing needs, including housing goals, policies, objectives, and programs.

The Housing Element is being updated at this time in conformance with the 2021-2029 update cycle for jurisdictions in the Southern California Association of Governments (SCAG) region. The Housing Element builds upon the other General Plan elements and is consistent with the policies set forth by the General Plan, as amended. As portions of the General Plan are amended in the future, the Plan (including the Housing Element) will be reviewed to ensure that internal consistency is maintained.

The City also recognizes that recent changes to State laws require the updating of various elements of the General Plan, upon update of the Housing Element, to address the following issues related to flood hazards and flood management, fire hazards, sea level rises, and other climate change-related issues.

This 2021-2029 Housing Element update is coordinated with updates to these other elements of the General Plan to ensure consistency in policy frameworks, and efficient and comprehensive outreach efforts.

## Regional Housing Needs Assessment (RHNA)

The California Department of Housing and Community Development (HCD) is required to prepare a Regional Housing Needs Assessment (RHNA) for each Council of Governments in the State that identifies projected housing units needed for all economic segments based on Department of Finance population estimates. The Southern California Association of Governments (SCAG) is the Council of Governments for the Los Angeles County (as well as Ventura, Riverside, Orange, San Bernardino, and Imperial Counties) and allocates to the six counties and 191 cities and the unincorporated county areas their fair share of the total RHNA housing needed for each income category. Each local government must demonstrate that it has planned to accommodate all of its regional housing need allocation in its Housing Element. The City has been assigned a RHNA of 829 units for the 2021–2029 Housing Element, broken down as follows: 239 very-low income units, 124 low income units, 128 moderate income units, and 338 above-moderate income units. To accommodate the 829 units, the City prepared an Adequate Sites Analysis and Inventory which identifies vacant sites that could be developed with dwelling units, underutilized sites that could be redeveloped to include more dwelling units, development that is currently underway, which counts towards the City's housing need; details the expected number of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) that could be developed within the planning period. The Adequate Sites Analysis also breaks down the methodology by which realistic development capacity was determined and summarizes the approach utilized for the identification of sites selected for rezoning. Because the City does not have large swaths of land available for development, there are little to no opportunities to identify new housing capacity on undeveloped lands. With few vacant sites, much of the City's housing capacity is identified in the form of underutilized sites that are most suitable for redevelopment. The underutilization of these sites paired with programs identified in the Housing Element and outlined below will ensure that the City can realistically meet the RHNA targets at all income levels during the Housing Element planning period.

## RHNA Approach

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the regional growth. The development of the sites inventory started with the vacant and non-vacant sites that were identified by the City based on staff knowledge of existing conditions and development interests expressed by property owners and developers. Then a series of GIS analyses were conducted to identify additional vacant and non-vacant sites in the City within the land use categories that can accommodate housing (i.e., Agriculture, Low Density Residential, Medium Density Residential, High Density Residential, and Mixed Use) using data from SCAG and County Assessor's Office and criteria that demonstrate feasibility for redevelopment.

*Vacant Sites*

Lomita consists of approximately 980 total acres and is almost entirely built-out, leaving little to no flexibility for the development of housing on vacant sites. Accessor parcel data reveals that 54 total parcels in Lomita are vacant. However, upon ground-level inspection, the majority of these sites are not available for development. Many of the sites are irregularly shaped parcels wedged behind developed sites with no street access, some are designated

rights-of-way, and others are parking lots, which do not meet the definition of a vacant site. Of these sites, 9 were found to be vacant and developable. While these sites may be vacant and developable, they are not considered suitable for lower-income housing because they either do not meet the default density for lower-income units or they are too small to qualify for lower-income housing development. Further, two of the vacant developable sites are not zoned to permit residential uses and rezoning would require a comprehensive process that analyzes the surrounding nonresidential uses and their compatibility with and appropriateness for residential uses. Approximately 26 above-moderate income units could be accommodated on these sites, which would leave a remaining housing need of 239 very-low income units, 124 low income units, 128 moderate income units, and 112 above-moderate income units to be accommodated.

*Underutilized Sites*

The Adequate Sites Analysis then identified underutilized sites that could be redeveloped to include additional housing. Since Lomita is almost entirely built-out, determining which non-vacant sites are underutilized and have the strongest potential for redevelopment can help identify ideal areas for accommodating new housing through redevelopment. Opportunities for redevelopment to higher densities in Lomita exist primarily on sites within the City's Mixed Use Overlay (MUO) where the zoning is more permissive than what is built and the current use is likely to redevelop when paired with the programs of the Housing Element. While existing uses on nonvacant sites are an impediment to development, underutilized sites are identified through thorough and selective criteria to determine which existing uses are most likely to redevelop when paired with the right zoning designation, regulations, and policies. The methodology for identifying and prioritizing underutilized sites was based on the following factors:

- Building Age - Buildings more than 50 years old
- Under Valued - An assessed improvement to land value ratio less than 1
- Underbuilt – Commercially zoned sites where the current FAR compared to the maximum allowable FAR is less than 100%
- Resource Access - Within TCAC/HCD Opportunity Areas, defined by the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) as areas whose characteristics have been shown by research to support positive economic, educational, and health outcomes for lower-income households.

Further, in accordance with Housing Element law, the City's default density for accommodating capacity for lower-income units requires zoning that permits a minimum of 20 dwelling units per acre. Also, it is detailed under State guidance that many assisted housing developments using State or Federal resources result in developments between 50 and 150 total dwelling units, and parcels that are too small or too large may not facilitate developments of this size. In addition to permitting 20 dwelling units per acre or greater, for a site to qualify as having capacity for lower-income housing, it must be between 0.5 and 10 acres. Those underutilized sites with a net gain of dwelling units between a site's current state and realistic building capacity combined with a lot size of at least 0.5 acres places it in the priority category for redevelopment to meet the lower income RHNA target.

Because of the recent higher-density multifamily development occurring within Lomita's MUO zone, the ability of sites to yield a positive unit count when calculating net new units under the realistic density, as well as the abundance of underutilized sites that are zoned above the City's default density, all underutilized capacity has been identified within the City's MUO. The sites identified consist of multiple contiguous parcels, all of which are along the Lomita Boulevard and Narbonne Avenue mixed use corridors. Based on the results of the underutilized sites analysis, approximately 6 above moderate-income, 26 moderate-income, and 240 lower-income housing units could be accommodated.

*Current Development*

In 2017, the City adopted the 24000 Crenshaw Boulevard Specific Plan (CBSP). This plan applies to a 2.516-acre site and permits multifamily development with residential amenities at a density up to 88 dwelling units per acre. In December of 2020, the City issued permits for the implementation of the CBSP, permitting the development of 220 market-rate units on what was formerly an equipment rental yard known as A-1 Coast Rentals. The development is currently under construction and is expected to be completed by July 2022. The grading and foundation of the site as well as the underground parking garage has already been completed and the construction of the structure is currently underway. Once completed, this five-story podium development will provide an amenity-rich community to the growing population, with studios, and one and two-bedroom apartments. The City worked closely with the developers to help them understand the needs of Lomita's residents. While this development will not provide any of the City's needed housing for lower-income households, this puts the City on track to meet the above moderate-income RHNA category through the provision of approximately 220 above moderate-income units.

Based on the inventory of available sites, Table 1 presents the total RHNA compared to credits and capacity identified through the preparation of the Housing Element Update.

**Table 1. Total RHNA Compared to Credits and Capacity Identified**

| Category | Total Units | Lower Income Units | Moderate and Above Moderate-Income Units |
|---|---|---|---|
| RHNA | 829 | 363 | 466 |
| Development to be Completed During RHNA | 220 | 0 | 220 |
| Potential ADUs and JADUs | 40 | 24 | 16 |
| Vacant Site Capacity | 26 | 0 | 26 |
| Underutilized Capacity | 272 | 240 | 32 |
| **Remaining RHNA** | **271** | **99** | **173** |

Source: City of Lomita 2021-2029 Housing Element

Because the numbers shown in Table 1 demonstrate a shortfall in available housing units needed to meet the RHNA goals, a rezoning program would be required to identify appropriate areas within the City where additional housing could eventually be constructed to meet RHNA goals.

*Rezoning*

In accordance with State guidance, where the Adequate Sites Analysis does not identify adequate capacity to accommodate the RHNA targets at all income levels, a program to rezone vacant properties to accommodate this need must be included in the Housing Element. Whereas State law provides guidance on the rezone of vacant properties to meet the lower-income RHNA, the statute is silent on the criteria for rezones to accommodate the moderate and above moderate RHNA. Additionally, because Lomita does not have adequate vacant sites to rezone, capacity must be identified through a rezone of underutilized sites. Further, the Adequate Sites Inventory must identify potential sites for a rezoning program. Sites identified to be rezoned are based on the net-new realistic capacity of underutilized sites at the proposed zone's density that can accommodate the RHNA at all income levels. Those sites identified to be rezoned to meet the lower income RHNA shortfall must meet the following requirements:

- Permit a minimum of 16 dwelling units per site.
- Have a minimum zone density of 20 dwelling units per acre.

- Must permit owner-occupied and rental multifamily residential uses by-right for developments in which at least 20% of the units are affordable to lower-income households.
- Where more than 50% of lower-income capacity is identified on sites that permit nonresidential uses or mixed uses, the lower-income capacity shall be accommodated on sites that allow 100% residential uses and require that residential uses occupy a minimum of 50% of the total floor area of a mixed-use project.

Through a rezoning program, the City could accommodate the following, as detailed in Table 2. As shown in Table 2, through the rezoning program a total of 447 additional housing units could eventually be constructed.

**Table 2: Rezoned Site Capacity**

| Total Units | Lower-Income Units | Moderate and Above-Moderate Income Units | Buffer Units |
|---|---|---|---|
| 442 | 99 | 173 | 170 |

Source: City of Lomita 2021-2029 Housing Element

## Housing Plan

As required by State Housing Element law, the Housing Element Update includes a Housing Plan to facilitate and encourage the provision of housing consistent with the RHNA allocation. The goals, objectives, policies, and implementing programs of the Housing Plan emphasize: methods of encouraging and assisting in the development of new housing for all income levels; providing and maintaining adequate capacity to meet the housing need; removing government constraints to development, where feasible and legally possible; conserving and improving existing housing; providing increased opportunities for home ownership; reducing impediments to fair housing choice; and monitoring and preserving units at risk of converting from affordable to market rate. The Housing Plan also includes numerous policies to better guide decisions and achieve desired outcomes related to the development, improvement, preservation, and maintenance of housing.

The following is a summary of the key programs that would be included in the City's proposed Housing Element Update. Many of these are a continuation of programs from the previous 2013–2021 Housing Element.

### Program 1: Housing Rehabilitation Grant Program

The City's Housing Rehabilitation Grant Program is restricted to lower income homeowners (including extremely low-income homeowners) who meet the current HUD income guidelines. The units proposed for rehabilitation must be owner-occupied. The funds are primarily used for the correction of building safety and health code violations and correction of hazardous structural conditions.

### Program 2: Code Enforcement

The City implements a code enforcement program that assists property owners in addressing both building and zoning code violations. This program is implemented by responding to complaints and through field observations and assists property owners with bringing their property into compliance. The most common residential violations addressed include overgrown vegetation, illegal dumping or improper waste container storage, and work without permits.

### Program 3: Mobile Home Park Regulations

The City will adopt an ordinance detailing regulations and procedures for any proposed conversion of an existing mobile home park to minimize any adverse impact on the housing supply, lower-income households, and on displaced persons. These procedures will require the park owner to develop a replacement and relocation plan in coordination with park residents to adequately mitigate the impact of the closure upon the displaced residents; will provide certain rights and benefits to tenants; will require relocation assistance whenever an existing mobile home park or portion thereof is converted to another use; and will require replacement of any lost units, consistent with the requirements of the Housing Crisis Act of 2019. Further, the City will provide guidance on the analysis of any recreational vehicles lost through redevelopment.

### Program 4: Lower Income Housing Preservation

The City will continue to work with local non-profit agencies and other entities to ensure the continued availability of affordable housing developments in Lomita. The City will work towards maintaining the rent restrictions of at-risk developments by monitoring any changes in ownership, management, and status of deed-restrictions.

The agreement for Lomita Kiwanis Gardens development assistance is set to expire in 2027. This Section 8 property is governed under a Housing Assistance Payment (HAP) contract between HUD and the landlord. HAP contracts generally last between 5 and 20 years. This property has been identified as a low-risk of expiration because the likeliness that the contract with HUD will be renewed is extremely high, as this property has been owned and maintained as an affordable housing development by the non-profit Retirement Housing Foundation since 1985. The City will contact Retirement Housing Foundation to discuss strategies for preserving the affordability for Lomita Kiwanis Gardens.

### Program 5: Replacement Requirements

The City will mandate replacement requirements consistent with the Housing Crisis Act of 2019 for proposed housing developments on sites that currently have residential uses, or within the past 5 years have had residential uses that have been vacated or demolished, that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low income, subject to any other form of rent or price control, or occupied by low- or very low-income households.

### Program 6: Accessory Dwelling Units

The City will review and amend the zoning code to permit Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) in all zones that permit residential uses, consistent with State law. Further, the City will develop and adopt a program that incentivizes and promotes the creation of ADUs that can be offered at an affordable rent for very low, low, or moderate-income households.

### Program 7: Incentives and Regulations

The City will evaluate a range of incentive-based and regulatory approaches to facilitate the development of housing for lower-income households. This will include updates to local implementation on the State's Density Bonus program, as well as evaluation of a floor area ratio-based bonus, bonuses in exchange for infrastructure, increased opportunities for expedited permit processing, and increased use of ministerial processing for a variety of housing types.

### Program 8: Low Barrier Navigation Centers

Low-Barrier Navigation Centers are housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. The City will amend the zoning code to permit the development of Low Barrier Navigation Centers as a use by-right, without requiring a discretionary action, in mixed-use and non-residential zones that permit residential uses.

### Program 9: Supportive Housing

The City will amend the zoning code to allow supportive housing by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. Supportive housing shall be permitted in accordance with California Government Code section 65651.

### Program 10: Affordable Housing Streamlining

The City provides an affordable housing streamlined approval process in accordance with State requirements for qualifying development proposals and reports on affordable housing streamlining applications in the Housing Element Annual Progress Report. The City will amend their internal procedures to include SB 35 streamlining in staff permitting process procedures.

### Program 11: Objective Design Standards

The City will increase transparency and certainty in the development process through objective design standards. Any new design standards developed and imposed by the City shall be objective without involvement of personal or subjective judgement by a public official and shall be uniformly verifiable by reference to the City's regulations in accordance with SB 330, 2019. As a part of the rezoning program, the City will develop objective standards to help facilitate quality design paired with increase in density.

### Program 12: Lot Consolidation

The majority of the parcels within Lomita are smaller in size. To facilitate housing development within the City's Mixed-Use Overlay, the City currently offers to reduce the commercial requirement from 30% to a minimum 10% in exchange for lot consolidation.

To further incentivize housing production, especially for lower-income households, the City will amend the zoning code to expand this program to provide lot consolidation incentives to all sites identified in the Sites Inventory (Appendix E). Incentives will include a menu of options such as: reductions to required setbacks, an increase in maximum allowed height, and a decrease in minimum dwelling unit size.

### Program 13: Zoning Revisions for Special Needs Housing

The City will amend the zoning code to permit a variety of housing types consistent with State law. This includes permitting Emergency Shelters as a use by-right, without requiring a discretionary action, in the M-C zone; permitting transitional housing subject to only those restrictions that apply to other residential dwellings of the same type in the same zone; calculating Emergency Shelter parking requirements based on the demonstrated need to accommodate staff; permitting employee housing providing accommodations for six or fewer employees by the same process by which single-family residences are permitted in the same zones; and defining and reducing development standards for Senior Planned Units Developments.

### Program 14: Rezone Program

To facilitate the development of multifamily housing affordable to lower-income households, especially in areas with access to resources and opportunity, the City will increase the allowable density within the existing Mixed Use Overlay to permit up to 30 dwelling units per acre with a minimum density of 20 dwelling units per acre, allowing exclusively residential uses and requiring that at least 50 percent of the building floor area be dedicated to residential uses. This rezone will occur no later than October 15, 2024. Rezoned sites that are adequate for accommodating the lower-income RHNA will permit owner-occupied and rental multifamily uses by right pursuant to Government Code section 65583.2(i) for developments in which 20% or more of the units are affordable to lower income households. These will be selected from site groups 1A through Y as identified in Table 1 of the Sites Inventory Form, which have the capacity for at least 16 units, and will be available for development in the planning period where water and sewer can be provided.

Additionally, to further expand housing opportunities within resourced areas, the City will extend the Mixed Use Overlay to additional sites. This extension will provide a buffer of housing capacity to ensure that adequate capacity remains through the planning period. Further, the City will reevaluate consistency with the General Plan and amend the General Plan, as necessary, concurrent with the rezone to ensure continued consistency.

### Program 15: Supporting Low Density

To increase opportunities for homeownership, the City will identify objective design standards and create a ministerial process by which a single-family zoned lot can be split and can accommodate additional single-family units. This will maintain Lomita's existing character while creating new options for those entering the housing market and increasing opportunities for fee=simple type of ownership (SB 9, 2022).

### Program 16: No Net Loss

The City will monitor development activity, proposed rezones, and identified capacity to ensure adequate remaining capacity is available to meet any remaining unmet share of the RHNA for all income levels throughout the entirety of the planning cycle, consistent with no-net-loss requirements.

If at any time during the planning period, a development project results in fewer units by income category than identified in the sites inventory for that parcel and the City cannot find that the remaining sites in the housing element are adequate to accommodate the remaining RHNA by income level, the City will within 180 days identify and make available additional adequate sites to accommodate the remaining RHNA.

### Program 17: Annual Progress Reports

The City will continue to report annually on the City's progress toward its 8-year RHNA housing production targets and toward the implementation of the programs identified in the Housing Element to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development.

### Program 18: Surplus Lands

The City will identify and prioritize State and local surplus lands available for housing development affordable to lower-income households and report on these lands in accordance with the requirements of AB 1486, 2019. The City will report on surplus lands annually through the Housing Element Annual Progress Reports.

### Program 19: Accessibility

The City will ensure all new, multi-family construction meets the accessibility requirements of the Federal and State fair housing acts through local permitting and approval processes. Further, the City will promote increased

accessibility by connecting developers and residents to resources on design features that are accessible and safe to all people regardless of age, size, ability, or disability.

### Program 20: Homebuyer Assistance Programs

The Los Angeles County Development Authority administers homebuyer assistance programs for Lomita. The City will continue to connect residents to available resources and to information regarding homeownership assistance through digital media platforms. The following programs apply:

The Home Ownership Program (HOP) provides loans for down payment and closing costs. The HOP loans are shared equity loans (at zero interest) with no monthly payments until the home is sold, transferred, or refinanced. The home must be owner-occupied for the life of the loan, which is 20 years. Eligible properties are single-family homes or attached/detached condominium units or townhomes within the purchase price limits established by HUD. The borrower must contribute a minimum of 1% of the down payment. Also, the borrower must complete an 8-hour education course in homeownership by a HUD-approved counseling agency.

Mortgage Credit Certificate Program offers the first-time homebuyer a Federal income tax credit by reducing the amount of Federal taxes to be paid. It also helps a first-time homebuyer qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of tax savings. The credit is subtracted dollar-for-dollar from his or her Federal income taxes. The qualified buyer is awarded a tax credit of up to 15% with the remaining 85% taken as a deduction from the income in the usual manner.

Southern California Home Financing Authority (SCHFA) is a joint powers authority between Los Angeles and Orange Counties formed in June 1988 to create first-time homebuyer programs for low to moderate income households. SCHFA does not lend money directly to the homebuyers; the homebuyers must work directly with a participating lender. The program provides down payment and closing cost assistance in the form of a gift equal to 4% of the first loan amount.

### Program 21: Section 8 Housing Choice Voucher Program

The Los Angeles County Development Authority administers the Section 8 Housing Choice Voucher Program to increase housing access to lower-income renter households. While the City does not administer the Section 8 program, the City can work to help raise awareness to property owners about obligations to accept tenants without regard of their source of income and to inform residents of the availability of the program. The City will continue to connect residents and property owners to information regarding Section 8 rental assistance through an informative housing-related webpage with resources and updates in the City's monthly e-newsletters and bi-annual newsletters. The City will make resources available on their website and work with local rental property owners to expand program participation.

### Program 22: Fair Housing

The City shall promote compliance with housing discrimination laws to ensure that all print and advertisement materials for the sale or rental of housing is compliant with Government Code 12955, which prohibits such materials from indicating a preference or limitation based on a protected classification. The City will connect developers to resources to raise awareness about antidiscrimination in housing marketing materials.

### Program 23: Fair Housing Development Marketing

The City shall promote compliance with housing discrimination laws to ensure that all print and advertisement materials for the sale or rental of housing is compliance with Government Code 12955, which prohibits such materials from indicating a preference or limitation based on a protected classification. The City will connect developers to resources and requirements to raise awareness about Fair Housing in housing marketing materials.

### Program 24: Analysis of Impediments to Fair Housing Choice

The City continues to participate in an ongoing regional collaborative effort to analyze and reduce impediments to fair housing choice. The analysis is part of a joint effort to prepare, conduct, and submit their certification for affirmatively furthering fair housing. The City will continue to collaborate with the Community Development Commission and the Housing Authority of the County of Los Angeles to continue this analysis.

### Program 25: Energy Conservation Program

The City will periodically review the City's zoning code and subdivision requirements, as well as other applicable codes, to promote energy conservation in housing rehabilitation and in the construction of new housing. Further, the City offers a waiver of administration planning fees and a portion of the Building and Safety fee for solar projects. This program will supplement existing City efforts in the enforcement of the State's Green Building Standards.

### Program 26: Increased Transparency

The City will maintain information on the City's website that is applicable for housing development project proposal requirements, including a current schedule of fees, exactions, applicable affordability requirements, all zoning ordinances, development standards, and annual fee reports or other relevant financial reports.

### Program 27: Reduced Parking Requirements

Large parking lots associated with religious institutions provide opportunities for partnerships that facilitate the development of housing for vulnerable populations. The City will ensure that appropriate parking reductions apply to any development proposals that would eliminate religious-use parking spaces in exchange for housing developments, in accordance with State law. Further, the City will explore additional opportunities to reduce parking requirements for residential uses in areas within walking distance from resources and amenities.

### Program 28: Rezone Opportunities

To maintain adequate capacity and to increase opportunities for development, the City will continue to identify areas appropriate for increased residential densities, specifically in areas with access to resources, amenities, and public transit. The City will continue to work with developers and the broader community and explore opportunities to rezone areas ideal for increased housing capacity through specific plans, an update to the General Plan, or a focused plan amendment. The City will also coordinate with developers to identify areas ideal for implementation of density minimums, especially for sites identified to be rezoned.

### Program 29: Ongoing Code Updates

The City will continue to update their regulations, as necessary, in response to legislative changes. Further, the City will monitor opportunities and amend their zoning code to streamline, update, and simplify regulations related to housing, where possible.

### Program 30: Inclusionary Housing Ordinance

To facilitate the production of lower-income housing and to ensure the City's program to rezone properties for increased densities maximizes the public benefit received, the City shall consider an inclusionary ordinance to pair with the rezoning of sites. The City shall conduct an economic feasibility analysis for consideration of an inclusionary housing ordinance. Based on the findings of the analysis, where an inclusionary requirement and in-lieu fee would not impede the development of housing, the City shall consider the adoption of an inclusionary housing ordinance.

The proposed Housing Element Update is available at:

http://www.lomita.com/cityhall/housing-element/index.cfm

## 2.2 Safety Element Update

A Safety Element was part of the City of Lomita General Plan 1998. The proposed Safety Element Update incorporates recently adopted State laws that require the following to be performed, updated, and included in a Safety Element:

a) Identify and update information related to:

- Seismic and geologic hazards;
- Evacuation routes;
- Military installations;
- Peak-load water supply requirements;
- Minimum road widths and clearances around structures;
- Flood hazards; and
- Fire hazards.

b) Prepare a climate change vulnerability assessment and develop climate adaptation and resilience strategies.

c) Identify residential developments in any hazard area that does not have at least two evacuation routes.

In accordance with State law (Government Code Section 65302), the City has prepared an update to its Safety Element. The proposed Safety Element Update organizes safety goals and policies into six sections: 1) Air Pollution; 2) Extreme Heat; 3) Flooding; 4) Geologic Hazards; 5) Hazardous Materials; and 6) Wildfires. The plan provides five goals, which provide polices and actions that the City will implement as part of its General Plan and are as follows:

1) A built environment that protects against extreme heat and air pollution.
2) A city designed to minimize risks from hazards.
3) A city prepared for disasters.
4) Emergency response designed to serve a range of community needs.
5) A city that builds back stronger.

A summary of proposed updates to the Safety Element sections are provided below.

> The Safety Element Update now includes, in addition to the five goals outlined above, specific policies associated with each of the five goals. Regarding the safety topics addressed in the Element Update, for each of the six safety topics (Air Pollution, Extreme Heat, Flooding, Geologic Hazards, Hazardous Materials, and Wildfires), the Element Update includes a description of "what" the hazard is, "when" it poses a safety

issue, “where” the safety issue may occur, “who” the safety issue could potentially affect, and “how” the safety issue can be addressed and/or minimized.

The proposed Safety Element Update is available at:

http://www.lomita.com/cityhall/safety-element/index.cfm

# 3 Initial Study Checklist

1. **Project title:**

   City of Lomita General Plan Amendment: Housing Element and Safety Element Updates

2. **Lead agency name and address:**

   City of Lomita Community Development Department
   24300 Narbonne Avenue
   Lomita, CA 90717

3. **Contact person and phone number:**

   Sheri Repp Loadsman, Planner
   310-325-7110, Ext. 103

4. **Project location:**

   Citywide

5. **Project applicant's name and address:**

   City of Lomita Community Development Department
   24300 Narbonne Avenue
   Lomita, CA 90717

6. **General plan designation:**

   Not Applicable for Adoption of Housing and Safety Element Updates

7. **Zoning:**

   Not Applicable for Adoption of Housing and Safety Element Updates

8. **Description of project. (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary):**

   Proposed General Plan Amendment (GPA) to amend the City of Lomita General Plan with updates to the Housing Element for the planning period of 2021 through 2029

9. **Surrounding land uses and setting (Briefly describe the project's surroundings):**

   The City 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 on the east, and the City of Rolling Hills Estates on the southwest. Southeast of Lomita is the City of Rancho Palos Verdes. The City's total land area is 1,261 acres,

which is equivalent to 1.97 square miles. Primary land uses within the City residential neighborhoods at varying densities, with commercial uses concentrated along major roadway corridors.

**10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**

Approval from California Department of Housing and Community Development (HCD).

**11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

The City has received one letter from the Gabrieleño Band of Mission Indians-Kizh Nation dated July 14, 2021. The letter indicated that the tribe concurs with the plan update and would like to engage with the City for any future construction or ground disturbing activity. The Housing Element Update is a policy document, consisting of a housing program, and its adoption would not, in itself, result in specific development or construction at this time. The City notes the comments of the Gabrieleño Band of Mission Indians-Kizh Nation.

**Environmental Factors Potentially Affected**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

| | | |
|---|---|---|
| ☐ Aesthetics | ☐ Agriculture and Forestry Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Energy |
| ☐ Geology and Soils | ☐ Greenhouse Gas Emissions | ☐ Hazards and Hazardous Materials |
| ☐ Hydrology and Water Quality | ☐ Land Use and Planning | ☐ Mineral Resources |
| ☐ Noise | ☐ Population and Housing | ☐ Public Services |
| ☐ Recreation | ☐ Transportation | ☐ Tribal Cultural Resources |
| ☐ Utilities and Service Systems | ☐ Wildfire | ☐ Mandatory Findings of Significance |

**Determination (To be completed by the Lead Agency)**

On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

August 5, 2021

Signature

Date

### Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an Environmental Impact Report (EIR) is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a. Earlier Analysis Used. Identify and state where they are available for review.
   b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
   d. The significance criteria or threshold, if any, used to evaluate each question; and
   e. The mitigation measure identified, if any, to reduce the impact to less than significance

# 3.1 Aesthetics

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **I. AESTHETICS –** Except as provided in Public Resources Code Section 21099, would the project**:** | | | | |
| a) Have a substantial adverse effect on a scenic vista? | ☐ | ☐ | ☐ | ☒ |
| b) Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | ☐ | ☐ | ☐ | ☒ |
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | ☐ | ☐ | ☐ | ☒ |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | ☐ | ☐ | ☐ | ☒ |

Explanation of Checklist Judgements:

**a–d: No Impact.**

The Housing Element update is a policy document, and adoption of this Element alone would not produce environmental impacts. The Housing Element Update consists of an updated housing program for which, no actual development is proposed as part of the update. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Implementation of the programs contained in the document would accommodate development required to meet the City's 2021-2029 RHNA allocation, which specifies a need for the construction of 829 housing units. To accommodate this RHNA allocation, City staff reviewed the inventory of vacant and underutilized sites and identified Mixed-Use Overlay Zone (M-U) sites, and other vacant/underutilized land sites that can accommodate the current RHNA allocation for the 2021-2029 Housing Element Update. Within the identified sites, the 829 units would be accommodated, with a majority of these units being accommodated on high-density residential or mixed-use infill sites given the already built-out nature of the City. Because the City lacks a substantial amount of vacant land, any residential projects completed during this period are expected to be located on infill sites within existing urbanized areas. This type of development is more likely to improve rather than degrade the aesthetics of a neighborhood. Furthermore, any such development would be expected to conform to existing General Plan policies, municipal code, and zoning code development standards. As such, the adoption of the General Plan Amendment and the Housing Element update would not

degrade the visual character or quality, scenic resources, or generate light and glare impacts. No aesthetic impacts would occur from the adoption of this policy document.

Updates to the Safety Element include updated policy information related to seismic and geologic hazards; evacuation routes; military installations; peak-load water supply requirements; minimum road widths and clearances around structures; flood hazards; and fire hazards; preparation of a climate change vulnerability assessment; development of climate adaptation and resilience strategies; and identification of residential developments in any hazard area that does not have at least two evacuation routes. These policy updates are procedural and will not result in physical changes to the environment such that aesthetics or visual character would change. As such, no aesthetic impacts would occur from the adoption of this policy document.

# 3.2 Agriculture and Forestry Resources

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **II. AGRICULTURE AND FORESTRY RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:** | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | ☐ | ☐ | ☐ | ☒ |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | ☐ | ☐ | ☐ | ☒ |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | ☐ | ☐ | ☐ | ☒ |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ |

## Explanation of Checklist Judgements:

**a–e: No Impact.**

Per the City of Lomita Resource Management Element of the General Plan, Lomita was once an agricultural area and was known as the Celery Capital of the World sin the early 1900's. However, much of the agricultural land within the City was replaced by oil wells and residential tracts in the mid-1920's. Agricultural uses within the City are now limited to large rural lots with limited animal husbandry activities; agricultural uses are not considered viable due to the presence of nearby urban developments and lack of large vacant tracks of land (City of Lomita 1998).

The Housing Element Update is a policy document, consisting of a housing program, and its adoption would not, in itself, produce environmental impacts, because no actual development is proposed as part of the update. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Although implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation, such development would not impact agricultural resources. There is no land within the City that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the Los Angeles County Important Farmland map produced by the State Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program (California Department of Conservation 2021). There would thus be no impacts to important farmland from implementation of the Housing Element Update. The Housing Element Update does not change any boundaries or the potential for agricultural activities. There are also no programs that would conflict with existing agricultural zoning or a Williamson Act contract. In addition, because the City does not contain forest land, there is no rezoning or development proposed on forest land, or land or timber property zoned as Timberland Production. Furthermore, because the City lacks a substantial amount of vacant land, any residential projects completed to meet the RHNA allocation are expected to be located on infill sites within urbanized areas not currently used for agricultural purposes nor zoned to allow future agricultural operations.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in impacts to agricultural and forestry resources, as there is no land within the City that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the Los Angeles County Important Farmland map. As such, based on the above, updates to the Housing Element and Safety Element would have no impacts upon agricultural and forestry resources.

# 3.3 Air Quality

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:** | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | ☐ | ☐ | ☒ | ☐ |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | ☐ | ☐ | ☒ | ☐ |
| c) Expose sensitive receptors to substantial pollutant concentrations? | ☐ | ☐ | ☒ | ☐ |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | ☐ | ☐ | ☐ | ☒ |

Explanation of Checklist Judgements:

**a–c: Less Than Significant Impact. d: No Impact.**

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. The City lies within the South Coast Air Basin (SCAB), and the South Coast Air Quality Management District (SCAQMD) is the regional government agency that monitors and regulates air pollution within the SCAB and is responsible for measuring the air quality of the region. The SCAB is designated as a nonattainment area for federal and state $O_3$ standards and federal and state $PM_{2.5}$ standards. The SCAB is designated as a nonattainment area for state $PM_{10}$ standards; however, it is designated as an attainment area for federal $PM_{10}$ standards. The SCAB is designated as an attainment area for federal and state CO standards, federal and state $NO_2$ standards, and federal and state $SO_2$ standards. While the SCAB has been designated as nonattainment for the federal rolling 3-month average lead standard, it is designated attainment for the state lead standard

The Housing Element Update would not conflict with or obstruct implementation of the State Implementation Plan by the SCAQMD because the growth anticipated in the Housing Element Update (RHNA allocation) is consistent with SCAG's growth projections that were also factored into the Regional Air Quality Strategy. The Housing Element Update would not violate any air quality standard or contribute substantially to an existing or projected air quality violation, nor would it result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or State ambient air quality standard. Lastly, because the Housing Element Update does not affect land uses that are typically associated with the creation of objectionable odors (such as rendering plants, landfills, treatment plants, etc.), its adoption would have no impact from odors.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in impacts to air quality.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on air quality.

# 3.4 Biological Resources

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **IV. BIOLOGICAL RESOURCES – Would the project:** | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ☐ | ☐ | ☒ | ☐ |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ☐ | ☐ | ☒ | ☐ |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | ☐ | ☐ | ☒ | ☐ |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | ☐ | ☐ | ☒ | ☐ |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | ☐ | ☐ | ☒ | ☐ |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | ☐ | ☐ | ☒ | ☐ |

Explanation of Checklist Judgements:

**a–f: Less than Significant Impact.**

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Future residential development to meet the RHNA allocation is expected to be located on infill sites within urbanized areas where little or no native vegetation exists and where little potential exists for the occurrence of sensitive species habitat, riparian habitat, a sensitive natural community, federally protected wetlands, or wildlife corridors or nursery sites.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. Therefore, its adoption would not, in itself, produce environmental impacts. The Safety Element contains policies related to Goal 1 that would enhance the urban forest within the City, which would likely improve the overall habitat within the City. Additionally, pertinent goals and policies within the Resource Management Element of the City's General Plan (City of Lomita 1998b) related to sensitive biological resources are listed below.

- To preserve those resources and amenities that enhance Lomita's living and working environment;
- To promote the conservation of important natural resources to provide a more livable and sustainable community;
- To promote the maintenance and enhancement of recreational opportunities for those living and working in the City; and
- To foster a better understanding of the City's history and heritage.
- Resource Management Policy 8: Lomita 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.

The Housing and Safety Element Updates do not alter any local, regional, State, or Federal biological protection standards, nor would they alter the City's existing general plan policies related to protection and preservation of sensitive biological resources. Although the policies and objectives of the Housing Element encourage housing, any new housing would have to comply with all current biological preservation policies, standards and regulations. The proposed Housing and Safety Element Updates do not encourage housing or development to be located in stream corridors, wetlands, riparian areas, or any other type of habitats for endangered or threatened species. Therefore, the Housing Element Update and the Safety Element Update would have a less than significant impact on biological resources.

# 3.5 Cultural Resources

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **V. CULTURAL RESOURCES – Would the project:** | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? | ☐ | ☐ | ☒ | ☐ |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | ☐ | ☐ | ☒ | ☐ |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries? | ☐ | ☐ | ☒ | ☐ |

## Explanation of Checklist Judgements:

**a–c: Less than Significant Impact.**

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. Therefore, its adoption would not, in itself, produce environmental impacts.

Goals within the Resource Management Element of the City's General Plan (City Lomita 1998b) include the following:

- To preserve those resources and amenities that enhance Lomita's living and working environment;
- To promote the conservation of important natural resources to provide a more livable and sustainable community;
- To promote the maintenance and enhancement of recreational opportunities for those living and working in the City; and
- To foster a better understanding of the City's history and heritage.

Related to cultural resources, the Resource Management Element identifies that the City shall continue to implement programs for increasing cultural awareness in the community by cooperating with local organizations,

including the local historical society, to acquire resource materials concerning the local history and culture of the City to display in public civic buildings within the City (City of Lomita 1998b). Furthermore, AB 52 requires early consultation with culturally affiliated tribes in the area. As future projects are planned and developed, they must adhere to these General Plan policies, regulations and AB 52 as it pertains to historical and culturally sensitive resources.

Relative to human remains, there are no known burial sites or cemeteries within the vicinity of the City. Therefore, it is not expected that human remains would be disturbed as a result of implementation of the project. In the unlikely event that human remains are discovered, then the provisions set forth in California Public Resources Code Section 5097.98 and state Health and Safety Code Section 7050.5 would be implemented in consultation with the assigned Most Likely Descendant as identified by the NAHC. No further construction activities would be permitted until the coroner is contacted, as well as any applicable Native American tribes. The City shall be required to comply with the California Native American Graves Protection and Repatriation Act (2001), the federal Native American Graves Protection and Repatriation Act (1990), as well as AB 52 early consultation requirements. As regulations are in place to treat any inadvertent uncovering of human remains during grading, impacts to human remains would be less than significant

The Housing Element and Safety Element Updates would not change or alter policies to protect and/or review cultural resources. Therefore, impacts are less than significant.

# 3.6 Energy

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **VI. Energy – Would the project:** | | | | |
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | ☐ | ☐ | ☐ | ☒ |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | ☐ | ☐ | ☐ | ☒ |

## Explanation of Checklist Judgements:

**a–b. No Impact.**

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time.

However, future development would be required to adhere to all state and/or local plans for renewable energy or energy efficiency.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in impacts to energy. Alternatively, the Safety Element includes policies aimed at prioritizing clean energy, such as Policy 1.1 to improve indoor air quality and urban cooling in homes near major roadways and Policy 1.4 to adopt policies and standards for the built environment that reduce the urban heat island effect.

Based on the above, the Housing Element and Safety Element Updates would result in less than significant impacts associated with energy.

# 3.7 Geology and Soils

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **VII. GEOLOGY AND SOILS – Would the project:** | | | | |
| a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | ☐ | ☐ | ☒ | ☐ |
| ii) Strong seismic ground shaking? | ☐ | ☐ | ☒ | ☐ |
| iii) Seismic-related ground failure, including liquefaction? | ☐ | ☐ | ☒ | ☐ |
| iv) Landslides? | ☐ | ☐ | ☒ | ☐ |
| b) Result in substantial soil erosion or the loss of topsoil? | ☐ | ☐ | ☒ | ☐ |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | ☐ | ☐ | ☒ | ☐ |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | ☐ | ☐ | ☒ | ☐ |

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | ☐ | ☐ | ☒ | ☐ |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | ☐ | ☐ | ☒ | ☐ |

## Explanation of Checklist Judgements:

**a–f: Less than Significant Impact.**

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time.

a: As the City lies within a region known to be seismically active, the potential exists for people and structures associated with new residential projects to be exposed to strong ground shaking, ground failure, and soil instability. While no Alquist-Priolo earthquake fault zones are located within the City, active faults within 20 miles of Lomita include the Newport–Inglewood Fault and the Palos Verdes Fault. Major tectonic activity associated with these and other faults within this regional tectonic framework consists primarily of right-lateral strikeslip movement. Given the close proximity of the Newport-Inglewood Fault, the Palos Verdes Fault, and the San Andreas Fault, located approximately 55 miles northeast of the City, a strong earthquake on any of these faults could produce severe ground shaking in the City. Despite the potential of the nearby faults to produce severe ground shaking in the City, no significant impact regarding fault hazards would occur, because the Housing Element Update would be consistent with the other elements of the General Plan, including the Safety Element. Additionally, the potential for significant adverse impacts to result from these phenomena would be substantially reduced through adherence to requirements specified in the Alquist–Priolo Act, the Uniform Building Code, Title 24 of the California Building Code, and all development regulations of the City. Compliance with these building standards would minimize impacts associated with seismic hazards, and impacts would be less than significant.

b–e: As the City of Lomita is located outside any identified landslide or liquefaction zones, the potential for the City to be affected by geologic hazards related to landslides and liquefaction is low. The City has in place geologic review procedures to address these hazards. The City's General Plan and zoning designations do not prohibit new development on areas of geologic hazard; however, many precautionary recommendations and restrictions are established in the policies and Municipal Code in order to minimize potential impacts from developing on geologically hazardous land or resulting in substantial soil erosion. City regulations and policies cover landslides, seismic shaking, surface rupture, seiches, liquefaction, subsidence, expansive soils, and soil erosion. All new

development is required to be consistent with these regulations. As such, compliance with these regulations would minimize impacts associated with seismic hazards, and impacts would be less than significant.

f: Depending on the location, future development in the City has the potential to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. The Resource Management Element of the existing General Plan contains policies for the protection of paleontological resources, and all new development must be consistent with these policies. The Housing Element Update would not change or alter these policies.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The current Safety Element Update does propose updated goals, policies and actions that support the reduction of impacts related to natural hazards (e.g. ground shaking and liquefaction); specifically those policies and actions associated with Goal 1, Goal 2, Goal 3, Goal 4 and Goal 5.

Based on the above, the Housing Element and Safety Element Updates would result in less than significant impacts associated with geology and soils.

# 3.8 Greenhouse Gas Emissions

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **VIII. GREENHOUSE GAS EMISSIONS – Would the project:** | | | | |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | ☐ | ☐ | ☒ | ☐ |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | ☐ | ☐ | ☒ | ☐ |

## Explanation of Checklist Judgements:

**a–b: Less Than Significant Impact.**

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. According to the U.S. Environmental Protection Agency, the burning of fossil fuels, along with deforestation and other activities, has caused the concentrations of heat-trapping greenhouse gases (GHGs) to increase significantly in the earth's atmosphere (U.S. Environmental Protection Agency 2021). The increase in GHGs results in global warming, as more heat is trapped in the

atmosphere. Given the already built-out nature of the City and lack of substantial vacant land, future residential projects that may be developed to meet the RHNA requirement are expected to be located on infill sites where pedestrian- and transit-oriented development is highly feasible and would be encouraged. Such development should reduce the number of new vehicle trips typically associated with residential projects and, thus, would help reduce GHG production resulting from the combustion of fossil fuels for transportation purposes. Based on the above, the Housing Element Update would result in less than significant impacts associated with GHG emissions. New development projects will be required to comply with the Green Building Code, which also reduces GHG emissions.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The current Safety Element Update does not propose any policies or actions that would result in impacts GHG emissions.

Based on the above, the Housing Element Update and Safety Element Update would have a less than significant impact on GHG emissions.

# 3.9 Hazards and Hazardous Materials

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:** | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | ☐ | ☐ | ☐ | ☒ |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | ☐ | ☐ | ☐ | ☒ |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | ☐ | ☐ | ☐ | ☒ |
| d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | ☐ | ☐ | ☒ | ☐ |

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | ☐ | ☐ | ☐ | ☒ |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☐ | ☒ |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | ☐ | ☐ | ☐ | ☒ |

## Explanation of Checklist Judgements:

**a–c and e–g: No Impact. d: Less Than Significant Impact.**

a–c: The Housing Element and Safety Element Updates are policy documents, and therefore, adoption would not, in itself, result in potential impacts from hazards and hazardous material that may endanger residents or the environment. Implementation of the updated Housing Element and Safety Element would also not result in the routine use, transport, or disposal of hazardous materials or generate significant quantities of hazardous materials. The Safety Element actually includes goals and policies specifically designed to reduce impacts from hazards to City residents and the environment. As such, no impacts would occur.

d: The Housing Element and Safety Element Updates are policy documents and adoption will not, in itself, result in environmental impacts. However, implementation of the programs contained in the document will accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time.

All sites of future residential projects will be evaluated using appropriate databases including the California Department of Toxic Substances Control EnviroStor database which, pursuant to Government Code Section 65962.5, lists Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Hazardous Waste Permit, and Hazardous Waste Corrective Action sites. The potential impacts related to any listed hazardous materials sites associated with any specific future residential projects will be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted if and as necessary, in conformance with CEQA. As such, the Housing Element and Safety Element Updates would result in less than significant impacts.

e–g: The Housing Element and Safety Element Updates would be consistent with General Plan policy. Within the Safety Element Update are details related to the City's emergency response plan to prepare for, and respond to, natural hazards including extreme heat, flooding, geologic hazards such as earthquakes, exposure to hazardous materials, and wildfires. Future development would be consistent with the City's emergency response plans related to risk from fire. Based on the above, the Housing Element and Safety Element Updates would result in no impact on hazards or hazardous materials.

# 3.10 Hydrology and Water Quality

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **X. HYDROLOGY AND WATER QUALITY – Would the project:** | | | | |
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | ☐ | ☐ | ☒ | ☐ |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | ☐ | ☐ | ☐ | ☒ |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | | | | |
| i) result in substantial erosion or siltation on or off site; | ☐ | ☐ | ☒ | ☐ |
| ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site; | ☐ | ☐ | ☒ | ☐ |
| iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or | ☐ | ☐ | ☒ | ☐ |
| iv) impede or redirect flood flows? | ☐ | ☐ | ☒ | ☐ |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | ☐ | ☐ | ☒ | ☐ |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | ☐ | ☐ | ☐ | ☒ |

## Explanation of Checklist Judgements:

**a, c–d: Less than Significant Impact. b and e: No Impact.**

The Housing Element and Safety Element Updates are policy documents, consisting of a housing program and updates to the Safety Element to address new requirements in Safety Elements specifically related to air pollution and extreme heat; no actual development is proposed as part of the update. Therefore, adoption of these updates would not, in itself, produce environmental impacts. However, implementation of the programs contained in the

documents would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Future residential development that would qualify to meet the RHNA requirement are expected to be located on infill sites in urbanized areas and the City has procedures and regulations in place to ensure that there would be no significant impacts associated with hydrology and water quality.

a: Wastewater collection and treatment services are provided by Los Angeles County Sanitation District No. 5. Sewage from the City is conveyed in sewer lines maintained by the County of Los Angeles Department of Public Works. All demolition, relocation and/or construction phases of future housing development would be subject to compliance with applicable local, regional, state and federal regulations designed to protect water resources, including those regulations requiring implementation of Best Management Practices (BMPs), preparation of Stormwater Pollution Prevention Plans (SWPPPs), and submittal of Erosion Control Plans in compliance with National Pollution Discharge Elimination System (NPDES) provisions. Consistency with this regulatory framework would adequately ensure that such impacts would be avoided or reduced to less than significant. The Housing Element Update would not generate a significant impact on water quality over current projections for population and housing units.

b: Water service in the City of Lomita is provided by Lomita Water, which is part of the Water Division within the City of Lomita. Therefore, the City is directly responsible for providing water to its residents. Therefore, implementation of the Housing Element update would not deplete groundwater supplies.

c–d: City regulations prohibit new development that would create runoff volumes or velocities that may cause the City's existing drainage system to exceed its design capacity. In regard to risks due to dam or levee failure, the City is not located within an area that would be impacted by any dam or levee failure. Seiche and mudflow risk would also be negligible, as the City is not located near a large contained body of water or downslope from an unstable hillside. With regard to tsunami risk the City is not located within a mapped tsunami inundation area. Based on the above, the Housing Element Update would result in no impact or a less than significant impact on or from hydrology and water quality.

e: As stated above, Lomita Water, which is part of the City's Water Division, provides potable water to residences and businesses within the City. The Housing Element Update would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan associated with the Lomita Water.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The current Safety Element Update does not propose any policies or actions that would result in impacts related to hydrology and water quality.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on hydrology and water quality.

# 3.11 Land Use and Planning

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **XI. LAND USE AND PLANNING – Would the project:** | | | | |
| a) Physically divide an established community? | ☐ | ☐ | ☐ | ☒ |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | ☐ | ☐ | ☒ | ☐ |

Explanation of Checklist Judgements:

**a: No Impact. b: Less than Significant.**

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Although implementation of the programs contained in the document would encourage residential development required to meet the City's RHNA allocation, such residential projects are expected to be located on infill sites within existing neighborhoods, and because infill sites are part of the existing urban fabric, projects developed on them would not be likely to physically divide an established community. The proposed update would not conflict with General Plan policy or Municipal Code regulations, adopted for the purpose of avoiding or mitigating an environmental effect. As there are no approved habitat conservation or natural communities conservation plans applicable to infill sites, residential development would not conflict with such plans.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in physically dividing an existing community. Additionally, the Safety Element Update would not conflict with General Plan policy or Municipal Code regulations, adopted for the purpose of avoiding or mitigating an environmental effect. As there are no approved habitat conservation or natural communities conservation plans applicable to infill sites, residential development would not conflict with such plans.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on land use and planning.

# 3.12 Mineral Resources

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **XII. MINERAL RESOURCES – Would the project:** | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | ☐ | ☐ | ☐ | ☒ |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? | ☐ | ☐ | ☐ | ☒ |

Explanation of Checklist Judgements:

**a–b: No Impact.**

There are no known mineral resources of significant value or categorized as locally important within the City that would be lost due to residential development facilitated by the Housing Element Update. There would be no impact to mineral resources associated with adoption of the Housing Element and Safety Element Updates as these would be merely adoptions of policies and not in themselves result in direct changes to the environment.

# 3.13 Noise

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **XIII. NOISE – Would the project result in:** | | | | |
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | ☐ | ☐ | ☒ | ☐ |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | ☐ | ☐ | ☒ | ☐ |

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |

## Explanation of Checklist Judgements:

**a–b: Less Than Significant Impact. c: No Impact.**

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. The majority of such development is expected to be located on infill sites. Adherence to the City's Noise Ordinance and compliance with General Plan Noise Element Polices would ensure that any such noise and vibration increases, both temporary and permanent, would result in less than significant impacts within project areas.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in impacts related to noise.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on noise.

# 3.14 Population and Housing

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **XIV. POPULATION AND HOUSING – Would the project:** | | | | |
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | ☐ | ☐ | ☒ | ☐ |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☒ | ☐ |

Explanation of Checklist Judgements:

**a–b: Less Than Significant Impact.**

The Housing Element Update utilizes the 2021-2029 RHNA to plan for and accommodate population growth. Therefore, it would not induce population growth within the City. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Future development would occur on vacant or underutilized sites. With the implementation of programs in the Housing Element Update to increase housing capacity, there would be adequate land available to accommodate the City's RHNA allocation. Therefore, the update would not necessitate the construction of replacement housing elsewhere (outside of the City) or result in environmental impacts related to growth. Based on the above, the Housing Element Update would result in a less than significant impact associated with population and housing.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in impacts related to population and housing.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on population and housing.

# 3.15 Public Services

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **XV. PUBLIC SERVICES** | | | | |
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services: | | | | |
| Fire protection? | ☐ | ☐ | ☒ | ☐ |
| Police protection? | ☐ | ☐ | ☒ | ☐ |
| Schools? | ☐ | ☐ | ☒ | ☐ |
| Parks? | ☐ | ☐ | ☒ | ☐ |
| Other public facilities? | ☐ | ☐ | ☒ | ☐ |

## Explanation of Checklist Judgements:

**a(i–v): Less Than Significant Impact.**

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. As a highly urbanized community, all of the residentially designated land in the City is served with sewer and water lines, streets, storm drains, and other infrastructure and utilities.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services.

The Housing Element and Safety Element Updates, therefore, would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services listed above. These general plan updates would not change or impact standards, policies, programs and regulations in place that ensure adequate provision of public services. Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on public services.

# 3.16 Recreation

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **XVI. RECREATION** | | | | |
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | ☐ | ☐ | ☒ | ☐ |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | ☐ | ☐ | ☒ | ☐ |

## Explanation of Checklist Judgements:

**a-b: Less Than Significant Impact.**

The Housing Element Update is a policy document, consisting of a housing program. No specific recreational facilities or the construction or expansion of recreational facilities that might have an adverse physical effect on the environment are included in the Housing Element Update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. The availability, maintenance, and management of park and recreation facilities are covered under the General Plan and the Capital Improvement Program. Based on the above, the Housing Element Update would result in a less than significant impact on recreation.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in impacts related to recreation.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on recreation.

# 3.17 Transportation

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **XVII. TRANSPORTATION – Would the project:** | | | | |
| a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? | ☐ | ☐ | ☒ | ☐ |
| b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? | ☐ | ☐ | ☒ | ☐ |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | ☐ | ☐ | ☒ | ☐ |
| d) Result in inadequate emergency access? | ☐ | ☐ | ☒ | ☐ |

## Explanation of Checklist Judgements:

**a–d: Less Than Significant Impact.**

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. The development anticipated by the Housing Element would occur primarily on urban infill sites and consist primarily of multi-family and mixed-use development. Therefore, future development associated with implementation of the Housing Element Update would be expected to generate fewer vehicle miles traveled and more multi-modal trips than conventional development. Potential traffic impacts related to increased transportation system demands associated with specific future residential projects would be assessed at the time the projects are actually proposed, using both level-of-service (LOS) and vehicle miles traveled (VMT) methodologies, consistency with local and state guidelines.. Mitigation measures would then be adopted as necessary, in conformance with CEQA. The Housing Element Update would not increase hazards due to a design feature, result in inadequate emergency access, or conflict with adopted policies, plans, or programs supporting alternative transportation. Based on the above, the Housing Element Update would result in a less than significant impact on transportation/traffic.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on transportation.

# 3.18 Tribal Cultural Resources

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **XVIII. TRIBAL CULTURAL RESOURCES** | | | | |
| Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: | | | | |
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | ☐ | ☐ | ☒ | ☐ |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe? | ☐ | ☐ | ☒ | ☐ |

## Explanation of Checklist Judgements:

**a–b: Less Than Significant Impact.**

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. The City's Existing General Plan (City of Lomita 1998a) contains policies for the protection of tribal cultural resources, and all new development must be consistent with these policies. The Housing Element Update would not change or alter policies to protect tribal cultural resources.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from

hazard events within the City. The current Safety Element Update would not change or alter policies to protect tribal cultural resources.

Based on the above, the Housing Element and Safety Element Updates would result in less than significant impacts to tribal cultural resources.

# 3.19 Utilities and Service Systems

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:** | | | | |
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | ☐ | ☐ | ☐ | ☒ |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years? | ☐ | ☐ | ☐ | ☒ |
| c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | ☐ | ☐ | ☐ | ☒ |
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | ☐ | ☐ | ☒ | ☐ |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | ☐ | ☐ | ☐ | ☒ |

## Explanation of Checklist Judgements:

**a–c and e: No Impact; d: Less than Significant Impact.**

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual

rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Because the development anticipated by the Housing Element would occur primarily on infill sites already served by well-established utilities service systems, the need for the expansion of existing systems or the construction of new systems, in compliance with applicable statutes and regulations, would be less than significant.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The current Safety Element Update does not propose any policies or actions that would result in impacts related to utilities and service systems.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on utilities and service systems.

# 3.20 Wildfire

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:** | | | | |
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☒ | ☐ |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | ☐ | ☐ | ☒ | ☐ |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | ☐ | ☐ | ☒ | ☐ |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | ☐ | ☐ | ☒ | ☐ |

Explanation of Checklist Judgements:

**a–d: Less Than Significant Impact.**

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Because the development anticipated by the Housing Element would occur primarily on infill sites identified outside of the High Fire Hazard Severity Zone the impacts associated with wildfire would be less than significant.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The current Safety Element Update does propose updated goals, policies and actions that support the reduction of impacts related to wildfire; those policies and actions associated with Goal 2, Goal 3, Goal 4 and Goal 5 and specifically Policy 2.4: Maximize fire resistance of existing and planned development and infrastructure would help mitigate the wildfire risk in high wildfire hazard severity zones.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on wildfire.

# 3.21 Mandatory Findings of Significance

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **XXI. MANDATORY FINDINGS OF SIGNIFICANCE** | | | | |
| a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | ☐ | ☐ | ☒ | ☐ |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | ☐ | ☐ | ☒ | ☐ |

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | ☐ | ☐ | ☒ | ☐ |

## Explanation of Checklist Judgements:

**a–c: Less Than Significant Impact.**

As discussed throughout the above portions of the Initial Study Checklist, the Housing Element and Safety Element Updates are policy documents and adoption of these Element Updates alone would not produce environmental impacts. Although implementation of the programs contained in the Housing Element Update would accommodate development required to meet the City's RHNA allocation, the Housing Element does not identify, describe, promote, entitle, or permit any particular residential development project. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. The Safety Element Update is also a policy document that does not identify, describe, promote, entitle, or permit any particular development projects.

The Housing Element and Safety Element Updates do not change the allowed densities or type of development that may occur within the City. The act of adopting the Housing Element and Safety Element Updates does not, therefore, have the potential to result in environmental impacts, either limited or cumulative, affecting habitat; plant or animal communities; rare, endangered or threatened species; historic resources; or human beings.

# 4 References

## 4.1 References Cited


14 CCR 15000–15387 and Appendices A through L. Guidelines for Implementation of the California Environmental Quality Act, as amended.

California Department of Conservation. 2021. California Important Farmland Finder. Accessed July 8, 2021. https://maps.conservation.ca.gov/DLRP/CIFF/.

California Public Resources Code, Section 21000–21177. California Environmental Quality Act, as amended.

City of Lomita. 2021. 2021-2029 Housing Element. http://www.lomita.com/cityhall/housing-element/?p=index.cfm.

City of Lomita. 1998a. Lomita General Plan. Accessed July 8, 2021. http://www.lomita.com/cityhall/government/pzbs/generalplan/title.pdf.

City of Lomita. 1998b. Resource Management Element of the Lomita General Plan. Accessed June 1, 2021. http://www.lomita.com/cityhall/government/pzbs/generalplan/resource.pdf.

U.S. Environmental Protection Agency, 2021. Webpage: Climate Change Indicators: Atmospheric Concentrations of Green House Gases. Viewed April 2021. Available at: https://www.epa.gov/climate-indicators/climate-change-indicators-atmospheric-concentrations-greenhouse-gases

# ATTACHMENT 1

## Caltrans Letter

August 31, 2021

**DEPARTMENT OF TRANSPORTATION**
DISTRICT 7- OFFICE OF REGIONAL PLANNING
100 S. MAIN STREET, SUITE 100
LOS ANGELES, CA 90012
PHONE (213) 897-3574
FAX (213) 897-1337
TTY 711
www.dot.ca.gov

*Making Conservation a California Way of Life.*

August 31, 2021

Sheri Repp Loadsman
City of Lomita
24300 Narbonne Avenue,
Lomita CA 90717

RE: City of Lomita Housing Element and Safety Element Updates – Negative Declaration (ND)
SCH# 2021080206
GTS# 07-LA-2021-03682
Vic. LA Multiple

Dear Sheri Repp Loadsman,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The project proposes an amendment to the City of Lomita General Plan to update the Housing and Safety Elements. As required under State Law every eight years, the City of Lomita is preparing an update to the City's Housing Element. The City's existing Housing Element was adopted in 2013 and is set to expire in October 2021. The State Department of Housing and Community Development has provided a Regional Housing Needs Allocation (RHNA) to the Southern California Association of Governments (SCAG) and the City has been assigned a RHNA of 829 units by SCAG for the upcoming 2021-2029 housing cycle across various income levels. The updated Housing Element will provide the capacity to accommodate the RHNA for the planning period with the necessary goals and policies to ensure adequate development of housing for the City during the housing cycle. The updates to the Safety Element address information and policies intended to minimize the risk to people or property from hazards within the community such as air pollution, extreme heat, flooding, geologic hazards, hazardous materials, wildfires and climate change. These elements are policy documents, and the adoption of these elements would not result in any direct or indirect physical impacts because no development or construction is authorized by this action.

After reviewing the ND, Caltrans does not expect project approval to result in a direct adverse impact to the existing State transportation facilities. However, to accommodate the additional housing units and not induce demand for excessive Vehicle Miles Travelled (VMT), Caltrans recommends significantly reducing or eliminating car parking requirements. Program 27 of the proposed Housing Element update discusses this topic for specific Land Uses. This same critical analysis should be considered for all Land Use types, as research looking at the relationship between land-use, parking, and transportation indicates that car parking prioritizes driving above all other travel modes and undermines a community's ability to choose public transit and active modes of transportation. For any community or city to better support all modes of transportation

and reduce vehicle miles traveled, we recommend the implementation of a TDM ordinance, as an alternative to requiring car parking.

If you have any questions, please contact project coordinator Anthony Higgins, at anthony.higgins@dot.ca.gov and refer to GTS# 07-LA-2021-03682.

Sincerely,

Miya Edmonson

Miya Edmonson
IGR/CEQA Branch Chief

cc: State Clearinghouse

# CITY OF LOMITA
# PLANNING COMMISSION REPORT

**TO:** Planning Commission

November 15, 2021

**FROM:** Lina Hernandez, Management Analyst

**SUBJECT:** Discussion and Consideration of the 2021 Safety Element Update

---

## RECOMMENDATION

After conducting a public hearing to allow for public input on the 2021 Safety Element Update, staff recommends that the Planning Commission adopt a resolution providing a positive recommendation that the City Council approve the 2021 Safety Element Update.

## BACKGROUND

The proposed update to the 2021 Lomita Safety Element of the General Plan revises the 1998 version to ensure compliance with recent changes in state legislation and includes refinements of the goals, policies, and implementation programs which address potential and existing hazards in the City. The proposed Safety Element Update is a City-initiated project to bring the General Plan into compliance with current State law. The City is mandated by State law to update the Safety Element every eight years in conjunction with the Housing Element Update or with the Local Hazard Mitigation Plan. The City is currently updating the Housing Element, which triggered the requirement to update the Safety Element. Each of the updates are on track for Planning Commission review in November and City Council review in December.

The Safety Element is one of seven General Plan elements required by the State of California. This document addresses a variety of natural and human activity-related hazards in the City of Lomita, along with the measures to address them through planning and preparation to minimize associated risks. The document addresses geologic, seismic, landslide, and fire hazards, as well as hazards created by human activity such as hazardous materials and waste.

The City was awarded a FEMA grant to update the Safety Element in the amount of $63,526 and the City Council approved an agreement with Dudek to provide consultant services related to the preparation of a comprehensive Safety Element Update.

## DISCUSSION

City staff began the process to update the Safety Element in October 2020. The proposed Safety Element Update is organized into the following sections: Introduction, Existing Conditions, and Goals, Policies and Actions described in more detail below.

Introduction
The introduction section describes the purpose, content, regulatory framework, and relationship to other documents.

Existing Conditions
The Existing Conditions section outlines each hazard facing Lomita and what causes it, when the hazard occurs (including if the hazard is seasonal or is forecasted to get worse as a result of climate change), where in Lomita this hazard is likely to occur, who is most vulnerable to each hazard, how the City is currently addressing these hazards, and how initiatives can be built upon and improved in the future. This section addresses the following six hazards as well as emergency preparedness and response:

- *Air Pollution*
- *Extreme Heat*
- *Flooding*
- *Geological Hazards*
- *Hazardous Materials*
- *Wildfires*

Goals, Policies, and Actions
The Goals, Policies, and Actions section provides the City's safety roadmap with a 20-year horizon, including a comprehensive hazard mitigation and emergency response strategy with five goals (outlined below), 21 policies, and 64 action items. This section is organized into four planning phases designed to enhance the resiliency of a community: mitigate, prepare, respond, and recover. It incorporates and augments mitigation policies contained in the Lomita Hazard Mitigation Plan (LHMP).

Goal 1: A built environment that protects against extreme heat and air pollution.
Goal 2: A city designed to minimize risks from hazards.
Goal 3: A city prepared for disasters.
Goal 4: Emergency response designed to serve a range of community needs.
Goal 5: A city that builds back stronger.

**Findings**
State law requires that the Safety Element update include a set of goals, policies, and objectives based on a vulnerability assessment. Based on the analysis of each hazard mentioned above, Lomita is most at risk from air pollution, extreme heat, and seismic hazards. The risk level for each hazard was determined by looking at the potential impact for each hazard in the next 20 years (high, medium, low) and the City's current adaptive capacity (high, medium, and low). The potential impact is determined by how likely a hazard is to occur and how deadly and/or damaging it could be to the community. Other assessment factors include the proximity of hazard zones to a community (such as fire hazard or flood zone), population size within zones, potential impact of hazard on important facilities and historically designated sites, and the possible role that climate change factors into the hazard. Adaptive capacity is assessed by how well the public is educated/prepared for a hazard, the number of vulnerable people in the hazard zone, the

capacity of the emergency alert and evacuation system, and identification of important facilities (including homes) that meet hazard reduction standards. Hazard reduction standards can be achieved through use of specific building materials to offset the hazard and adherence to specific structural requirements. The Safety Element Update now includes, in addition to the five goals outlined above, specific policies associated with each goal to address hazards in Lomita.

**Public Outreach and Engagement**

The proposed Safety Element Update is following a similar timeline to that of the Housing Element Update. As a result, community outreach efforts were combined for both projects as a means of garnering greater participation and preventing outreach fatigue from the public. As further detailed below, Staff and the project consultants provided several opportunities for public input as well as the use of the City's other available outreach avenues to effectively educate, build interest, and obtain consensus regarding the projects. Given the COVID-19 pandemic safety mandates, all meetings took place online.

Two joint community workshop meetings took place. The first took place on April 29, 2021, in which the project team introduced the project and the purpose of the Housing and Safety Elements, explaining the key legal outcomes of both elements and how these plans will be used by the City. Community visioning was discussed and focused on general community goals that can be implemented in the Housing and Safety Elements. During the second workshop on June 30, 2021, City staff and the project consultants presented an overview of the Housing and Safety Element plans and key findings.

In addition, five meetings took place with the Safety Element Planning Committee. The committee consists of community members and representatives from Lomita Sheriff Station and LA County Fire. Members of the committee reviewed regulatory guidelines, discussed the Safety Element Update elements, reviewed updated information, gathered remarks, and incorporated additional information.

A dedicated webpage was also created to promote public participation through online activities related to the Safety Element Update, including a community survey: http://www.lomita.com/cityhall/safety-element/ along with advertising through the City's social media channels, bi-weekly electronic newsletter, emails to the City's interested party list, the hardcopy quarterly newsletter mailed to residential addresses in Lomita, the hosting of an in-person booth at the local Farmer's Market specifically for the Housing and Safety Element updates, and the posting of posters and flyers at various facilities throughout the City.

**Environmental Determination**

Staff recommends approval of a Negative Declaration and Initial Study in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, the City's procedures for the implementation of CEQA, and other applicable laws. The proposed project is found to have less than significant/no impacts. Therefore, no environmental impact report (EIR) will be prepared for the project.

**Public Notice**
Notice of this hearing was published in the Daily Breeze on October 21, 2021, distributed in the Lomita City e-newsletter and posted on the Lomita City web page, at Lomita City Hall and Lomita Park.

## OPTIONS

1. Adopt a resolution recommending the Lomita City Council approve the 2021 Safety Element update.
2. Provide further direction.

## ATTACHMENTS

1. Final Draft Safety Element
2. Resolution PC 2021-XX
3. Public Hearing Notice
4. Final Initial Study Negative Declaration
5. 1998 Safety Element
6. 2018 Climate Action Plan
7. 2018 Hazard Mitigation Plan

Recommended by:

_____
Greg Kapovich
Community and Economic Development Director

Prepared by:

*Lina Hernandez*

_____
Lina Hernandez
Management Analyst

Attachment 1

Revised Draft

# CITY OF LOMITA

# SAFETY ELEMENT

OCTOBER 2021

DUDEK
2280 Historic Decatur Road
Suite 200
San Diego, CA 92106
619.591.1370 | dudek.com

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1

# INTRODUCTION

# Introduction

The Safety Element of the General Plan addresses natural and human-caused hazards in the City of Lomita and the potential short- and long-term risks to human life, property, and economic and social dislocation resulting from hazard events, including air pollution, extreme heat, flooding, geologic hazards, hazardous materials, and wildfires. This is one of seven elements required by State law (Government Code 65302). Because climate change affects and potentially exacerbates the impact of hazards, in accordance with Senate Bill 379, this Safety Element also addresses climate change within each applicable hazard section.

This Safety Element is organized to include an Existing Conditions section, which outlines each hazard facing Lomita, who these hazards affect, and how the City of Lomita (City) is currently addressing these hazards. This Safety Element also includes a Goals, Policies, and Actions section, which provides the City's safety roadmap to 2040, including a comprehensive hazard mitigation and emergency response strategy. Goals, policies, and actions are organized by four planning phases designed to enhance the resilience of a community: mitigate, prepare, respond, and recover. This Safety Element also incorporates and augments mitigation policies contained in the Lomita Hazard Mitigation Plan (LHMP).[1] Because many hazard incidents disproportionately affect individuals with access and functional needs, these populations are considered throughout this Safety Element.

This Safety Element directly relates to topics in the Land Use, Circulation, and Conservation and Open Space Elements of the General Plan. The Safety Element identifies hazards and hazard abatement provisions to guide land use decisions related to zoning, subdivisions, and entitlement permits. The Safety Element also addresses emergency response and evacuation routes, which informs the Circulation Element to ensure that streets are sized adequately for fire truck access and other needs of first responders. This Safety Element also addresses community greening to improve Lomita's air quality and provide shade on hot days, which correlate with the Conservation and Open Space Element.

The Safety Element is long-term plan that uses a 20-year horizon. The element will include policies to mitigate hazards through land use, design measures, and programs. As a part of the General Plan, the Safety Element will provide direction that the City will implement through the Zoning Ordinance and other mechanisms. A similar, but nuanced plan is the LHMP. The LHMP is a short-term, five-year strategic plan that also seeks to identify and mitigate natural hazards. The LHMP

### LOMITA HAZARD MITIGATION PLAN (LHMP)

The Lomita Hazard Mitigation Plan was last updated in 2018 in accordance with the Disaster Mitigation Act of 2000. Regular updates to the Hazard Mitigation Plan ensure access to Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant Program (HMGP) funding.

### ACCESS AND FUNCTIONAL NEEDS

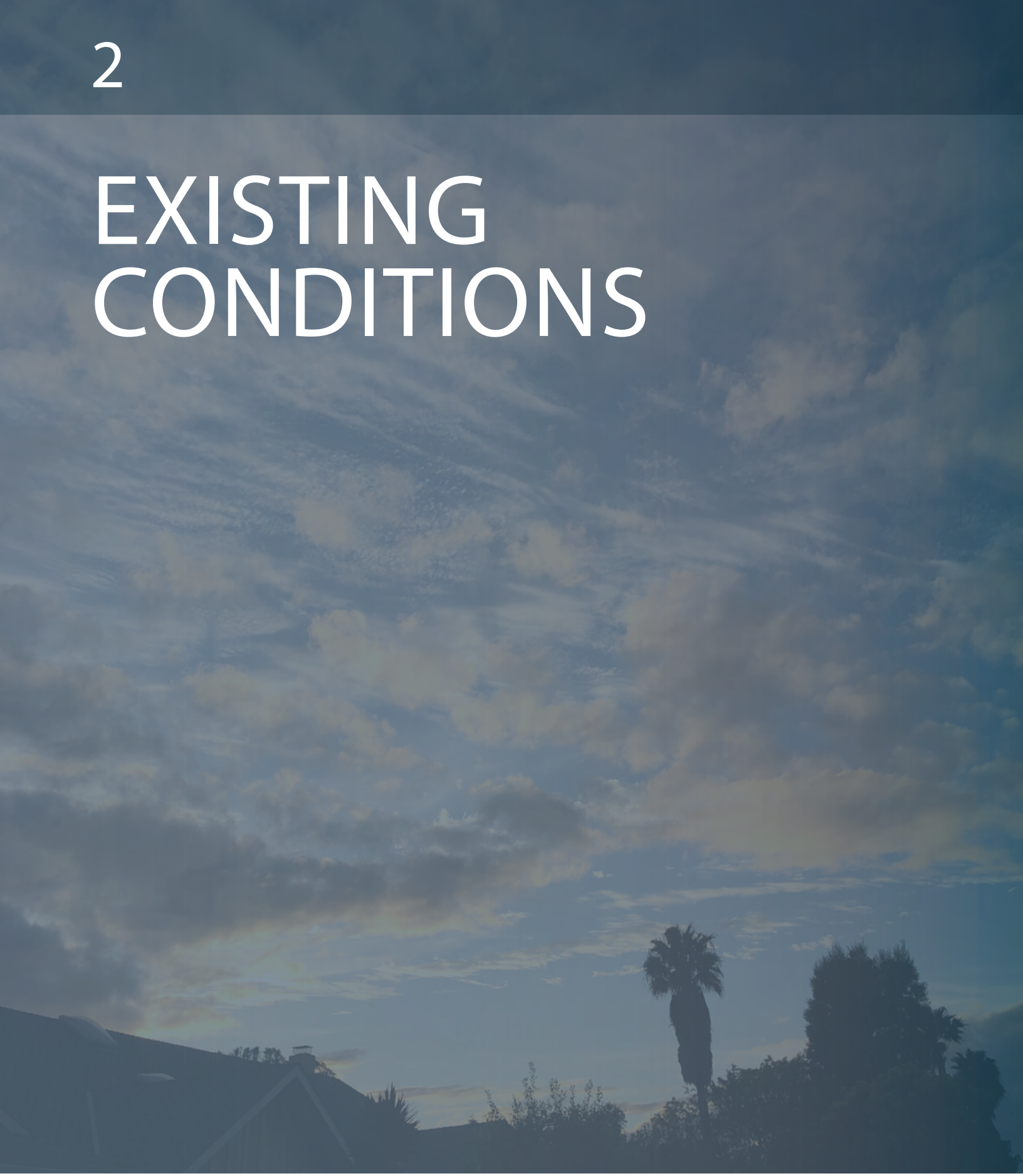
Access and functional needs populations are people with disabilities or health problems, seniors, children, people with limited English proficiency, and transportation disadvantaged people who characteristics affect their ability to prepare, respond, or recover from hazards.

1 City of Lomita. 2018. Hazard Mitigation Plan (Final Plan). Approved August 18, 2018. Accessed December 20, 2020. http://www.lomita.com/cityhall/emergency_preparedness/Lomita-Hazmit-Plan-12-18-18.pdf.

is distinct from the Safety Element in that it is created to directly respond to the requirements of the federal Disaster Mitigation Act (DMA) of 2005. By achieving certification by FEMA, an LHMP provides the City with access to two competitive FEMA grant programs: the Hazard Mitigation Grant Program (HMGP) and the Pre-Disaster Mitigation Program (PDM). To maintain eligibility for FEMA funding, the City must update the LHMP a minimum of once every five years. As of October 2021, the most recent LHMP was adopted Devember 18th, 2018. By integrating the LHMP with the Safety Element, the City will also achieve eligibility for additional post-disaster funding from the State of California. Integration also allows the Safety Element's framework of goals, objectives, and policies to be utilized and built upon by current and future LHMPs. Policy 3.1e states the City's intent to incorporate future updates of the LHMP into the Safety Element.

2

# EXISTING CONDITIONS



# Existing Conditions

This section outlines each hazard with five familiar questions: what, when, where, who, and how. For each hazard, this assessment explains **what** the hazard is and what causes it to occur in Lomita; **when** the hazard occurs, including if the hazard is seasonal or is forecasted to get worse as a result of climate change; **where** in Lomita this hazard is most likely to occur; **who** is most vulnerable to each hazard; and lastly, **how** the City is already addressing this hazard and how initiatives can be built upon and improved in the future.

This section addresses the following six hazards, as well as emergency preparedness and response:

- Air pollution
- Extreme heat
- Flooding
- Geologic hazards
- Hazardous materials
- Wildfires

## AIR POLLUTION

### What

The State of California Ten measures 10 air pollutants. These pollutants are measured separately and are compared to a healthy level determined by the State. Air is considered polluted when it does not meet the standard set by the State or Federal government. According to the South Coast Air Quality Management District's 2016 Air Quality Management Plan, in Los Angeles County, three pollutants—ozone, coarse particulate matter ($PM_{10}$), and fine particulate matter ($PM_{2.5}$)—are in violation of either the State or Federal standard.[2] Air pollution varies locally as it moves away from the source of pollution; it is more concentrated along major transportation corridors and industrial facilities. Air pollution is likely worse in neighborhoods closer to Pacific Coast Highway and Western Avenue.

#### OZONE

Ground-level ozone is most commonly known as smog. Smog is caused by a chemical reaction when sunlight interacts with nitrogen oxides and volatile organic compounds, both of which are emitted from vehicles. As temperatures increase, it is anticipated that the amount of ground-level ozone will also increase if the amount of car traffic and other sources of nitrogen oxides and volatile organic compounds do not decrease.[3]

Some main contributors to the pollutants that form ground-level ozone in Lomita are cars, trucks, and industrial processes, specifically near Pacific Coast Highway and Western Avenue. Ground-level ozone can cause health issues, including difficulty breathing, coughing, inflamed airways, asthma attacks, and heart disease.

2 SCAQMD (South Coast Air Quality Management District). 2017. Final 2016 Air Quality Management Plan. March 2017. http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15.

3 EPA (U.S. Environmental Protection Agency). 2018a. "Ground-level Ozone Basics." U.S. Environmental Protection Agency Website. Accessed July 16, 2020. https://www.epa.gov/ground-level-ozone-pollution/ground-level-ozone-basics.

### PARTICULATE MATTER

Particulate matter is made of microscopic solids and liquids in the air that are small enough to breathe. $PM_{10}$ is particulate matter measuring 10 microns or less in diameter, which is approximately 1/7th the thickness of a human hair. $PM_{2.5}$ is 2.5 microns or less in diameter, which is approximately 1/28th the thickness of a human hair. $PM_{10}$ is often made up of dust and ash, and $PM_{2.5}$ results from burning fuel for cars, trucks, and industrial processes. $PM_{2.5}$ is small enough to get into the human bloodstream and poses a greater risk to human health.[4] Similar to ozone, particulate matter causes asthma and heart disease.

## When

Lomita already experiences air pollution, and it will get worse as a result of climate change and likely have the greatest impact in summer when temperatures are higher. Longer warm seasons can mean longer pollen seasons, which can increase allergies and asthma episodes. Higher temperatures associated with climate change can also lead to an increase in ozone. Although the future level of air pollution will depend, in part, on State laws mandating standards for fuel efficiency and potential electrification of cars and trucks, the current air quality in Lomita does not meet State standards.

## Where

Air pollution is higher in communities with low tree cover, limited park access, and higher levels of traffic. In Lomita, neighborhoods with these attributes are located in the west and north, as shown in Figure S-1, Air Pollution in Lomita.

## Who

People with existing health conditions, such as asthma and heart disease, are more sensitive to air pollution. These conditions are also often caused by living near sources of air pollution in fenceline communities (as shown in **Figure S-1**). The average rate of asthma-related emergency department visits is between 30 to 46 people per 10,000 visits; however, this average increases to between 46 and 72 people per 10,000 visits in the area of Lomita between Pacific Coast Highway and West Lomita Boulevard.

FENCELINE COMMUNITIES

Fenceline communities are neighborhoods near sources of industrial pollution, such as ports, refineries, and major transportation routes.

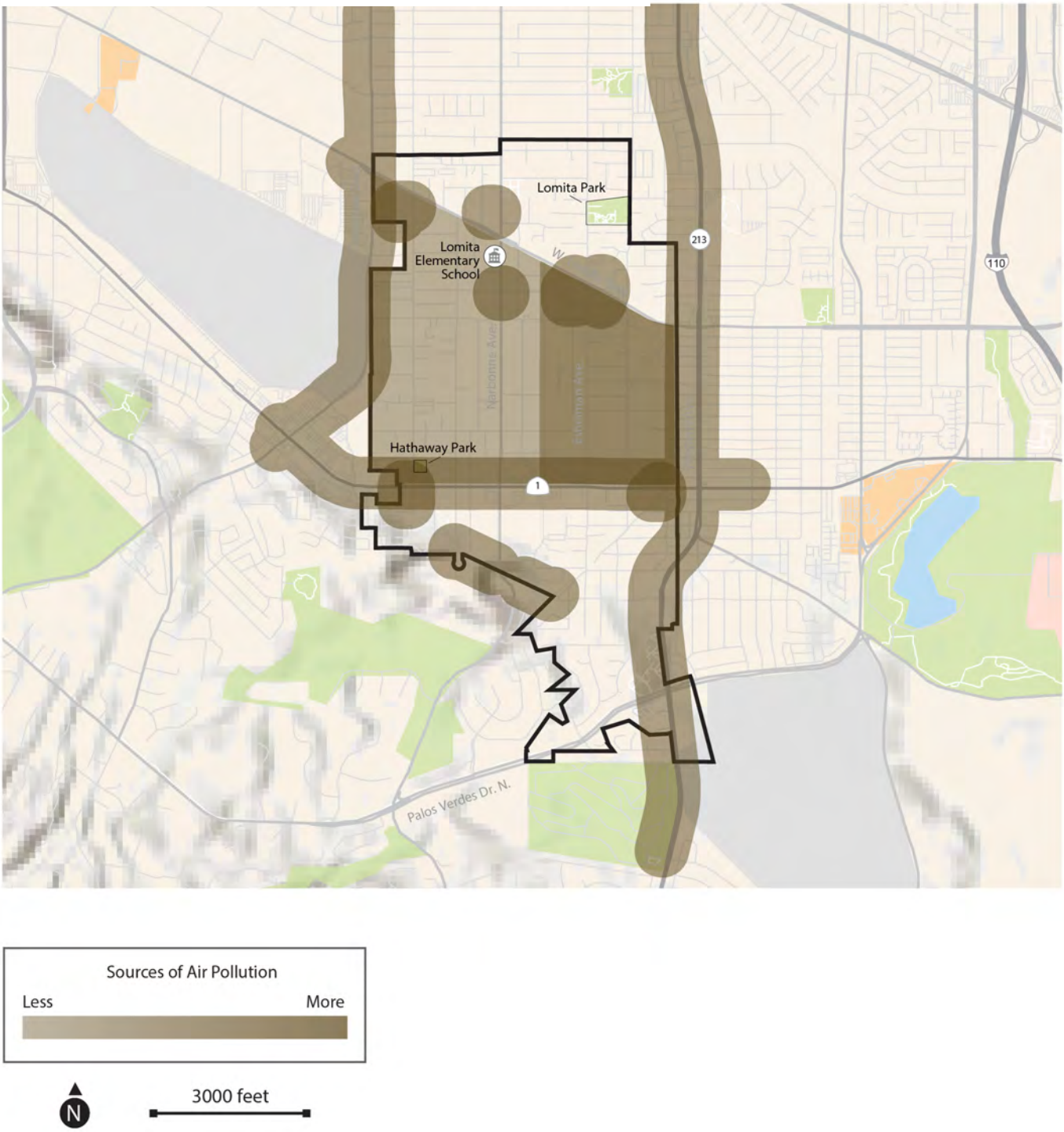
Additionally, people who spend more time outdoors, including young children, people who work outdoors, and people in households without cars, are often exposed to polluted air at higher rates.

## How

The City's Energy Efficiency Climate Action Plan includes actions to promote tree planting during development plan check, to work with the community to develop a tree planting group, and to develop a tree planting program. However, the actions are not connected to a specific goal for reducing air pollution. The City's Climate Action Plan contains policies addressing air pollution through the built environment through emphasis on electrical vehicle use, active forms of transportation, and a mix of land uses that increases opportunities for access by walking or biking. Additionally, the Climate Action Plan sets out to increase urban greening through the promotion of urban gardens, identification of new green space opportunities, and landscape maintenance. Further, the City participates in annual Arbor Day events to help raise awareness about tree planting and a ceremonial tree is planted at this event.

4 EPA. 2018b. "Particulate Matter (PM) Basics." U.S. Environmental Protection Agency Website. Accessed December 18, 2020. https://www.epa.gov/pm-pollution/particulate-matter-pm-basics.

## Figure S-1: Air Pollution in Lomita




Source: Public Health Alliance. 2020. "The California Healthy Place Index." https://map.healthyplacesindex.org/.
Open Street Map. 2019. www.openstreetmap.com

## AIRPORT LAND USE AND COMPATIBILITY AND SAFETY

### What

Airports are typically categorized by type of activities, including commercial service, cargo service, and general aviation. Airports and certain types of development can be hazardous when located close together, which is why careful planning must be done to minimize risk and plan for a coordinated response to any potential incident. Although hazardous incidents associated with air transportation are extremely rare, aircraft accidents have the potential to be severe.

### Where

The closest airport is the Torrance Municipal Airport, which borders Lomita on the west. This airport is a general aviation airport providing home to primarily private aircraft and Fixed Base Operators, which are available for flight instruction, aircraft repair, and charter flights. The Torrance Municipal Airport is also home to Robinson Helicopters, the largest manufacturer of private helicopters in the United States. Consistent with State aviation regulations, a Runway Protection Zone (RPZ) has been established at each end of each active runway at Torrance Airport. There are five single family residential parcels in Lomita that are within an RPZ and the Airport Influence Area for Torrance Municipal Airport.

### Who

Airports create noise and safety hazards that can be detrimental for residents, businesses, and property owners. The Los Angeles County Airport Land Use Commission has adopted an Airport Influence Area for the Torrance Airport. This describes the area in which noise, overflight, safety, or airspace protection factors may affect land uses or necessitate restrictions on those uses, as determined by the Airport Land Use Commission. The Airport Influence Area for the Torrance Airport is generally defined by the 65-dBA Community Noise Equivalent Level (CNEL) noise contour. In accordance with State regulations (Section 11010 of the Business and Professions Code and Sections 1102.6, 1103.4, and 1353 of the Civil Code), the seller of a property in the Airport Influence Area must provide the purchaser with a Real Estate Transfer Disclosure Statement that includes a "Notice of Airport in Vicinity," indicating that the property is located in an Airport Influence Area.

While Lomita has no authority over airspace, noise complaints are referred to the Torrance Municipal Airport. Along with other cities located in the South Bay, Lomita supports efforts by the City of Torrance to implement and maintain stringent noise control guidelines.

### How

To reduce the noise incompatibility and safety risks associated with airports, the City follows land use planning standards determined by the Federal Aviation Administration (FAA) relative to land in the RPZ.[5] Ensuring that development follows the FAA guidance on the few parcels within the influence area is important. For Lomita's parcels, this means keeping development under 200 feet in height to avoid further approvals from the FAA. All parcels in the RPZ are zoned and used for single family residential uses currently, with no plans to change this land use, keeping future uses of this land well below FAA height guidance to ensure safety.

5 Los Angeles County Airport Land Use Commission. 2004, December 1st. "Los Angeles County Airport Land Use Plan." https://planning.lacounty.gov/assets/upl/data/pd_alup.pdf

## EXTREME HEAT

### What

Extreme heat is a hazard that occurs on hot days, warm nights, or during heat waves, and can result in heat-related illness and hospitalization. Extreme heat is measured locally, as communities are acclimatized to their historic environment. In Lomita, average high temperatures range around 78°F from June through September. The record high temperatures range from 91°F to 111°F. An extreme heat day is one that is in the hottest 2% of days observed between 1960 and 1990. In Lomita, an extreme heat event is a day hotter than 91.7°F.[6]

Heat waves and extreme heat days are made worse by the urban heat island effect. The urban heat island effect inflates average annual urban air temperatures 1.8°F to 5.4°F warmer than other areas. Heat islands also increase energy demand for air conditioning. Figure S-2, Greenery and the Urban Heat Island Effect, illustrates the urban heat island effect.

URBAN HEAT ISLAND EFFECT

The urban heat island effect occurs when dark urban surfaces, such as roofs and roads, absorb heat and slowly release the heat over time. At night, these surfaces transfer heat to the air, creating warmer nights that do not allow people to cool off, making heat waves more dangerous.

### When

Extreme heat occurs in the summer and early fall in Lomita. Climate change is expected to increase the average temperature year-round, including the frequency of extreme heat days. There is no projected change in the number of extreme heat days in Lomita.[7] Historically, heat waves would last 2.2 days, but this duration is projected to increase to 3.3 days between 2020 and 2050.

### Where

There are more asphalt surfaces, more buildings, and less vegetation in urban areas in the center of Lomita. Based on a conservative estimate from the Impervious Cover Calculator provided by the California Office of Environmental Health Hazard Assessment, Lomita has approximately 50% impervious cover.[8] Compared to most communities in California (but typical for the region), Lomita has more paved surfaces, creating a higher likelihood that the urban heat island effect could cause extreme heat events; however, Lomita's proximity to the ocean and tree cover reduce this risk.

### Who

People can be adversely affected by extreme heat if they have existing health conditions or spend increased time outdoors working, commuting, or playing. People who depend on walking, biking, or transit to get around; older adults; and young children are at risk for heat stroke. Lomita has relatively consistent levels of active transportation and automobile access citywide.[9] Similarly, rates of outdoor workers, children, and older adults are all slightly lower than state average.[10]

6 Cal-Adapt. 2020. "Extreme Heat Days and Warm Nights." Accessed December 18, 2020. https://cal-adapt.org/tools/extreme-heat/.
7 Cal-Adapt 2020.
8 California Office of Environmental Health Hazard Assessment. 2020. "Impervious Surface Analysis." Accessed December 20, 2020. https://oehha.ca.gov/ecotoxicology/report/impervious-surface-analysis.
9 Public Health Alliance. 2020. "The California Healthy Places Index." https://map.healthyplacesindex.org/.
10 US Census Bureau. 2015. American Community Survey 2011-2015 Estimates. Table S2401.
11 City of Lomita. 2015. Energy Efficiency Climate Action Plan. Provided by the City of Lomita.

Figure S-2: Greenery and the Urban Heat Island Effect

### How

As discussed above, Lomita has approximately 50% impervious cover. The impervious cover is made up of surface material such as asphalt that perpetuates the urban heat island effect, resulting in higher temperatures and warmer nights. The City's Energy Efficiency Climate Action Plan[11] includes a goal to decrease energy demand through reducing the urban heat island effect. Four implementing actions are listed within this goal: to promote tree planting at plan checking, to develop a tree planting program, to adopt a cool roof ordinance, and to adopt a cool pavement ordinance.

There are no established cooling centers in Lomita, but libraries and other community facilities that are air conditioned and open to the public during extreme heat events could serve as de facto cooling centers. People can use cooling centers to escape the heat if they do not have access to air conditioning or cannot afford to run theirs at home. De facto cooling centers include the Tom Rico Recreational Center and Stephenson Center located in Lomita Park Community Center and Lomita Library.

## FLOODING

### What

Flooding is caused by increased rain, which causes rivers and urban drainage basins to fill and overflow. Increased flooding occurs when rain falls over a shorter period of time, even if there is less overall rain, because the soil does not have enough time to absorb the rainfall. Flooding occurs in low-lying areas near creeks and other waterways. Generally, the floodplain most often refers to the area that would be inundated by a 100-year flood, which is a flood that has a 1% chance of occurring in any year. The 500-year floodplain is the area that has a 0.2% change of being flooded in any year. Floodplain maps are based on historic observations; however, flood events are projected to happen more frequently as climate change causes more intense rainfall.

### When

Flooding is more likely to occur in the winter months (December, January, February) when Lomita receives the most rain. Climate change is predicted to increase the number of extreme rain events, when large amounts of rain falls over a short period of time, does not have time to soak into the ground, and overwhelms stormwater infrastructure. The most recent localized flooding event took place in April 2016, which resulted from a storm event.[12]

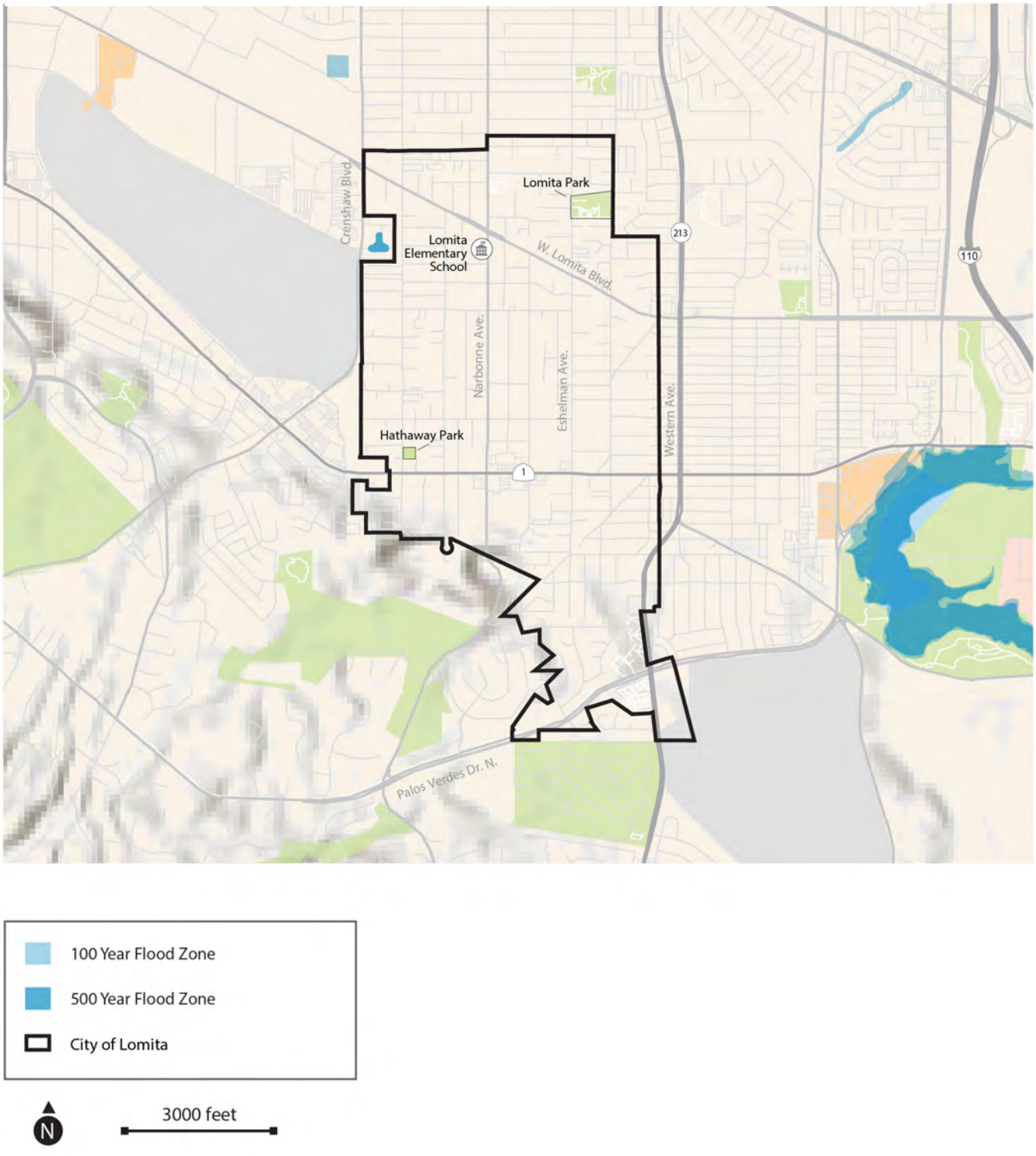
### Where

As shown in Figure S-3, Flood Risk, Lomita is not vulnerable to 100-year or 500-year flood events. However, localized flooding could still occur in isolated pockets of Lomita due to urban flooding from severe weather events.[13] According to the LHMP, storm drain deficiencies are located at Eshelman Avenue/262nd Street/ Appian Way, Pennsylvania Avenue from approximately 251st to 254th Streets, the western terminus of 256th Street, and Lomita Boulevard at Pennsylvania Avenue, which could result in flooding and inundation of private properties. The Tom Rico Recreational Center and Stephenson Center, both located at Lomita Park, are vulnerable to localized flooding hazards resulting from a severe weather event.[14]

Additionally, portions of southern Lomita are subject to flooding due to dam inundation. There are two enclosed water reservoirs in Torrance referred to as the Walteria and Ben Haggot reservoirs. Because of their size, 18 million gallons and 10 million gallons, these reservoirs are considered dams and are therefore under the purview of the California Division of Dam Safety. Each are in satisfactory condition and have a high downstream hazard. These dams' inundation areas primarily cover roadways and not structures in Lomita.[15]

12 City of Lomita 2018.
13 City of Lomita 2018.
14 City of Lomita 2018.
15 California Department of Water Resources. 2019, September. Dams Within Jurisdiction of the State of California.

## Figure S-3: Flood Risk



### Who

People can be vulnerable to flooding due to social isolation and/or physical disabilities leading to difficulty evacuating during a flood event. Additionally, low-income renters can face increased challenges in recovering from flood events because they are less likely to have renter's insurance and can face higher levels of displacement and homelessness if their residence is damaged during a flood event.

### How

The City participates in the National Flood Insurance Program, which makes flood insurance available in communities that enact minimum floodplain management rules consistent with the Code of Federal Regulations Section 60.3. The LHMP includes multiple flooding-related policies and actions that call for improving water infrastructure and streets at various street segments, replacing water pipes to eliminate dead-end pipes, improving water circulation, reducing risk of breaks and leaks, and replacing pipelines built in 1928 or earlier.[16]

## GEOLOGIC HAZARDS

### What

Geologic hazards are natural geologic processes with the ability to impact life, health, or property. Lomita is vulnerable to geologic and seismic hazards such as earthquakes, but is not likely to be susceptible to landslides or liquefaction, as shown in Figure S-4, Landslide and Liquefaction Zones.

Earthquakes are sudden ground-shaking events caused by the release of pressure in the earth. This quick release of pressure poses a safety risk to people and structures due to the unpredictability of magnitude and timing. A 100-year earthquake is a major earthquake event that is calculated to have a 1% chance to occur each year and theoretically occurs every 100 years. Likewise, a 500-year earthquake is one of such a magnitude that it has a 0.2% chance of occurring each year and theoretically occurs every 500 years.

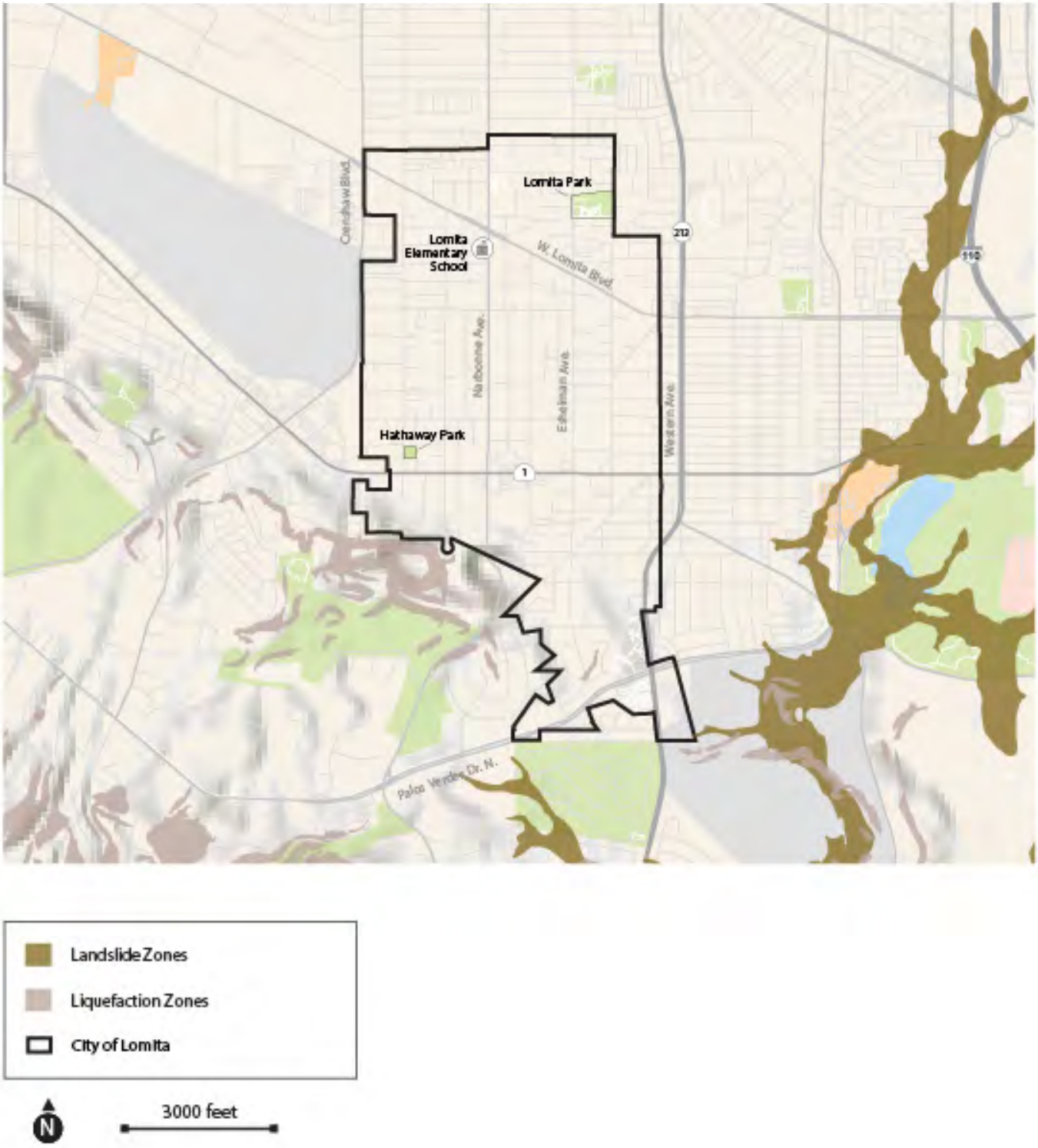
### When

In January 1994, the magnitude 6.7 Northridge Earthquake (thrust fault) produced severe ground motion, causing 57 deaths and 9,253 injuries, and left more than 20,000 people displaced. Scientists have stated that such devastating shaking should be considered the norm near any large thrust earthquake. Recent reports from scientists of the U.S. Geological Survey and the Southern California Earthquake Center say that the Los Angeles area could expect one earthquake every year of magnitude 5.0 or more for the foreseeable future.

The San Andreas Fault is approximately 55 miles northeast of Lomita and is considered the most seismically active fault in the Southern California region. Geologic evidence suggests that the San Andreas Fault has a 50% chance of producing a magnitude 7.5 to 8.5 quake (comparable to the great San Francisco earthquake of 1906) within the next 30 years. Other active faults within 20 miles of Lomita include the Newport–Inglewood Fault and the Palos Verdes Fault. A significant earthquake originating along any of these or other regional faults could cause damage to buildings and infrastructure, as well as injuries and fatalities, in Lomita.[17]

16 City of Lomita 2018.
17 City of Lomita 2018.

Figure S-4: Landslide and Liquefaction Zones



## Where

Active faults are identified by the U.S. Department of Conservation, and a zone around them is prohibited from new developments to prevent repetitive loss of structures and threats to the safety of occupants. The unsafe areas around active faults are regulatory zones referred to as Alquist-Priolo earthquake fault zones. There are no Alquist-Priolo earthquake fault zones within Lomita city limits.

According to the LHMP, Lomita has 12 critical facilities, each of which is at risk from an earthquake (see the Emergency Preparation and Response section below for a map and list of each facility). Due to their unpredictability, sensitivity to seismic hazards is different from many other hazards. Older buildings are more likely to sustain serious damage from earthquakes, because newer buildings were built to meet higher earthquake standards. Of the City owned buildings, two were built before 1970: The Railroad Museum and the gymnasium attached to the Tom Rico Center at Lomita Park. The Railroad Museum was built in 1966 and donated to the City by Mrs. Irene Lewis in 1967. The museum was built at ground level and supported by concrete, making it more earthquake resistant than raised foundations and not in need of retrofits at this time. The gymnasium was built in the 1940s and is a single-story structure about 30 feet in height. This building is in good condition, but the age of the structure makes it more at risk, and future evaluations would be prudent. There are 15 unreinforced masonry buildings within Lomita that have been identified for upgrade in order to meet current requirements.

ALQUIST-PRIOLO EARTHQUAKE FAULT ZONES

The Alquist-Priolo Special Studies Zone Act (1994) defines an active fault as one that has ruptured in the last 11,000 years. The act provides mapping resources for the public to strengthen awareness and prevent unsafe construction in these areas.

UNREINFORCED MASONRY BUILDING

An unreinforced masonry building is a type of building where load-bearing walls, non-load-bearing walls, or other structures, such as chimneys, are made of brick, cinderblock, tiles, adobe, or other masonry material that is not braced by reinforcing material, such as rebar in concrete or cinderblock. These buildings were banned in California after the 1933 Long Beach Earthquake. Unreinforced masonry buildings are the most at-risk during an earthquake hazard.

## Who

No populations are specifically more at risk because of an earthquake, but low-income households may be more likely to live in older and retrofitted homes.

## How

The LHMP includes earthquake action items to improve internal facility non-structural resistances to damage and injury due to earthquakes, and action items to work with property owners of unreinforced masonry structures to bring these buildings into compliance with existing building codes. This would require the property owner to hire a structural engineer to evaluate buildings and design retrofits to bring the structure up to code, then to hire a contractor to complete the work. The Community and Economic Development Department was identified in the LHMP to support the property owners. Measures for new development are addressed in the building code. Lomita has adopted the 2019 California Building Code, as amended by Los Angeles County.

## Peakload Water Requirements

Water is a necessary utility which is important to discuss in the context of earthquakes due to the potential for the loss of connections across long-distance pipelines and infrastructure. The City of Lomita's current water demand is 2,070 acre feet per year (which is equal to an average day demand of 1.85 million gallons per day).

18 City of Lomita. 2021, June. 2020 Urban Water Management Plan. https://2z9y8z223mzgrqwntrujrw16-wpengine.netdna-ssl.com/wp-content/uploads/2021/06/Lomita-FINAL-2020-UWMP-June-2021.pdf

19 Hall, A., N. Berg, and K. Reich. 2018. Los Angeles Summary Report. California's Fourth Climate Change Assessment. University of California, Los Angeles. Publication number: SUM-CCCA4-2018-007.

Future water demands are expected to stay relatively steady due to Lomita's built out nature, the water use efficiency measures being put in place, and the potential for recycled water.[18]

Lomita's existing water supply comes from groundwater and imported water. As of 2019 the City has been using only imported water because the groundwater source has had benzene detected in it. The average amount of water imported annually in the last five years is 1,814 acre-feet. The City has two imported water connections which have capacities of 1,800 gallons per minute and 3,350 gallons per minute. The City also has the rights to extract 1,352 acre-feet of groundwater annually from the West Coast Groundwater Basin. With climate change projected to increase the frequency and severity of droughts, it is likely that water supplied by these sources will be reduced.[19] That being said, the Water Replenishment District has injection wells which work to replenish groundwater supply for the area. Alternate water sources are discussed in the Urban Water Management Plan, including the potential use of greywater systems and desalinateed seawater.

In the event of a loss of water sources, Lomita has a storage capacity of 5.4 million gallons within two reservoirs, which would supply potable water for approximately 3 days of regular use. The Cypress Reservoir is located next to the City's water well and has a capacity of 5.3 million gallons. The Harbor Hills Reservoir is an elevated steel tank and has a 100,000-gallon capacity. Lomita also has an emergency connection with the City of Los Angeles and two emergency connections with the City of Torrance.[20]

In regard to water quality, the City is moving forward with planned upgrades to the Cypress Water Production Facility. As of 2019, benzene was detected in the groundwater, and this upgrade will make the facility equipped with the industry standard for removing benzene. The City has prioritized and expedited these upgrades, which upon completion will allow the City to return to normal operations. The City and Lomita Water have worked to educate the public on benzene and how it is being addressed through a comprehensive webpage.[21] The project will help to ensure that the City can provide safe, clean water to residents, even in times of severe drought.

## HAZARDOUS MATERIALS

### What

Hazardous materials are substances that can cause death, serious illness, or hazard to human health or the environment when not properly treated, stored, transported, or disposed of. Many household substances are considered hazardous, including gasoline, refrigerants, paint, and some gardening supplies. Nearly all households and businesses have some amount of hazardous waste. Hazardous waste is hazardous material that no longer has practical use but has not yet been properly disposed of. Certain businesses, such as gas stations, auto repair shops, and dry cleaners, generate larger amounts of hazardous waste than other types of businesses. Hospitals, clinics, and laboratories also generate medical waste, which can be hazardous. The pollution of water from various sources can also create water which is hazardous to consume.

The Resource Conservation and Recovery Act (RCRA) is a Federal law that was created to regulate hazardous waste to protect human health, conserve resources, and reduce or eliminate hazardous waste generation. RCRA regulates hazardous waste from cradle-to-grave. Large Quantity Generators (LQGs) are regulated through RCRA because they generate more than 1,000 kilograms of hazardous waste per month or 1 kilogram of acutely hazardous waste per month.

CRADLE-TO-GRAVE

A management approach that regulates generation, transportation, treatment, storage, and disposal.

20 City of Lomita. 2021, June. 2020 Urban Water Management Plan. https://2z9y8z223mzgrqwntrujrw16-wpengine.netdna-ssl.com/wp-content/uploads/2021/06/Lomita-FINAL-2020-UWMP-June-2021.pdf
21 Lomita Water. 2021. Benzene. https://www.lomitawater.com/education/benzene/
22 California Department of Toxic Substances. n.d. "Generators." Accessed March 17, 2021. https://dtsc.ca.gov/generators/.
23 EPA. 2020. "Resource Conservation and Recovery Act (RCRA) and Federal Facilities." December 8, 2020. Accessed March 17, 2021. https://www.epa.gov/enforcement/resource-conservation-and-recovery-act-rcra-and-federal-facilities.

LQGs must comply with certain State-specified requirements regarding recordkeeping, reporting, labeling, exporting, and containers.[22] Small Quantity Generators (SQGs) generate more than 100 kilograms but less than 1,000 kilograms of hazardous waste and are also regulated through RCRA. Transporters of RCRA-regulated waste are also regulated on their labeling, container standards, and recordkeeping. Lastly, treatment, storage, and disposal facilities (TSDs) must comply with recordkeeping, reporting, permitting, and other technical standards.[23]

### Where

Hazardous materials can potentially be found anywhere as a result of improper disposal or storage; however, sites with large concentrations of hazardous materials are catalogued by EnviroStor. EnviroStor is a data management program operated by the Department of Toxic Substances Control that is used to monitor, investigate, permit, and clean up sites with known contaminants. Lomita does not have any sites listed by EnviroStor that contain hazardous materials requiring cleanup.

Although Lomita does not contain any cleanup sites, it does contain active SQGs, LQGs, TSDs, and a transporter. SQGs are most concentrated along major roadways including Lomita Boulevard, Pacific Coast Highway, Narbonne Avenue, and Palos Verdes Drive. The three LQGs are spread across Lomita. The transporter site is located on Walnut Street near Pacific Coast Highway. Northwestern Lomita contains the two TSD sites.

Lomita detected benzene in the groundwater at levels exceeding the State's standards. In 2018 benzene was detected but at levels below State standards. Groundwater had been the main source of water for the City, and the City has been importing water since then. The planned upgrades to the Cypress Water Production Facility will allow a return to normal operations.

### Who

There are a number of SQGs, three LQGs, two TSDs, and one transporter of hazardous waste in Lomita. There are no hazardous waste cleanup sites in Lomita. **Figure S-5, Hazardous Waste Sites,** shows Lomita's SQGs, LQGs, TSDs, and transporter, as well as active hazardous waste cleanup sites within approximately 1 mile of Lomita city limits.

### How

The LHMP[24] includes an earthquake action item that would improve internal facility non-structural resistances to damage and injury due to earthquakes, part of which includes a note that hazardous material storage should be secured. The State and Federal governments provide additional regulation of hazardous waste storage and transportation.

The City also addresses household hazardous waste through a collaboration with Los Angeles County. Annual or bi-annual household hazardous waste drop offs are allowed at City Hall. This is promoted through the Lomita e-newsletter and bulletin. The nearest permanent hazardous waste disposal is operated by LA County and is found approximately 3 miles south of the City at the Gaffey Street SAFE Collection Center.

24 City of Lomita 2018.

## Figure S-5: Hazardous Waste Cleanup Sites

City of Lomita
Large Quantity Generators (LQG)
Small Quantity Generators (SQGs)
Treatment, storage, and disposal facilities (TSDs)
Transporter
Other Hazardous Waste Sites
Active Clean Up Sites
Inactive Sites

N

3000 feet

Source:
United States Environmental Protection Agency. (2021, February). Geospatial Data Download Service. Retrieved from https://www.epa.gov/frs/geospatial-data-download-service.

## WILDFIRES

### What

Wildfires are most commonly caused by lightning or humans via electrical equipment and vehicles, and often start unnoticed. They are known to spread more quickly on dry, windy days and move more easily in an uphill direction and in areas with higher-density vegetation. Wildfires are a natural and important part of the ecosystem, but can become more intense and dangerous as a result of climate change and poor land management.

### When

Lomita is an almost completely developed community, and the remaining vacant land is limited to scattered parcels. Fires are not likely to occur in Lomita due to its largely urban and developed landscape. However, there is potential for wildfires to occur in nearby fire hazard severity zones, such as in the City of Rancho Palos Verdes, and spill into city limits[25] (see Figure S-6, Fire Hazard Severity Zones). Climate change projections indicate that wildfire may increase in Southern California. Approximately 80% of wildfires occur in the summer and fall, with one-quarter of annual wildfires occurring during Santa Ana wind events. Climate change is likely to intensify the fall fire season by extending the dry season further into Santa Ana wind season.[26]

### Where

There are no fire hazard areas located within city limits. Regardless, wildfires can start outside and spread into Lomita, or can create dangerous air pollution by blowing ash into Lomita. The southeast portion of Lomita is located adjacent to a moderate fire hazard severity zone, and the southwest portion of Lomita is located approximately 1 mile from moderate, high, and very high fire hazard severity zones (see Figure S-6). There are no State Responsibility Areas within or near Lomita. Historically, only two wildfires have gotten within a half-mile of the southern edge of Lomita, and none have crossed city limits.

STATE RESPONSIBILITY AREAS

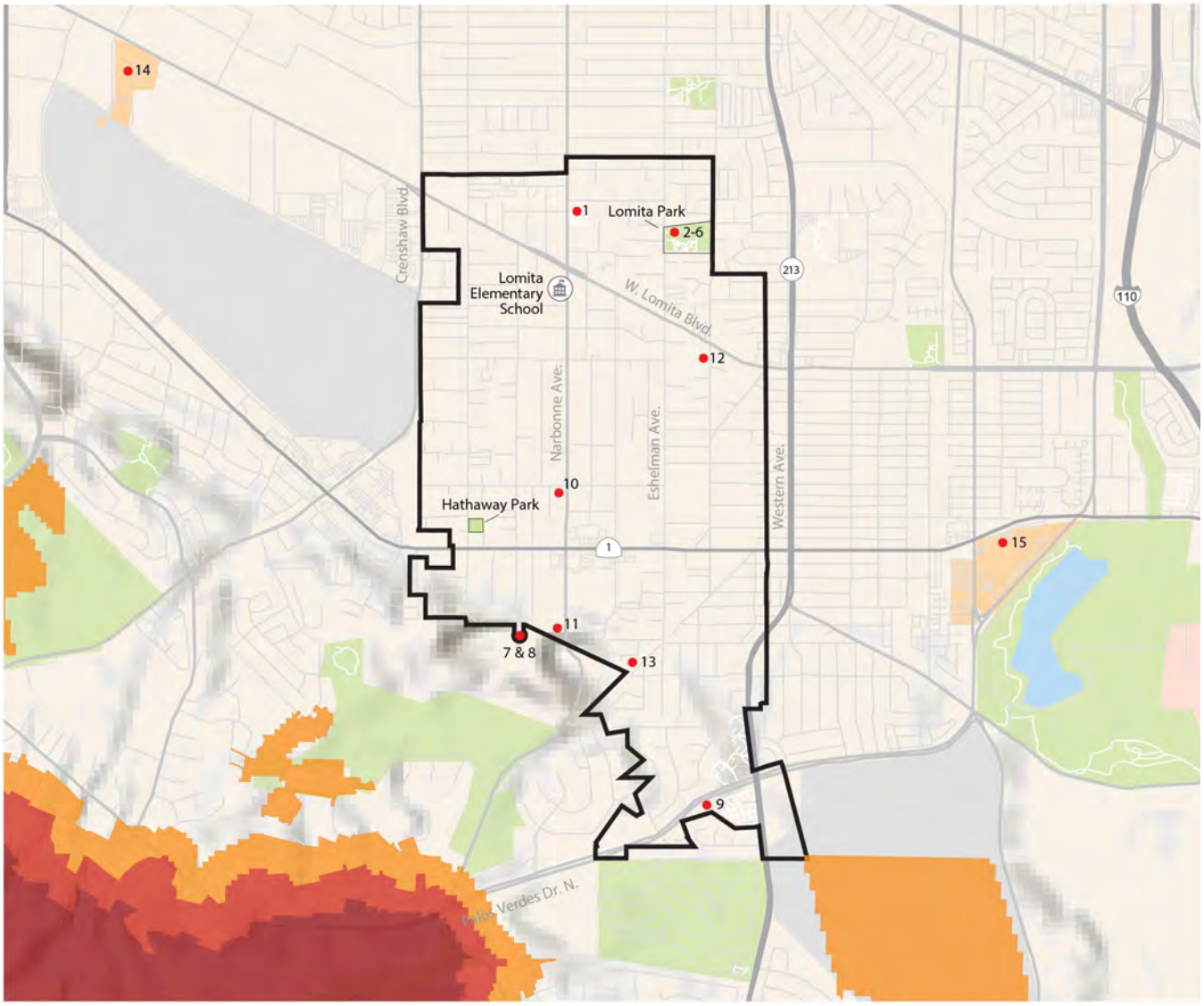
The State Responsibility Area is where CAL FIRE has a legal responsibility to provide fire protection.

### Who

Similar to flooding, people can be vulnerable to wildfire due to social isolation and/or physical disabilities that lead to difficulty evacuating. People with pre-existing health conditions, such as asthma, are more sensitive to hazardous air. Additionally, households without access to a car can face difficulty getting groceries or meeting daily needs during hazardous air events.

25 City of Lomita 2018.
26 OPR (Governor's Office of Planning and Research). 2019. California's Fourth Climate Change Assessment. Los Angeles Region Report. Accessed December 30, 2020. https://www.energy.ca.gov/sites/default/files/2019-11/Reg%20Report-%20SUM-CCCA4-2018-007%20LosAngeles_ADA.pdf.

## Figure S-6: Fire Hazard Severity Zones




Source: CAL FIRE, Office of the State Marshal, (2020). Fire Hazard Severity Zones Maps. Retrieved December 20, 2020, from https://osfm.fire.ca.gov/divisions/wildfire-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/

### How

Planning for evacuation and creating defensible spaces in new and existing developments are key to mitigating the risk of wildfire. The City takes part in the HMGP, which helps states and local governments implement long-term hazard mitigation measures for natural hazards by providing federal funding following a federal disaster declaration. The HMGP applies to projects that would retrofit structures to minimize damage from wildfires, among other natural hazards, and that would plant fire-resistant vegetation in potential wildland fire areas. The LHMP does not have mitigation measures directly for wildfire mitigation because Lomita is not located in a fire hazard severity zone; however, mitigation measures such as protecting power lines and infrastructure from potential windstorm damages indirectly prevent potential urban fires from occurring. The City has adopted the California Fire Code as amended by Los Angeles County, which regulates fuel modification and defensible space regulations. Lomita also regulates address signage on homes, which is an aspect of fire and emergency response. The City currently allows address nameplates to a certain size, although the municipal code does not specify the location of these or require them. Vegetation clearance maintenance along roadways is another aspect that impacts fire mitigation, evacuation, and emergency response. The roadway clearance is under the jurisdiction of the road owner, which in most cases is the City of Lomita, but also includes Caltrans for Pacific Coast Highway and Western Avenue, which are designated state highways. Lomita does not maintain any fuel breaks within city limits.

The City's actions are important, but many wildfire risks come from outside city limits, making other municipal efforts noteworthy for the safety of Lomita's residents. Under extreme wind and drought conditions, fire can quickly travel through jurisdictions, across open spaces, riparian corridors, structures, and large lot residential tracts of land. One way that communities address wildfire is through the formation of fire safe councils; however, there are no fire safe councils within 30 miles of Lomita. Communities also develop Community Wildfire Protection Plans to mitigate fire risk and become competitive for grant funding. Fires originating from the City of Rolling Hills Estates are the most direct fire risk to Lomita, but no Community Wildfire Protection Plan has been developed for Rolling Hills Estates. The closest city to complete a Community Wildfire Protection Plan was the City of Rolling Hills in 2020. This plan prioritizes fire mitigation, community preparedness, and evacuation strategies for Rolling Hills, and these efforts can benefit Lomita by reducing nearby fire risk which could, if not contained, spread fire into the adjacent Rolling Hills Estates and then into Lomita's city limits.[27]

## EMERGENCY PREPARATION AND RESPONSE

Emergency preparation and response are important components in ensuring residents are ready for hazards and first responders can adequately serve residents in the event of a hazard. The City has an Emergency Operations Plan which informed this element and acts as an extension to the State of California Emergency Plan and the Los Angeles County Operation Area Emergency Operations Plan.[28]

### Preparedness

The Los Angeles County Fire Department provides fire response services in Lomita. The Los Angeles County Fire Department regularly visits schools and provides community-level response education through its Community Emergency Response Team (CERT) training program. CERT programs educate volunteers about disaster preparedness and basic response skills, such as fire safety and medical response.

27 City of Rolling Hills. (2020, July). Community Wildfire Protection Plan. https://www.rolling-hills.org/CWPP_final_2020-09-10_v2020.1.pdf
28 City of Lomita. (2017, August 23rd). Emergency Operations Plan. http://www.lomita.com/cityhall/emergency_preparedness/EOP-Basic-Plan-2017.pdf
29 Lomita, California, Municipal Code Title 8, Chapter 20 § 170 (2016).

## Response

The Los Angeles County Fire Department and Los Angeles County Sherriff Department respond to small- and large-scale hazard events in Lomita. Currently, the City's response capacity meets the needs of the community; however, hard-to-reach populations with functional and medical needs still face challenges evacuating. Regarding mutual aid and coordination, the City of Lomita is located within OES Mutual Aid Region I, and the OES Southern Administrative Region. During local emergencies, mutual aid is requested by the Incident Commander. The City of Lomita's Emergency Operation Plan includes recommended National Incident Management System and Standardized Emergency Management System trainings, which the City of Lomita bases its training decisions on for designated emergency personnel. Another important aspect of emergency response includes having visible and legible addresses present on residences, which allows emergency personnel to respond quickly to calls. The City has amended the California Fire Code to create legible and visible address requirements, which vary in required height dependent upon the distance of the address signage from the street or road fronting the property.[29]

### EMERGENCY RESPONSE FACILITIES

Emergency response facilities are those activated during an emergency and used to respond to the hazard. The City contracts with the Los Angeles County Fire Department for fire protection and other fire-related services. There is one fire station, Fire Station No. 6, located at 25517 Narbonne Avenue, in Lomita. This fire station is located on the southwestern side of Lomita, which is near the fire hazard severity zones located to the southwest, outside of city limits.

### CRITICAL FACILITIES

Critical facilities are places essential to the function of the City or public buildings that can be used to gather people and equipment during hazard response and recovery. According to the LHMP, there are 12 critical and essential facilities that are vulnerable to hazards, as shown in Figure S-7, Critical Facilities.[30]

### NON-CRITICAL PUBLIC FACILITIES

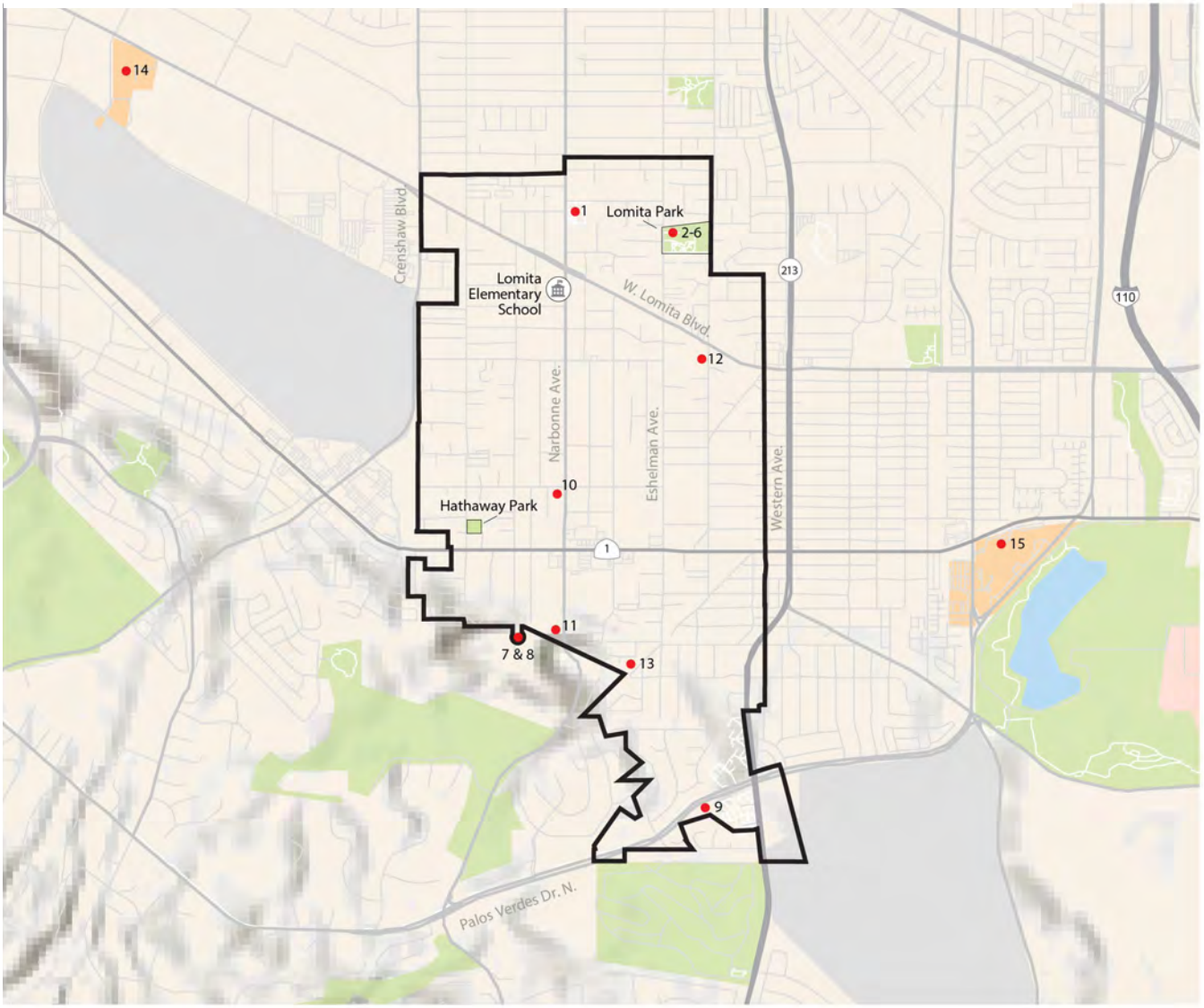
Non-critical public facilities are those that can be used for hazard recovery to gather resources, distribute information, or serve as shelters. These are generally flexible facilities that can be activated and would likely not all be used at once during a hazard event. Non-critical facilities can also serve as cooling facilities that provide air condition during extreme heat events. Some non-critical public facilities include Lomita's three schools and its public library.

### EVACUATION ROUTES

In the event of an extreme fire, flood, or other circumstances, evacuation may be necessary. To preserve the lives of Lomita residents, it is important to ensure that the routes used for evacuation are unobstructed and in good condition. Evacuation routes in Lomita include Pacific Coast Highway, Western Avenue, Narbonne Avenue, Lomita Boulevard, and Crenshaw Boulevard, as shown in Figure S-8, Evacuation Routes. These evacuation routes are outside of flood, fire, landslide and liquefaction hazard areas in the City, and different routes can be activated as necessary to avoid hazards outside the City.

30 City of Lomita 2018

## Figure S-7: Critical Facilities

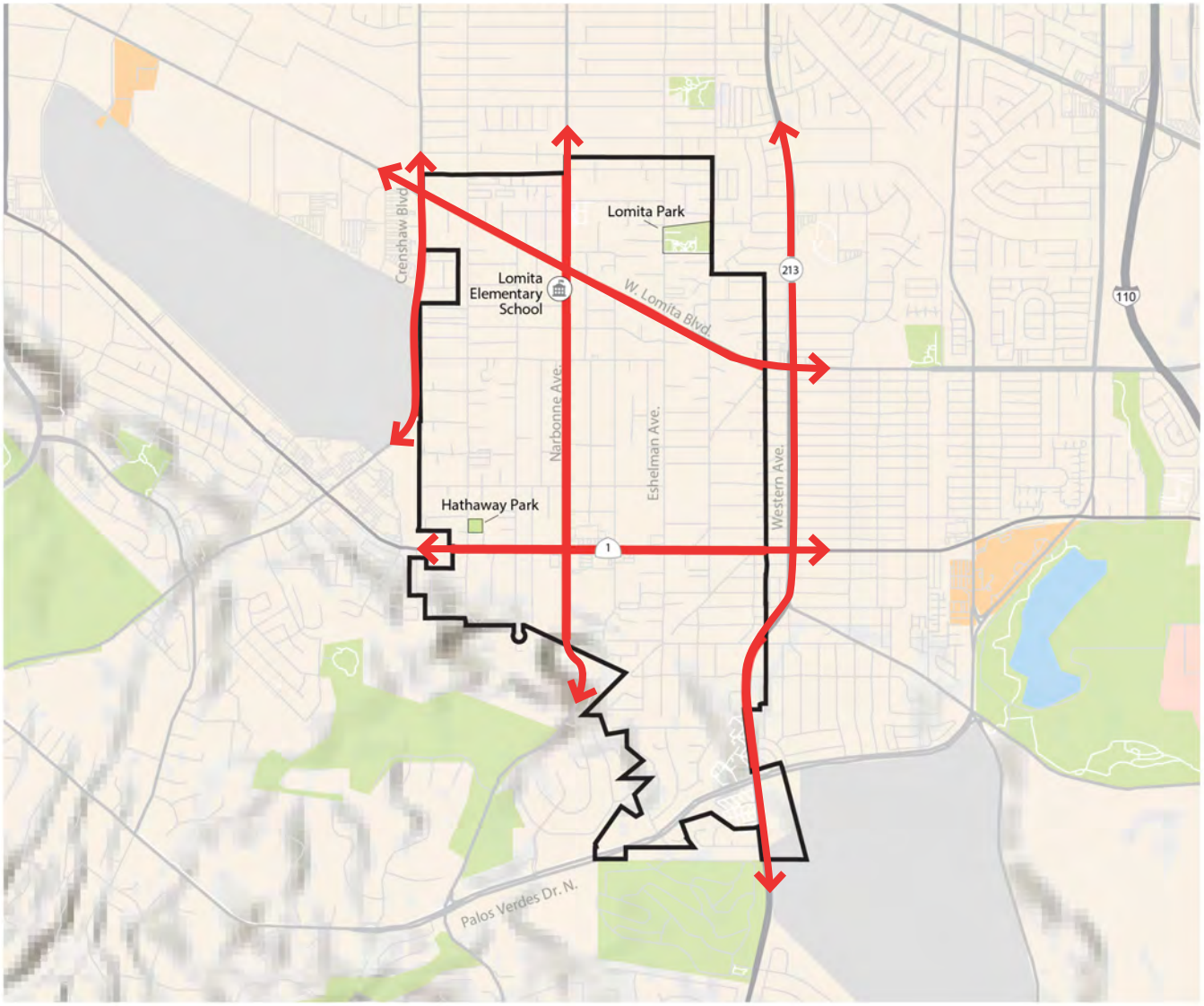



Source: City of Lomita. 2018b. Hazard Mitigation Plan (Final Plan). Approved August 18, 2018. Accessed December 20, 2020. http://www.lomita.com/cityhall/emergency_preparedness/Lomita-Hazmit- Plan-12-18-18.pdf.

These facilities consist of the following, with a corresponding number on **Figure S-7**:

1. City Hall
2. Lomita Park's Tom Rico Recreation Center
3. Lomita Park's Stephenson Center
4. Lomita Water Maintenance
5. Public Works Building
6. Los Angeles County Public Works Yard
7. Cypress Water Production Facility
8. Well Number 5
9. Harbor Hills Elevated Reservoir
10. Los Angeles County Fire Department – Fire Station Number 6
11. Los Angeles County Sheriff Department (Lomita Station)
12. Water Pump Station
13. Water Pump Station
14. Torrance Memorial Medical Center
15. Kaiser Permanente Hospital and Medical Center

## Figure S-8: Evacuation Routes




Source: City of Lomita. 2018b. Hazard Mitigation Plan (Final Plan). Approved August 18, 2018. Accessed December 20, 2020. http://www.lomita.com/cityhall/emergency_preparedness/Lomita-Hazmit- Plan-12-18-18.pdf.

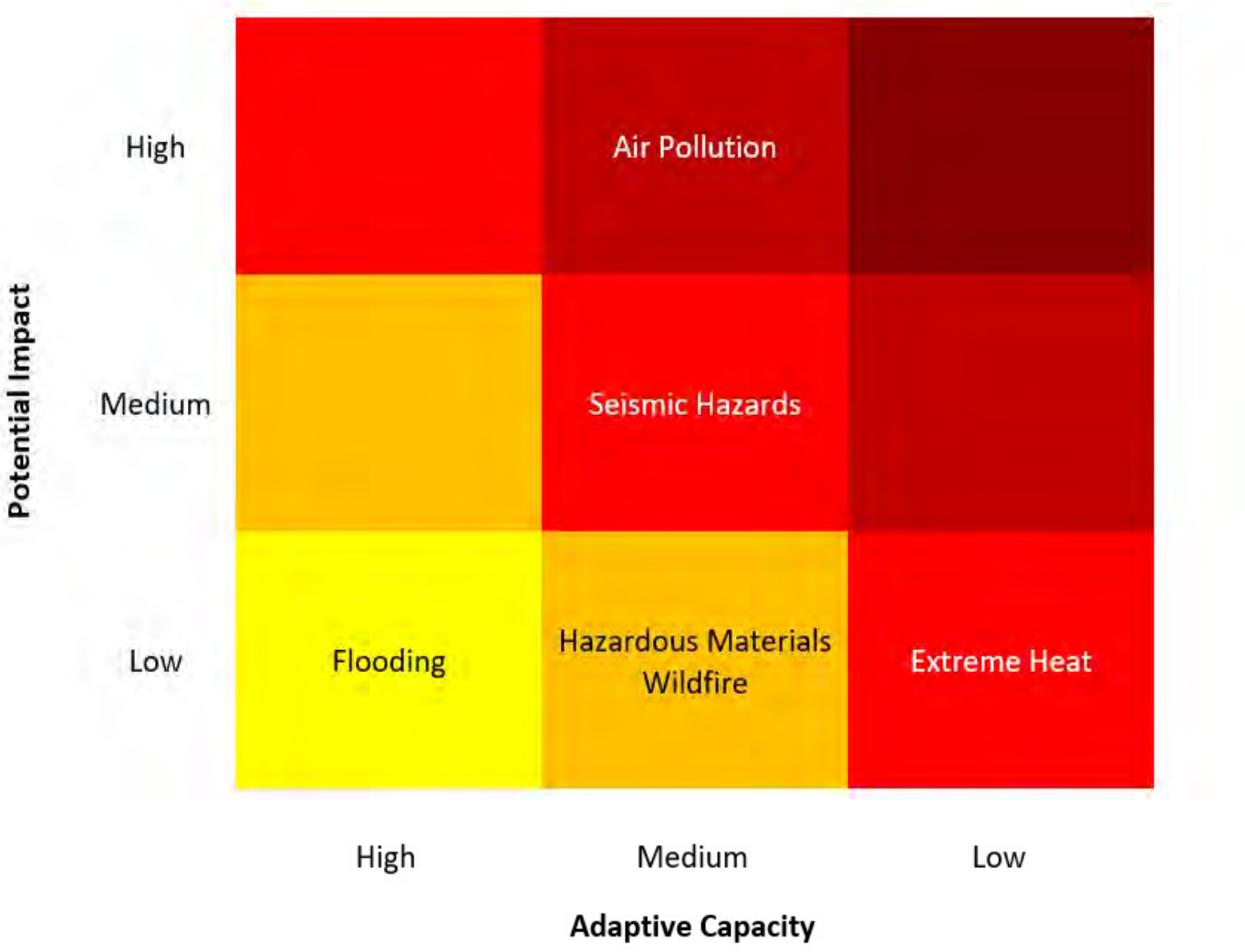
## FINDINGS

Based on the above analysis of each hazard, Lomita is most at risk from air pollution, extreme heat, and seismic hazards (see Figure S-9). The risk level for each hazard was determined by looking at the potential impact for each hazard in the next 20 years (high, medium, low) and the City's current adaptive capacity (high, medium, low). The potential impact is determined by how likely a hazard is to occur and how deadly and/or damaging it could be. This is generally assessed by whether there are hazard zones in or near a community (such as a fire hazard or flood zone), if there are large populations or important facilities in those zones, the historic impact of that hazard, and/or the potential role of climate change. The adaptative capacity is assessed by how well the public is educated and prepared for a hazard, if there are a high number of vulnerable people, the emergency alert and evacuation capacity, and if important facilities (including homes) meet hazard reduction standards through building materials and structural requirements.

ADAPTIVE CAPACITY

Adaptive capacity is the City's current capacity to respond to a hazard. This is determined by how well the City's plans and programs mitigate or prepare for a hazard.

Figure S-9: Hazard Risk



## Air Pollution

Residents of Lomita are exposed to chronic air pollution on a daily basis from adjacent freeways, and could be exposed to hazardous smoke events from wildfire in nearby wildfire risk areas. Additionally, the high proportion of people who walk, bike, or take the bus to work are more exposed to air pollution than the average resident. The City does not currently have a comprehensive urban forestry plan or air pollution reduction plan to adequately mitigate air pollution in Lomita.

## Extreme Heat

Extreme heat is potentially the deadliest hazard for Lomita, and heat waves are projected to happen more often and last longer as a result of climate change. Due to its proximity to the ocean, Lomita does not experience extreme heat to the same extent as inland communities, but in areas of Lomita with more paved surfaces and fewer trees, the effects of extreme heat can be worse because the urban environment cannot cool off at night. Lomita does not currently have designated cooling centers or an urban forestry plan to help reduce the risk of heat-related illness.

## Seismic Hazards

Similar to many Southern California communities, an earthquake could occur in Lomita at any time. The city-owned Tom Rico Center Gymnasium could pose risk in the event of a seismic hazard due to its age. Additionally, 215 buildings in Lomita were built before 1930.

## Wildfire

Although there are no wildfire hazard zones in Lomita, Lomita is adjacent to significant wildfire risk areas in Ranchos Palos Verdes. Historic wildfires have encroached on Lomita's western and southern boundaries, and embers could potentially set fire to buildings in Lomita. Lomita does not have defensible space or other fire safe building standards above what is required by the State, and a significant number of older buildings do not meet the current California Building Code.

3

# GOALS, POLICIES, AND ACTIONS

# Goals, Policies, and Actions

## Goal 1: A built environment that protects against extreme heat and air pollution.

### Policy 1.1: Improve indoor air quality and urban cooling in homes near major roads.

**Action 1.1a:** Create a clean air checklist for new development of sensitive land uses. This checklist should include landscaping, ventilation systems, double-paned windows, setbacks, and barriers.

**Action 1.1b:** Consider applying for grant funding to install air conditioning with HEPA filters in homes within 1000 feet of a major road for low-income households.

**Action 1.1c:** Continue current city efforts to repair and rehabilitate substandard housing for lower-income households, including programs and grants to weatherize houses for extreme heat and air pollution.

### Policy 1.2: Reduce air pollution from mobile sources.

**Action 1.2a:** Amend the zoning code to provide incentives to increase the number of required electric vehicle charging stations associated with a development. Identify potential locations for public EV charging in larger parking lots.

**Action 1.2b:** Work with local non-profits and public agencies to advertise programs that provide sustainable cars and slow-speed vehicles (e-bikes, e-scooter and neighborhood electric vehicles) with an emphasis for low-income households.

**Action 1.2c:** Promote and enforce the use of City-designated truck routes to limit the impact of truck ingress and egress in Lomita through the use of signage and additional monitoring in targeted issue areas.Ensure that pedestrian walkways are unobscured and well maintained through planning and code enforcement efforts.

### Policy 1.3: Promote a healthy urban forest to mitigate air pollution and extreme heat.

**Action 1.3a:** Adopt a tree species guide that prioritizes trees based on having low water needs, high canopy coverage, and adaptability to climate change and future environmental conditions.

**Action 1.3b:** Maintain no more than 5% of one species, 10% of one genus, and 20% of one family in the City tree inventory.

**Action 1.3c:** Develop tree-protection and heritage tree guidelines to encourage developers, residents, and businesses to preserve and maintain healthy trees on private property.

**Action 1.3d:** Encourage a public/private partnership with local businesses, religious organizations, community groups, and neighborhood associations to establish a free private property tree program that annually distributes trees to City residents and small businesses and prioritizes the distribution of trees to low-income households.

**Action 1.3e:** Update the landscape ordinance to increase the number of shade trees in surface parking lots for all new developments.

**Action 1.3f:** Plant and maintain shade trees along all City streets. Prioritize tree planting based on the existing tree canopy and the population's vulnerability to extreme heat. Where possible, integrate shade trees with bike and pedestrian infrastructure.

### Policy 1.4: Adopt policies and standards for the built environment that reduce the urban heat island effect.

**Action 1.4a:** Adopt cool pavement standards that incentivize the use of materials with increased solar reflectance in streets and parking lots.

**Action 1.4b:** Encourage compliance with the Green Building Standards Code for use of cool roof materials and green roofs.

## Goal 2: A city designed to minimize risks from hazards.

### Policy 2.1: Seismic retrofit essential facilities to minimize damage in the event of seismic or geologic hazards.

**Action 2.1a:** Prioritize the seismic retrofits of critical facilities that are utilized in hazard response and recovery.

**Action 2.1b:** Coordinate with relevant utility service providers to develop a plan for temporary bypasses for all major utility systems (water, sewer, gas) in accordance with anticipated seismic event damage, as identified in the Lomita Hazard Mitigation Plan.

### Policy 2.2: Encourage voluntary and mandatory participation in seismic retrofits to improve the seismic safety of all housing, while ensuring that structural improvements do not lead to displacement.

**Action 2.2a:** Require seismic retrofits for major renovations in accordance with Historic and Building Code provisions.

**Action 2.2b:** Require the retrofitting of unreinforced masonry structures to minimize damage in the event of seismic or geologic hazards.

### Policy 2.3: Continue to require appropriate seismic and soil studies to reduce risk for new buildings and infrastructure.

**Action 2.3a:** Continue to require a preliminary soil report and a report of satisfactory placement of fill prepared by a licensed civil engineer for all buildings and structures supported on fill.

**Action 2.3b:** Continue to require a preliminary report for all buildings and structures supported on natural ground unless the foundations have been designed in accordance with the Building Code.

**Action 2.3c:** Continue to require soil reports and implement recommendations for projects in identified areas where liquefaction or other soil issues exist.

### Policy 2.4: Maximize fire resistance of existing and planned development and infrastructure.

**Action 2.4a:** Identify areas vulnerable to fire due to inadequate water supply for firefighting and implement improvements (e.g., expansion of water supply, storage hydrants).

**Action 2.4b:** Monitor changes in State and county fire, building, and residential codes and adopt changes and modifications as needed.

**Action 2.4c:** Expand code enforcement activities to reduce risk of fire related to unsafe structures or hazardous conditions related to vegetation or outdoor storage.

### Policy 2.5: Minimize the risk of safety hazards related to the operation of the Torrance Municipal Airport.

**Action 2.5a:** Ensure that land use decisions for development within the airport influence area and runway protection zone are consistent with the FAA standards contained within the Los Angeles County Airport Land Use Plan.

## Goal 3: A city prepared for disasters.

### Policy 3.1: Conduct inclusive hazard preparation and education.

**Action 3.1a:** Work with local schools to create age-appropriate preparedness classes.

**Action 3.1b:** Work with local places of worship and local non-profits to create disaster kits for lower-income households and vulnerable populations. This should include both disaster supplies and guidance on how to collect and store important documents.

**Action 3.1c:** Regularly meet with community leaders that represent vulnerable populations, including seniors, to maintain continuous two-way communication. This should include surveys and other needs assessments to refine notification and response policies.

**Action 3.1d:** Use the emergency alert systems and other standard City communication to alert the public when local air quality reaches "Very Unhealthy" levels or when local air temperature exceeds 100°F.

**Action 3.1e:** Review and update the City's Hazard Mitigation Plan every five years.

### Policy 3.2: Engage the broader community to identify and train emergency response volunteers.

**Action 3.2a:** Coordinate with the fire department to assist in the recruitment and training of neighborhood-based emergency response team volunteers such as Community Emergency Response Teams (CERTs).

**Action 3.2b:** Partner with local organizations to recruit a culturally and linguistically diverse range of CERT volunteers. Ensure CERT recruiting includes a broad range of community members and leaders.

**Action 3.2c:** Convene and regularly train neighborhood-based emergency response teams (e.g., CERTs), incorporating climate change response and recovery.

### Policy 3.3: Evaluate and improve capacity of stormwater infrastructure for high-intensity rainfall events.

**Action 3.3a:** Identify streets and intersections that flood regularly and are ideal candidates for bioswales.

**Action 3.3b:** Develop a green streets program to support a sustainable approach to stormwater, drainage, groundwater recharge, and landscaping and incorporate green streets standards and guidelines in all streetscape improvements.

### Policy 3.4: Regulate the use, transport, and disposal of hazardous materials.

**Action 3.4a:** Restrict transport of hazardous materials within Lomita to routes designated for such transport.

**Action 3.4b:** When appropriate, require new development to prepare a hazardous materials inventory and/or prepare Phase I or Phase II hazardous materials studies, including any required cleanup measures.

**Action 3.4c:** Require new development that handles toxic, flammable, or explosive materials in such quantities that would, if released or ignited, constitute a significant risk to adjacent human populations or development to conform to the applicable State or Federal materials handling and emergency response plans.

**Action 3.4d:** Educate the public on household hazardous wastes and the proper methods and locations of disposal.

### Policy 3.5: Site and design public facilities to increase resilience.

**Action 3.5a:** Continue to design new critical facilities to minimize potential flood and fire damage. Such facilities include those that provide emergency response like hospitals, fire stations, police stations, civil defense headquarters, utility lifelines, and ambulance services. Such facilities also include those that do not provide emergency response but attract large numbers of people, such as schools, theaters, and other public assembly facilities with capacities greater than 100 people.

**Action 3.5b:** Install generators on selected facilities to ensure continuous power for use at shelters, Lomita Park, and/or alternate seats of government.

**Action 3.5c:** Install refrigerators at resilience centers, such as existing cooling centers and emergency shelter locations, to provide storage for medication in black out or other hazard events.

**Action 3.5d:** Perform an audit on community resilience centers to identify deficiencies in Americans with Disabilities Act compliance, availability of contactless water fountains, and appropriate earthquake retrofits.

**Action 3.5e:** Work with local organizations to distribute food and pop-up food pantries at resilience centers during hazard events.

**Action 3.5f:** Include information on regional assistance programs at resilience hubs in all appropriate languages prior to a hazard event.

## Goal 4: Emergency response designed to serve a range of community needs.

### Policy 4.1: Maintain participation in local, regional, State, and national mutual aid systems and regional trainings to ensure that appropriate resources are available for response and recovery during and following a disaster.

**Action 4.1a:** Conduct annual training sessions using adopted emergency management systems. Coordinate with other jurisdictions to execute a variety of exercises to test operational and emergency plans.

**Action 4.1b:** Train and conduct mock exercises with first responders in hazardous materials response field operations and decontamination.

**Action 4.1c:** Work with CAL FIRE and other regional agencies to regularly update the existing wildfire hazard zones and evacuation routes mapping using geographic information system.

**Action 4.1d:** Work with CAL FIRE and other regional agencies to develop appropriate improvements needed for fire suppression operations.

### Policy 4.2: Include in emergency response procedures provisions for vulnerable populations and neighborhoods with low rates of car ownership.

**Action 4.2a:** Develop a voluntary vulnerable population registry and subsequent priority list to help responders better provide services and meet the needs of those most in need.

**Action 4.2b:** Coordinate a Know Your Neighbor Program where community leaders and neighbors provide resources and check in on vulnerable populations during hazard events where people shelter at home.

### Policy 4.3: Prioritize roadway Capital Improvement Projects that function as evacuation routes.

**Action 4.3a:** Maintain emergency evacuation routes. Ensure that street widths, paving, and grades meet the requirements of the State Fire Code and the Los Angeles County Consolidated Fire Codes. Work with the City's geographic information system (GIS) mapping services to identify any residential areas that do not have at least two emergency evacuation routes.

**Action 4.3b:** In coordination with Southern California Edison, create and implement a plan that identifies important traffic signals along evacuation routes to connect to backup power sources in the event of power failure.

### Policy 4.4: Ensure the Emergency Operations Center (EOC) has adequate capacity to respond to hazard events.

**Action 4.4a:** Periodically review technology used to support the EOC to ensure systems are updated and effective, including City geographic information system.

**Action 4.4b:** Update EOC equipment and supplies as necessary to ensure effectiveness.

**Action 4.4c:** Continue EOC training and exercise plan for City staff with EOC responsibilities, and cross train City staff at various EOC positions.

**Action 4.4d:** Expand staff training by conducting regularly scheduled online EOC training for EOC staff. Include extended training formats as applicable.

## Goal 5: A city that builds back stronger.

### Policy 5.1: Develop post-disaster recovery plan for critical assets and roads.

**Action 5.1a:** Develop measurable targets for post-disaster restoration of critical infrastructure including water,
sewer, electricity, gas, communications, and transportation systems.

**Action 5.1b:** Identify resilience hubs throughout Lomita to serve as aid and food distribution centers after a disaster.

### Policy 5.2: Support the efficient and flexible rebuilding of private property after a hazard event.

**Action 5.2a:** Adopt emergency land use procedures that address displacement and redevelopment of properties that are severely damaged as a result of a major earthquake or catastrophic event.

**Action 5.2b:** Create streamlined post-disaster recovery standards to facilitate efficient permit processing for homeowners and businesses that need to rebuild after a disaster.

### Policy 5.3: Support post-disaster strategies that prioritize the needs of vulnerable populations.

**Action 5.3a:** Adopt redevelopment incentives for lower-income housing development to prevent the displacement of vulnerable households.

**Action 5.3b:** Create processes for the provision of temporary, safe housing while communities plan for permanent, sustainable housing.

**Action 5.3c:** Provide regulatory relief for the post-disaster redevelopment of local businesses and housing for lower-income households.

**PC RESOLUTION NO. -XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMITA, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT NO. 2013-02 FOR THE FINAL DRAFT SAFETY ELEMENT**

The Planning Commission of the City of Lomita does hereby find, order and resolve as follows:

SECTION 1. Recitals.

A. State law requires all local jurisdictions to adopt a Safety Element and to revise this document as appropriate, as one of the seven mandated elements required by the General Plan.

B. State law requires all local jurisdictions to update the Safety Element concurrently with the update to the Housing Element of their General Plan according to an eight-year time frame.

C. On December 18, 2018, the Lomita City Council adopted the Lomita Hazard Mitigation Plan (HMP), which describes the City's process for identifying hazards, risks, and vulnerabilities, and prioritizing mitigation action. For the City of Lomita to be eligible for certain reimbursements from the State of California for expenses incurred as a result of a natural disaster, State law requires that the HMP be incorporated by reference into the Safety Element of the Lomita General Plan.

D. A revised General Plan Safety Element has been prepared to replace the existing Safety Element adopted in 1998 and the policies in the proposed Safety Element and their implementation are essential to preserve and protect the City and its residents.

E. The Safety Element is consistent with the provisions of the General Plan and in compliance with applicable requirements of State law.

F. Pursuant to the Guidelines to the Implementation of the California Environmental Quality Act (CEQA Guidelines), the City proposes to adopt an Initial Study/Negative Declaration (IS/ND) for an amendment to the City's General Plan the 6th Cycle 2021- 2029 Draft Housing Element and the Draft Safety Element of the General Plan. The IS/ND is based on the finding that the project, being a policy document, would not have any significant environmental impacts and as such, does not require any mitigation measures. The reasons to support such a finding are documented within an IS/ND prepared by the City; and

G. The City issued a Notice of Intent (NOI) on August 14, 2021 to adopt an ISND for the amendment to the City's General Plan to update the Safety Element and the 6th Cycle

DRAFT

2021-2029 Draft Housing Element, prepared in accordance with CEQA Guidelines, and local implementation procedures and advertised the public review period beginning on August 14, 2021 and ending on September 14, 2021. One (1) comment letter was received on the proposed ISND and is included as an appendix to the ISND along with the City's responses to said comments; and

H. In preparation of the Safety Element, the City conducted extensive community outreach that engaged a broad spectrum of the community and stakeholders. The community outreach included use of the Lomita website, an online survey, numerous articles and information in the printed newsletter and e-newsletter, an information booth at the Lomita Farmer's Market, a virtual workshop held in April 2021 to educate the community about potential and existing hazards and gather input on safety-related topics, the establishment of a Safety Element Committee comprised of community members and representatives from Lomita Sheriff Station and LA County Fire, as well as a virtual joint Planning Commission and City Council public meeting in June 2021 to present the findings of the background analysis, the drafted goals, policies, and programs of the Housing Element and to solicit public comments; and

I. The City gave notice of the public hearing at which the project would be considered by the Planning Commission by publishing a notice in a newspaper of general circulation on October 21, 2021, and by posting a notice on the Lomita City web page, at Lomita City Hall, and at Lomita Park; and

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Lomita as follows:

SECTION 1: The Planning Commission of the City of Lomita hereby finds that the City should reduce injury and damage from natural hazards to protect the community from avoidable risk and harm by factoring natural hazards such as seismic hazards, flooding, landslides, subsurface gas, and fires into community planning and outreach, maintenance and upgrades, emergency response and municipal operations.

SECTION 2: Pursuant to the CEQA Guidelines, an IS/ND for the amendment to the General Plan for the Draft Safety Element and the 6th Cycle 2021-2029 Draft Housing Element has been prepared. Based upon the findings and conclusions of the IS/ND, it was determined the project would not have any significant environmental impacts and as such, does not require any mitigation measures.

SECTION 3: Based on the foregoing, the Planning Commission of the City of Lomita hereby recommends that the City Council approve the IS/ND and further recommends that the City Council adopt the Final Draft Safety Element.

SECTION 4: The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

DRAFT

**PASSED, APPROVED, and ADOPTED** by the Planning Commission of the City of Lomita this 15th day of November 2021 by the following vote:

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

_____
Steven Cammarata, Chairperson

ATTEST:

_____
Greg Kapovich
Community and Economic Development Director

DRAFT

**CITY OF LOMITA**

**NOTICE IS HEREBY GIVEN** that the Lomita Planning Commission will hold public hearings to consider the Housing Element and the Safety Element Updates as follows:

| | **Housing Element Update** | **Housing Element and Safety Element Update** |
|---|---|---|
| **Date** | Monday, November 8, 2021 | Monday, November 15, 2021 |
| **Time** | 6:00 P.M. | 6:00 P.M. |
| **Virtual Public Hearing** | Join Zoom Meeting:<br>https://us06web.zoom.us/j/85241677162<br>or call 1 (669) 900 6833<br>Meeting ID: 852 4167 7162 | Join Zoom Meeting:<br>https://us06web.zoom.us/j/88040762230<br>or call 1 (669) 900 6833<br>Meeting ID: 880 4076 2230 |

Pursuant to AB-361, the meetings may be held via teleconference. Therefore, the meetings will be held via Zoom only and no physical location from which members of the public may observe the meeting and offer public comment will be provided as social distancing measures are recommended by state and county officials. The public may also submit comments via email to l.abbott@lomitacity.com prior to 5:00 p.m. on the meeting date.

**PROJECT DESCRIPTION:** The project proposes an amendment to the City of Lomita General Plan to update the Housing and Safety Elements. As required under State Law every eight years, the City of Lomita is preparing an update to the City's Housing Element, project number GPA 2021-03. The City's existing Housing Element was adopted in 2013 and is set to expire in October 2021. The State Department of Housing and Community Development has provided a Regional Housing Needs Allocation (RHNA) to the Southern California Association of Governments (SCAG) and the City has been assigned a RHNA of 829 units by SCAG for the upcoming 2021-2029 housing cycle across various income levels. The updated Housing Element will provide the capacity to accommodate the RHNA for the planning period with the necessary goals and policies to ensure adequate development of housing for the City during the housing cycle. The updates to the Safety Element, project number GPA 2021-02, address information and policies intended to minimize the risk to people or property from hazards within the community such as air pollution, extreme heat, flooding, geologic hazards, hazardous materials, wildfires and climate change. These elements are policy documents, and the adoption of these elements would not result in any direct or indirect physical impacts because no development or construction is authorized by this action.

**NOTICE IS FURTHER GIVEN** that in accordance with the California Environmental Quality Act (CEQA), a Negative Declaration (SCH No. 2021080206) for the Housing Element and Safety Element Updates was prepared in accordance with CEQA Guidelines.

For more information about these projects, please call between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday, and 8:00 a.m. to 5:00 p.m. on alternating Fridays. The documents can be reviewed online at www.lomita.com/cityhall. Additionally, a copy of the Housing Element and Safety Element Updates are available for public review at the Planning Counter at the Lomita City Hall, 24300 Narbonne Avenue, Lomita CA 90717, or contact: Sheri Repp Loadsman, Planner, at (310) 325-7110, Ext 103 or by email at s.repp@lomitacity.com.

If you challenge the decision of the City Council in court, you may be limited to raising only those issues that were raised at this public hearing or in written correspondence delivered to the City Council at or before the hearing.

Date Published: October 22, 2021

Greg Kapovich, Community and Economic Development Director

Attachment 4

# FINAL INITIAL STUDY & NEGATIVE DECLARATION

## CITY OF LOMITA GENERAL PLAN AMENDMENT: HOUSING ELEMENT AND SAFETY ELEMENT UPDATES

*Prepared for:*

**City of Lomita**
24300 Narbonne Ave
Lomita, CA 90717
*Contact: Sheri Repp Loadsman*

*Prepared by:*

DUDEK
Historic Decatur Rd #200
San Diego, CA 92106

OCTOBER 2021

Printed on 30% post-consumer recycled material.

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## ATTACHMENTS

1 Caltrans Letter, August 31, 2021

# Acronyms and Abbreviations

| Acronym/Abbreviation | Definition |
|---|---|
| ADU | Accessory Dwelling Unit |
| AMI | Area Median Income |
| BMP | Best Management Practice |
| CBC | California Building Code |
| CDBG | Community Development Block Grant |
| CEQA | California Environmental Quality Act |
| City | City of Lomita |
| EIR | Environmental Impact Report |
| FAR | Floor Area Ratio |
| GHG | Greenhouse Gas |
| GPA | General Plan Amendment |
| HCD | Housing and Community Development |
| HFHSZ | High Fire Hazard Severity Zone |
| IS | Initial Study |
| M-U | Mixed-Use Overlay Zone |
| ND | Negative Declaration |
| NPDES | National Pollution Discharge Elimination System |
| RHNA | Regional Housing Needs Assessment |
| SCAG | Southern California Association of Governments |
| SB 1000 | Senate Bill 1000 |
| SCAB | South Coast Air Basin |
| SCAQMD | South Coast Air Quality Management District |
| SWPPP | Stormwater Pollution Prevention Plans |
| TDSP | Transit District Specific Plan |

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# 1 Introduction

## 1.1 Project Overview

The purpose of the proposed project is to provide updates to the Housing Element and the Safety Element of the City of Lomita's (City's) General Plan. The City's General Plan, which was adopted in 1998, provides the policy framework for the long-range planning of physical development in the community. The City's General Plan consists of the following elements: 1) Land Use, 2) Circulation, 3) Housing, 4) Resource Management, 5) Safety, 6) Noise, 7) Economic Development, and 8) Implementation Element. This project involves an amendment to the General Plan in order to adopt, as required by State Law, an updated Housing Element as well as to update the Safety Element. The Housing Element of the General Plan is intended to address the comprehensive housing needs of the City. State law requires jurisdictions to update their Housing Elements every eight years to outline their existing and projected housing needs, to discuss barriers to providing that housing, and to propose actions to address housing needs and barriers. The Safety Element of the General Plan addresses natural and human-caused hazards in the City of Lomita and the potential short- and long-term risks to human life, property, and economic and social dislocation resulting from hazard events, including air pollution, extreme heat, flooding, geologic hazards, hazardous materials, and wildfires.

## 1.2 California Environmental Quality Act Compliance

The California Environmental Quality Act (CEQA), a statewide environmental law described in California Public Resources Code, Sections 21000–21177, applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. The overarching goal of CEQA is to protect the physical environment. To achieve that goal, CEQA requires that public agencies identify the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts when avoidance or reduction is feasible. It also gives other public agencies and the public an opportunity to comment on the information. If significant adverse impacts cannot be avoided, reduced, or mitigated to below a level of significance, the public agency is required to prepare an environmental impact report (EIR) and balance the project's environmental concerns with other goals and benefits in a statement of overriding considerations.

The City's Community Development Department directed and supervised the preparation of this Initial Study (IS)/Negative Declaration (ND). Although prepared with assistance from the consulting firm Dudek, the content contained within and the conclusions drawn by this IS/ND reflect the independent judgment of the City. The IS/ND was made available for public review between August 13, 2021 and September 14, 2021.

## 1.3 Initial Study Checklist

Dudek, under the City's guidance, prepared the project's Environmental Checklist (i.e., IS) per CEQA Guidelines Sections 15063–15065. The CEQA Guidelines include a suggested checklist to indicate whether a project would have an adverse impact on the environment. The checklist is found in Section 3 of this document. Following the Environmental Checklist, Sections 3.1 through 3.21 include an explanation and discussion of each significance determination made in the checklist for the project.

For this IS/ND, the following four possible responses to each individual environmental issue area are included in the checklist:

1. Potentially Significant Impact
2. Less-than-Significant Impact with Mitigation Incorporated
3. Less-than-Significant Impact
4. No Impact

The checklist and accompanying explanation of checklist responses provide the information and analysis necessary to assess relative environmental impacts of the project. In doing so, the City will determine the extent of additional environmental review, if any, for the project.

The IS/ND was made available for public review between August 13, 2021 and September 14, 2021. One comment letter, from Caltrans (included as Attachment 1 to this IS/ND), was received regarding consideration of parking reductions in order to reduce vehicle miles travelled (VMT). No revisions to the IS/ND are required in response to the comments from Caltrans.

# 2 Project Description

The project proposes an amendment to the City of Lomita's (City's) General Plan. The City's General Plan serves as the policy framework for the long-range planning of physical development in the community. The City's General Plan, which was adopted in 1998, consists of the following elements: 1) Land Use, 2) Circulation, 3) Housing, 4) Resource Management, 5) Safety, 6) Noise, 7) Economic Development, and 8) Implementation. Under the proposed project, the General Plan would be amended with updates to the Housing Element and the Safety Element, as detailed below.

## 2.1 Housing Element Update

### Background

Since 1969, the State of California has required all local governments to adequately plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting housing plans as part of their "general plan." The law mandating that housing be included as an element of each jurisdiction's general plan is known as "housing-element law."

The proposed 2021-2029 Housing Element represents the City's effort in fulfilling the requirements under State Housing Element law. The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning and housing programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a housing element as part of the comprehensive General Plan.

Pursuant to State law, the Housing Element must be updated periodically according to statutory deadlines. The proposed Housing Element covers the planning period of October 15, 2021 to October 15, 2029.

State Law requires that the Housing Element include the following components:

- An evaluation of the efficacy of the previous Housing Element's progress in plan implementation and appropriateness of the goals, policies, and programs.
- An analysis of the City's population, household, and employment base, and the characteristics of the housing stock.
- A summary of the present and projected housing needs of the City's households.
- A review of potential constraints to meeting the City's identified housing needs.
- An evaluation of Fair Housing to identify disproportionate housing needs.
- A statement of the Housing Plan to address the identified housing needs, including housing goals, policies, objectives, and programs.

The Housing Element is being updated at this time in conformance with the 2021-2029 update cycle for jurisdictions in the Southern California Association of Governments (SCAG) region. The Housing Element builds upon the other General Plan elements and is consistent with the policies set forth by the General Plan, as amended. As portions of the General Plan are amended in the future, the Plan (including the Housing Element) will be reviewed to ensure that internal consistency is maintained.

The City also recognizes that recent changes to State laws require the updating of various elements of the General Plan, upon update of the Housing Element, to address the following issues related to flood hazards and flood management, fire hazards, sea level rises, and other climate change-related issues.

This 2021-2029 Housing Element update is coordinated with updates to these other elements of the General Plan to ensure consistency in policy frameworks, and efficient and comprehensive outreach efforts.

## Regional Housing Needs Assessment (RHNA)

The California Department of Housing and Community Development (HCD) is required to prepare a Regional Housing Needs Assessment (RHNA) for each Council of Governments in the State that identifies projected housing units needed for all economic segments based on Department of Finance population estimates. The Southern California Association of Governments (SCAG) is the Council of Governments for the Los Angeles County (as well as Ventura, Riverside, Orange, San Bernardino, and Imperial Counties) and allocates to the six counties and 191 cities and the unincorporated county areas their fair share of the total RHNA housing needed for each income category. Each local government must demonstrate that it has planned to accommodate all of its regional housing need allocation in its Housing Element. The City has been assigned a RHNA of 829 units for the 2021–2029 Housing Element, broken down as follows: 239 very-low income units, 124 low income units, 128 moderate income units, and 338 above-moderate income units. To accommodate the 829 units, the City prepared an Adequate Sites Analysis and Inventory which identifies vacant sites that could be developed with dwelling units, underutilized sites that could be redeveloped to include more dwelling units, development that is currently underway, which counts towards the City's housing need; details the expected number of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) that could be developed within the planning period. The Adequate Sites Analysis also breaks down the methodology by which realistic development capacity was determined and summarizes the approach utilized for the identification of sites selected for rezoning. Because the City does not have large swaths of land available for development, there are little to no opportunities to identify new housing capacity on undeveloped lands. With few vacant sites, much of the City's housing capacity is identified in the form of underutilized sites that are most suitable for redevelopment. The underutilization of these sites paired with programs identified in the Housing Element and outlined below will ensure that the City can realistically meet the RHNA targets at all income levels during the Housing Element planning period.

## RHNA Approach

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the regional growth. The development of the sites inventory started with the vacant and non-vacant sites that were identified by the City based on staff knowledge of existing conditions and development interests expressed by property owners and developers. Then a series of GIS analyses were conducted to identify additional vacant and non-vacant sites in the City within the land use categories that can accommodate housing (i.e., Agriculture, Low Density Residential, Medium Density Residential, High Density Residential, and Mixed Use) using data from SCAG and County Assessor's Office and criteria that demonstrate feasibility for redevelopment.

*Vacant Sites*

Lomita consists of approximately 980 total acres and is almost entirely built-out, leaving little to no flexibility for the development of housing on vacant sites. Accessor parcel data reveals that 54 total parcels in Lomita are vacant. However, upon ground-level inspection, the majority of these sites are not available for development. Many of the sites are irregularly shaped parcels wedged behind developed sites with no street access, some are designated

rights-of-way, and others are parking lots, which do not meet the definition of a vacant site. Of these sites, 9 were found to be vacant and developable. While these sites may be vacant and developable, they are not considered suitable for lower-income housing because they either do not meet the default density for lower-income units or they are too small to qualify for lower-income housing development. Further, two of the vacant developable sites are not zoned to permit residential uses and rezoning would require a comprehensive process that analyzes the surrounding nonresidential uses and their compatibility with and appropriateness for residential uses. Approximately 26 above-moderate income units could be accommodated on these sites, which would leave a remaining housing need of 239 very-low income units, 124 low income units, 128 moderate income units, and 112 above-moderate income units to be accommodated.

*Underutilized Sites*

The Adequate Sites Analysis then identified underutilized sites that could be redeveloped to include additional housing. Since Lomita is almost entirely built-out, determining which non-vacant sites are underutilized and have the strongest potential for redevelopment can help identify ideal areas for accommodating new housing through redevelopment. Opportunities for redevelopment to higher densities in Lomita exist primarily on sites within the City's Mixed Use Overlay (MUO) where the zoning is more permissive than what is built and the current use is likely to redevelop when paired with the programs of the Housing Element. While existing uses on nonvacant sites are an impediment to development, underutilized sites are identified through thorough and selective criteria to determine which existing uses are most likely to redevelop when paired with the right zoning designation, regulations, and policies. The methodology for identifying and prioritizing underutilized sites was based on the following factors:

- Building Age - Buildings more than 50 years old
- Under Valued - An assessed improvement to land value ratio less than 1
- Underbuilt – Commercially zoned sites where the current FAR compared to the maximum allowable FAR is less than 100%
- Resource Access - Within TCAC/HCD Opportunity Areas, defined by the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) as areas whose characteristics have been shown by research to support positive economic, educational, and health outcomes for lower-income households.

Further, in accordance with Housing Element law, the City's default density for accommodating capacity for lower-income units requires zoning that permits a minimum of 20 dwelling units per acre. Also, it is detailed under State guidance that many assisted housing developments using State or Federal resources result in developments between 50 and 150 total dwelling units, and parcels that are too small or too large may not facilitate developments of this size. In addition to permitting 20 dwelling units per acre or greater, for a site to qualify as having capacity for lower-income housing, it must be between 0.5 and 10 acres. Those underutilized sites with a net gain of dwelling units between a site's current state and realistic building capacity combined with a lot size of at least 0.5 acres places it in the priority category for redevelopment to meet the lower income RHNA target.

Because of the recent higher-density multifamily development occurring within Lomita's MUO zone, the ability of sites to yield a positive unit count when calculating net new units under the realistic density, as well as the abundance of underutilized sites that are zoned above the City's default density, all underutilized capacity has been identified within the City's MUO. The sites identified consist of multiple contiguous parcels, all of which are along the Lomita Boulevard and Narbonne Avenue mixed use corridors. Based on the results of the underutilized sites analysis, approximately 6 above moderate-income, 26 moderate-income, and 240 lower-income housing units could be accommodated.

*Current Development*

In 2017, the City adopted the 24000 Crenshaw Boulevard Specific Plan (CBSP). This plan applies to a 2.516-acre site and permits multifamily development with residential amenities at a density up to 88 dwelling units per acre. In December of 2020, the City issued permits for the implementation of the CBSP, permitting the development of 220 market-rate units on what was formerly an equipment rental yard known as A-1 Coast Rentals. The development is currently under construction and is expected to be completed by July 2022. The grading and foundation of the site as well as the underground parking garage has already been completed and the construction of the structure is currently underway. Once completed, this five-story podium development will provide an amenity-rich community to the growing population, with studios, and one and two-bedroom apartments. The City worked closely with the developers to help them understand the needs of Lomita's residents. While this development will not provide any of the City's needed housing for lower-income households, this puts the City on track to meet the above moderate-income RHNA category through the provision of approximately 220 above moderate-income units.

Based on the inventory of available sites, Table 1 presents the total RHNA compared to credits and capacity identified through the preparation of the Housing Element Update.

**Table 1. Total RHNA Compared to Credits and Capacity Identified**

| Category | Total Units | Lower Income Units | Moderate and Above Moderate-Income Units |
|---|---|---|---|
| RHNA | 829 | 363 | 466 |
| Development to be Completed During RHNA | 220 | 0 | 220 |
| Potential ADUs and JADUs | 40 | 24 | 16 |
| Vacant Site Capacity | 26 | 0 | 26 |
| Underutilized Capacity | 272 | 240 | 32 |
| **Remaining RHNA** | **271** | **99** | **173** |

Source: City of Lomita 2021-2029 Housing Element

Because the numbers shown in Table 1 demonstrate a shortfall in available housing units needed to meet the RHNA goals, a rezoning program would be required to identify appropriate areas within the City where additional housing could eventually be constructed to meet RHNA goals.

*Rezoning*

In accordance with State guidance, where the Adequate Sites Analysis does not identify adequate capacity to accommodate the RHNA targets at all income levels, a program to rezone vacant properties to accommodate this need must be included in the Housing Element. Whereas State law provides guidance on the rezone of vacant properties to meet the lower-income RHNA, the statute is silent on the criteria for rezones to accommodate the moderate and above moderate RHNA. Additionally, because Lomita does not have adequate vacant sites to rezone, capacity must be identified through a rezone of underutilized sites. Further, the Adequate Sites Inventory must identify potential sites for a rezoning program. Sites identified to be rezoned are based on the net-new realistic capacity of underutilized sites at the proposed zone's density that can accommodate the RHNA at all income levels. Those sites identified to be rezoned to meet the lower income RHNA shortfall must meet the following requirements:

- Permit a minimum of 16 dwelling units per site.
- Have a minimum zone density of 20 dwelling units per acre.

- Must permit owner-occupied and rental multifamily residential uses by-right for developments in which at least 20% of the units are affordable to lower-income households.
- Where more than 50% of lower-income capacity is identified on sites that permit nonresidential uses or mixed uses, the lower-income capacity shall be accommodated on sites that allow 100% residential uses and require that residential uses occupy a minimum of 50% of the total floor area of a mixed-use project.

Through a rezoning program, the City could accommodate the following, as detailed in Table 2. As shown in Table 2, through the rezoning program a total of 447 additional housing units could eventually be constructed.

**Table 2: Rezoned Site Capacity**

| Total Units | Lower-Income Units | Moderate and Above-Moderate Income Units | Buffer Units |
|---|---|---|---|
| 442 | 99 | 173 | 170 |

Source: City of Lomita 2021-2029 Housing Element

## Housing Plan

As required by State Housing Element law, the Housing Element Update includes a Housing Plan to facilitate and encourage the provision of housing consistent with the RHNA allocation. The goals, objectives, policies, and implementing programs of the Housing Plan emphasize: methods of encouraging and assisting in the development of new housing for all income levels; providing and maintaining adequate capacity to meet the housing need; removing government constraints to development, where feasible and legally possible; conserving and improving existing housing; providing increased opportunities for home ownership; reducing impediments to fair housing choice; and monitoring and preserving units at risk of converting from affordable to market rate. The Housing Plan also includes numerous policies to better guide decisions and achieve desired outcomes related to the development, improvement, preservation, and maintenance of housing.

The following is a summary of the key programs that would be included in the City's proposed Housing Element Update. Many of these are a continuation of programs from the previous 2013–2021 Housing Element.

### Program 1: Housing Rehabilitation Grant Program

The City's Housing Rehabilitation Grant Program is restricted to lower income homeowners (including extremely low-income homeowners) who meet the current HUD income guidelines. The units proposed for rehabilitation must be owner-occupied. The funds are primarily used for the correction of building safety and health code violations and correction of hazardous structural conditions.

### Program 2: Code Enforcement

The City implements a code enforcement program that assists property owners in addressing both building and zoning code violations. This program is implemented by responding to complaints and through field observations and assists property owners with bringing their property into compliance. The most common residential violations addressed include overgrown vegetation, illegal dumping or improper waste container storage, and work without permits.

### Program 3: Mobile Home Park Regulations

The City will adopt an ordinance detailing regulations and procedures for any proposed conversion of an existing mobile home park to minimize any adverse impact on the housing supply, lower-income households, and on displaced persons. These procedures will require the park owner to develop a replacement and relocation plan in coordination with park residents to adequately mitigate the impact of the closure upon the displaced residents; will provide certain rights and benefits to tenants; will require relocation assistance whenever an existing mobile home park or portion thereof is converted to another use; and will require replacement of any lost units, consistent with the requirements of the Housing Crisis Act of 2019. Further, the City will provide guidance on the analysis of any recreational vehicles lost through redevelopment.

### Program 4: Lower Income Housing Preservation

The City will continue to work with local non-profit agencies and other entities to ensure the continued availability of affordable housing developments in Lomita. The City will work towards maintaining the rent restrictions of at-risk developments by monitoring any changes in ownership, management, and status of deed-restrictions.

The agreement for Lomita Kiwanis Gardens development assistance is set to expire in 2027. This Section 8 property is governed under a Housing Assistance Payment (HAP) contract between HUD and the landlord. HAP contracts generally last between 5 and 20 years. This property has been identified as a low-risk of expiration because the likeliness that the contract with HUD will be renewed is extremely high, as this property has been owned and maintained as an affordable housing development by the non-profit Retirement Housing Foundation since 1985. The City will contact Retirement Housing Foundation to discuss strategies for preserving the affordability for Lomita Kiwanis Gardens.

### Program 5: Replacement Requirements

The City will mandate replacement requirements consistent with the Housing Crisis Act of 2019 for proposed housing developments on sites that currently have residential uses, or within the past 5 years have had residential uses that have been vacated or demolished, that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low income, subject to any other form of rent or price control, or occupied by low- or very low-income households.

### Program 6: Accessory Dwelling Units

The City will review and amend the zoning code to permit Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) in all zones that permit residential uses, consistent with State law. Further, the City will develop and adopt a program that incentivizes and promotes the creation of ADUs that can be offered at an affordable rent for very low, low, or moderate-income households.

### Program 7: Incentives and Regulations

The City will evaluate a range of incentive-based and regulatory approaches to facilitate the development of housing for lower-income households. This will include updates to local implementation on the State's Density Bonus program, as well as evaluation of a floor area ratio-based bonus, bonuses in exchange for infrastructure, increased opportunities for expedited permit processing, and increased use of ministerial processing for a variety of housing types.

### Program 8: Low Barrier Navigation Centers

Low-Barrier Navigation Centers are housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. The City will amend the zoning code to permit the development of Low Barrier Navigation Centers as a use by-right, without requiring a discretionary action, in mixed-use and non-residential zones that permit residential uses.

### Program 9: Supportive Housing

The City will amend the zoning code to allow supportive housing by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. Supportive housing shall be permitted in accordance with California Government Code section 65651.

### Program 10: Affordable Housing Streamlining

The City provides an affordable housing streamlined approval process in accordance with State requirements for qualifying development proposals and reports on affordable housing streamlining applications in the Housing Element Annual Progress Report. The City will amend their internal procedures to include SB 35 streamlining in staff permitting process procedures.

### Program 11: Objective Design Standards

The City will increase transparency and certainty in the development process through objective design standards. Any new design standards developed and imposed by the City shall be objective without involvement of personal or subjective judgement by a public official and shall be uniformly verifiable by reference to the City's regulations in accordance with SB 330, 2019. As a part of the rezoning program, the City will develop objective standards to help facilitate quality design paired with increase in density.

### Program 12: Lot Consolidation

The majority of the parcels within Lomita are smaller in size. To facilitate housing development within the City's Mixed-Use Overlay, the City currently offers to reduce the commercial requirement from 30% to a minimum 10% in exchange for lot consolidation.

To further incentivize housing production, especially for lower-income households, the City will amend the zoning code to expand this program to provide lot consolidation incentives to all sites identified in the Sites Inventory (Appendix E). Incentives will include a menu of options such as: reductions to required setbacks, an increase in maximum allowed height, and a decrease in minimum dwelling unit size.

### Program 13: Zoning Revisions for Special Needs Housing

The City will amend the zoning code to permit a variety of housing types consistent with State law. This includes permitting Emergency Shelters as a use by-right, without requiring a discretionary action, in the M-C zone; permitting transitional housing subject to only those restrictions that apply to other residential dwellings of the same type in the same zone; calculating Emergency Shelter parking requirements based on the demonstrated need to accommodate staff; permitting employee housing providing accommodations for six or fewer employees by the same process by which single-family residences are permitted in the same zones; and defining and reducing development standards for Senior Planned Units Developments.

### Program 14: Rezone Program

To facilitate the development of multifamily housing affordable to lower-income households, especially in areas with access to resources and opportunity, the City will increase the allowable density within the existing Mixed Use Overlay to permit up to 30 dwelling units per acre with a minimum density of 20 dwelling units per acre, allowing exclusively residential uses and requiring that at least 50 percent of the building floor area be dedicated to residential uses. This rezone will occur no later than October 15, 2024. Rezoned sites that are adequate for accommodating the lower-income RHNA will permit owner-occupied and rental multifamily uses by right pursuant to Government Code section 65583.2(i) for developments in which 20% or more of the units are affordable to lower income households. These will be selected from site groups 1A through Y as identified in Table 1 of the Sites Inventory Form, which have the capacity for at least 16 units, and will be available for development in the planning period where water and sewer can be provided.

Additionally, to further expand housing opportunities within resourced areas, the City will extend the Mixed Use Overlay to additional sites. This extension will provide a buffer of housing capacity to ensure that adequate capacity remains through the planning period. Further, the City will reevaluate consistency with the General Plan and amend the General Plan, as necessary, concurrent with the rezone to ensure continued consistency.

### Program 15: Supporting Low Density

To increase opportunities for homeownership, the City will identify objective design standards and create a ministerial process by which a single-family zoned lot can be split and can accommodate additional single-family units. This will maintain Lomita's existing character while creating new options for those entering the housing market and increasing opportunities for fee=simple type of ownership (SB 9, 2022).

### Program 16: No Net Loss

The City will monitor development activity, proposed rezones, and identified capacity to ensure adequate remaining capacity is available to meet any remaining unmet share of the RHNA for all income levels throughout the entirety of the planning cycle, consistent with no-net-loss requirements.

If at any time during the planning period, a development project results in fewer units by income category than identified in the sites inventory for that parcel and the City cannot find that the remaining sites in the housing element are adequate to accommodate the remaining RHNA by income level, the City will within 180 days identify and make available additional adequate sites to accommodate the remaining RHNA.

### Program 17: Annual Progress Reports

The City will continue to report annually on the City's progress toward its 8-year RHNA housing production targets and toward the implementation of the programs identified in the Housing Element to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development.

### Program 18: Surplus Lands

The City will identify and prioritize State and local surplus lands available for housing development affordable to lower-income households and report on these lands in accordance with the requirements of AB 1486, 2019. The City will report on surplus lands annually through the Housing Element Annual Progress Reports.

### Program 19: Accessibility

The City will ensure all new, multi-family construction meets the accessibility requirements of the Federal and State fair housing acts through local permitting and approval processes. Further, the City will promote increased

accessibility by connecting developers and residents to resources on design features that are accessible and safe to all people regardless of age, size, ability, or disability.

### Program 20: Homebuyer Assistance Programs

The Los Angeles County Development Authority administers homebuyer assistance programs for Lomita. The City will continue to connect residents to available resources and to information regarding homeownership assistance through digital media platforms. The following programs apply:

The Home Ownership Program (HOP) provides loans for down payment and closing costs. The HOP loans are shared equity loans (at zero interest) with no monthly payments until the home is sold, transferred, or refinanced. The home must be owner-occupied for the life of the loan, which is 20 years. Eligible properties are single-family homes or attached/detached condominium units or townhomes within the purchase price limits established by HUD. The borrower must contribute a minimum of 1% of the down payment. Also, the borrower must complete an 8-hour education course in homeownership by a HUD-approved counseling agency.

Mortgage Credit Certificate Program offers the first-time homebuyer a Federal income tax credit by reducing the amount of Federal taxes to be paid. It also helps a first-time homebuyer qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of tax savings. The credit is subtracted dollar-for-dollar from his or her Federal income taxes. The qualified buyer is awarded a tax credit of up to 15% with the remaining 85% taken as a deduction from the income in the usual manner.

Southern California Home Financing Authority (SCHFA) is a joint powers authority between Los Angeles and Orange Counties formed in June 1988 to create first-time homebuyer programs for low to moderate income households. SCHFA does not lend money directly to the homebuyers; the homebuyers must work directly with a participating lender. The program provides down payment and closing cost assistance in the form of a gift equal to 4% of the first loan amount.

### Program 21: Section 8 Housing Choice Voucher Program

The Los Angeles County Development Authority administers the Section 8 Housing Choice Voucher Program to increase housing access to lower-income renter households. While the City does not administer the Section 8 program, the City can work to help raise awareness to property owners about obligations to accept tenants without regard of their source of income and to inform residents of the availability of the program. The City will continue to connect residents and property owners to information regarding Section 8 rental assistance through an informative housing-related webpage with resources and updates in the City's monthly e-newsletters and bi-annual newsletters. The City will make resources available on their website and work with local rental property owners to expand program participation.

### Program 22: Fair Housing

The City shall promote compliance with housing discrimination laws to ensure that all print and advertisement materials for the sale or rental of housing is compliant with Government Code 12955, which prohibits such materials from indicating a preference or limitation based on a protected classification. The City will connect developers to resources to raise awareness about antidiscrimination in housing marketing materials.

### Program 23: Fair Housing Development Marketing

The City shall promote compliance with housing discrimination laws to ensure that all print and advertisement materials for the sale or rental of housing is compliance with Government Code 12955, which prohibits such materials from indicating a preference or limitation based on a protected classification. The City will connect developers to resources and requirements to raise awareness about Fair Housing in housing marketing materials.

### Program 24: Analysis of Impediments to Fair Housing Choice

The City continues to participate in an ongoing regional collaborative effort to analyze and reduce impediments to fair housing choice. The analysis is part of a joint effort to prepare, conduct, and submit their certification for affirmatively furthering fair housing. The City will continue to collaborate with the Community Development Commission and the Housing Authority of the County of Los Angeles to continue this analysis.

### Program 25: Energy Conservation Program

The City will periodically review the City's zoning code and subdivision requirements, as well as other applicable codes, to promote energy conservation in housing rehabilitation and in the construction of new housing. Further, the City offers a waiver of administration planning fees and a portion of the Building and Safety fee for solar projects. This program will supplement existing City efforts in the enforcement of the State's Green Building Standards.

### Program 26: Increased Transparency

The City will maintain information on the City's website that is applicable for housing development project proposal requirements, including a current schedule of fees, exactions, applicable affordability requirements, all zoning ordinances, development standards, and annual fee reports or other relevant financial reports.

### Program 27: Reduced Parking Requirements

Large parking lots associated with religious institutions provide opportunities for partnerships that facilitate the development of housing for vulnerable populations. The City will ensure that appropriate parking reductions apply to any development proposals that would eliminate religious-use parking spaces in exchange for housing developments, in accordance with State law. Further, the City will explore additional opportunities to reduce parking requirements for residential uses in areas within walking distance from resources and amenities.

### Program 28: Rezone Opportunities

To maintain adequate capacity and to increase opportunities for development, the City will continue to identify areas appropriate for increased residential densities, specifically in areas with access to resources, amenities, and public transit. The City will continue to work with developers and the broader community and explore opportunities to rezone areas ideal for increased housing capacity through specific plans, an update to the General Plan, or a focused plan amendment. The City will also coordinate with developers to identify areas ideal for implementation of density minimums, especially for sites identified to be rezoned.

### Program 29: Ongoing Code Updates

The City will continue to update their regulations, as necessary, in response to legislative changes. Further, the City will monitor opportunities and amend their zoning code to streamline, update, and simplify regulations related to housing, where possible.

### Program 30: Inclusionary Housing Ordinance

To facilitate the production of lower-income housing and to ensure the City's program to rezone properties for increased densities maximizes the public benefit received, the City shall consider an inclusionary ordinance to pair with the rezoning of sites. The City shall conduct an economic feasibility analysis for consideration of an inclusionary housing ordinance. Based on the findings of the analysis, where an inclusionary requirement and in-lieu fee would not impede the development of housing, the City shall consider the adoption of an inclusionary housing ordinance.

The proposed Housing Element Update is available at:

http://www.lomita.com/cityhall/housing-element/index.cfm

## 2.2 Safety Element Update

A Safety Element was part of the City of Lomita General Plan 1998. The proposed Safety Element Update incorporates recently adopted State laws that require the following to be performed, updated, and included in a Safety Element:

a) Identify and update information related to:

- Seismic and geologic hazards;
- Evacuation routes;
- Military installations;
- Peak-load water supply requirements;
- Minimum road widths and clearances around structures;
- Flood hazards; and
- Fire hazards.

b) Prepare a climate change vulnerability assessment and develop climate adaptation and resilience strategies.

c) Identify residential developments in any hazard area that does not have at least two evacuation routes.

In accordance with State law (Government Code Section 65302), the City has prepared an update to its Safety Element. The proposed Safety Element Update organizes safety goals and policies into six sections: 1) Air Pollution; 2) Extreme Heat; 3) Flooding; 4) Geologic Hazards; 5) Hazardous Materials; and 6) Wildfires. The plan provides five goals, which provide polices and actions that the City will implement as part of its General Plan and are as follows:

1) A built environment that protects against extreme heat and air pollution.
2) A city designed to minimize risks from hazards.
3) A city prepared for disasters.
4) Emergency response designed to serve a range of community needs.
5) A city that builds back stronger.

A summary of proposed updates to the Safety Element sections are provided below.

> The Safety Element Update now includes, in addition to the five goals outlined above, specific policies associated with each of the five goals. Regarding the safety topics addressed in the Element Update, for each of the six safety topics (Air Pollution, Extreme Heat, Flooding, Geologic Hazards, Hazardous Materials, and Wildfires), the Element Update includes a description of "what" the hazard is, "when" it poses a safety

issue, “where” the safety issue may occur, “who” the safety issue could potentially affect, and “how” the safety issue can be addressed and/or minimized.

The proposed Safety Element Update is available at:

http://www.lomita.com/cityhall/safety-element/index.cfm

# 3 Initial Study Checklist

1. **Project title:**

   City of Lomita General Plan Amendment: Housing Element and Safety Element Updates

2. **Lead agency name and address:**

   City of Lomita Community Development Department
   24300 Narbonne Avenue
   Lomita, CA 90717

3. **Contact person and phone number:**

   Sheri Repp Loadsman, Planner
   310-325-7110, Ext. 103

4. **Project location:**

   Citywide

5. **Project applicant's name and address:**

   City of Lomita Community Development Department
   24300 Narbonne Avenue
   Lomita, CA 90717

6. **General plan designation:**

   Not Applicable for Adoption of Housing and Safety Element Updates

7. **Zoning:**

   Not Applicable for Adoption of Housing and Safety Element Updates

8. **Description of project. (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary):**

   Proposed General Plan Amendment (GPA) to amend the City of Lomita General Plan with updates to the Housing Element for the planning period of 2021 through 2029

9. **Surrounding land uses and setting (Briefly describe the project's surroundings):**

   The City 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 on the east, and the City of Rolling Hills Estates on the southwest. Southeast of Lomita is the City of Rancho Palos Verdes. The City's total land area is 1,261 acres,

which is equivalent to 1.97 square miles. Primary land uses within the City residential neighborhoods at varying densities, with commercial uses concentrated along major roadway corridors.

**10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**

Approval from California Department of Housing and Community Development (HCD).

**11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

The City has received one letter from the Gabrieleño Band of Mission Indians-Kizh Nation dated July 14, 2021. The letter indicated that the tribe concurs with the plan update and would like to engage with the City for any future construction or ground disturbing activity. The Housing Element Update is a policy document, consisting of a housing program, and its adoption would not, in itself, result in specific development or construction at this time. The City notes the comments of the Gabrieleño Band of Mission Indians-Kizh Nation.

**Environmental Factors Potentially Affected**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

| | | |
|---|---|---|
| ☐ Aesthetics | ☐ Agriculture and Forestry Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Energy |
| ☐ Geology and Soils | ☐ Greenhouse Gas Emissions | ☐ Hazards and Hazardous Materials |
| ☐ Hydrology and Water Quality | ☐ Land Use and Planning | ☐ Mineral Resources |
| ☐ Noise | ☐ Population and Housing | ☐ Public Services |
| ☐ Recreation | ☐ Transportation | ☐ Tribal Cultural Resources |
| ☐ Utilities and Service Systems | ☐ Wildfire | ☐ Mandatory Findings of Significance |

**Determination (To be completed by the Lead Agency)**

On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

August 5, 2021

Signature

Date

### Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an Environmental Impact Report (EIR) is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a. Earlier Analysis Used. Identify and state where they are available for review.
   b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
   d. The significance criteria or threshold, if any, used to evaluate each question; and
   e. The mitigation measure identified, if any, to reduce the impact to less than significance

# 3.1 Aesthetics

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **I. AESTHETICS –** Except as provided in Public Resources Code Section 21099, would the project**:** | | | | |
| a) Have a substantial adverse effect on a scenic vista? | ☐ | ☐ | ☐ | ☒ |
| b) Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | ☐ | ☐ | ☐ | ☒ |
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | ☐ | ☐ | ☐ | ☒ |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | ☐ | ☐ | ☐ | ☒ |

Explanation of Checklist Judgements:

**a–d: No Impact.**

The Housing Element update is a policy document, and adoption of this Element alone would not produce environmental impacts. The Housing Element Update consists of an updated housing program for which, no actual development is proposed as part of the update. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Implementation of the programs contained in the document would accommodate development required to meet the City's 2021-2029 RHNA allocation, which specifies a need for the construction of 829 housing units. To accommodate this RHNA allocation, City staff reviewed the inventory of vacant and underutilized sites and identified Mixed-Use Overlay Zone (M-U) sites, and other vacant/underutilized land sites that can accommodate the current RHNA allocation for the 2021-2029 Housing Element Update. Within the identified sites, the 829 units would be accommodated, with a majority of these units being accommodated on high-density residential or mixed-use infill sites given the already built-out nature of the City. Because the City lacks a substantial amount of vacant land, any residential projects completed during this period are expected to be located on infill sites within existing urbanized areas. This type of development is more likely to improve rather than degrade the aesthetics of a neighborhood. Furthermore, any such development would be expected to conform to existing General Plan policies, municipal code, and zoning code development standards. As such, the adoption of the General Plan Amendment and the Housing Element update would not

degrade the visual character or quality, scenic resources, or generate light and glare impacts. No aesthetic impacts would occur from the adoption of this policy document.

Updates to the Safety Element include updated policy information related to seismic and geologic hazards; evacuation routes; military installations; peak-load water supply requirements; minimum road widths and clearances around structures; flood hazards; and fire hazards; preparation of a climate change vulnerability assessment; development of climate adaptation and resilience strategies; and identification of residential developments in any hazard area that does not have at least two evacuation routes. These policy updates are procedural and will not result in physical changes to the environment such that aesthetics or visual character would change. As such, no aesthetic impacts would occur from the adoption of this policy document.

# 3.2 Agriculture and Forestry Resources

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **II. AGRICULTURE AND FORESTRY RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:** | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | ☐ | ☐ | ☐ | ☒ |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | ☐ | ☐ | ☐ | ☒ |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | ☐ | ☐ | ☐ | ☒ |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ |

## Explanation of Checklist Judgements:

**a–e: No Impact.**

Per the City of Lomita Resource Management Element of the General Plan, Lomita was once an agricultural area and was known as the Celery Capital of the World sin the early 1900's. However, much of the agricultural land within the City was replaced by oil wells and residential tracts in the mid-1920's. Agricultural uses within the City are now limited to large rural lots with limited animal husbandry activities; agricultural uses are not considered viable due to the presence of nearby urban developments and lack of large vacant tracks of land (City of Lomita 1998).

The Housing Element Update is a policy document, consisting of a housing program, and its adoption would not, in itself, produce environmental impacts, because no actual development is proposed as part of the update. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Although implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation, such development would not impact agricultural resources. There is no land within the City that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the Los Angeles County Important Farmland map produced by the State Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program (California Department of Conservation 2021). There would thus be no impacts to important farmland from implementation of the Housing Element Update. The Housing Element Update does not change any boundaries or the potential for agricultural activities. There are also no programs that would conflict with existing agricultural zoning or a Williamson Act contract. In addition, because the City does not contain forest land, there is no rezoning or development proposed on forest land, or land or timber property zoned as Timberland Production. Furthermore, because the City lacks a substantial amount of vacant land, any residential projects completed to meet the RHNA allocation are expected to be located on infill sites within urbanized areas not currently used for agricultural purposes nor zoned to allow future agricultural operations.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in impacts to agricultural and forestry resources, as there is no land within the City that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the Los Angeles County Important Farmland map. As such, based on the above, updates to the Housing Element and Safety Element would have no impacts upon agricultural and forestry resources.

# 3.3 Air Quality

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:** | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | ☐ | ☐ | ☒ | ☐ |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | ☐ | ☐ | ☒ | ☐ |
| c) Expose sensitive receptors to substantial pollutant concentrations? | ☐ | ☐ | ☒ | ☐ |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | ☐ | ☐ | ☐ | ☒ |

Explanation of Checklist Judgements:

**a–c: Less Than Significant Impact. d: No Impact.**

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. The City lies within the South Coast Air Basin (SCAB), and the South Coast Air Quality Management District (SCAQMD) is the regional government agency that monitors and regulates air pollution within the SCAB and is responsible for measuring the air quality of the region. The SCAB is designated as a nonattainment area for federal and state $O_3$ standards and federal and state $PM_{2.5}$ standards. The SCAB is designated as a nonattainment area for state $PM_{10}$ standards; however, it is designated as an attainment area for federal $PM_{10}$ standards. The SCAB is designated as an attainment area for federal and state CO standards, federal and state $NO_2$ standards, and federal and state $SO_2$ standards. While the SCAB has been designated as nonattainment for the federal rolling 3-month average lead standard, it is designated attainment for the state lead standard

The Housing Element Update would not conflict with or obstruct implementation of the State Implementation Plan by the SCAQMD because the growth anticipated in the Housing Element Update (RHNA allocation) is consistent with SCAG's growth projections that were also factored into the Regional Air Quality Strategy. The Housing Element Update would not violate any air quality standard or contribute substantially to an existing or projected air quality violation, nor would it result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or State ambient air quality standard. Lastly, because the Housing Element Update does not affect land uses that are typically associated with the creation of objectionable odors (such as rendering plants, landfills, treatment plants, etc.), its adoption would have no impact from odors.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in impacts to air quality.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on air quality.

# 3.4 Biological Resources

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **IV. BIOLOGICAL RESOURCES – Would the project:** | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ☐ | ☐ | ☒ | ☐ |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ☐ | ☐ | ☒ | ☐ |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | ☐ | ☐ | ☒ | ☐ |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | ☐ | ☐ | ☒ | ☐ |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | ☐ | ☐ | ☒ | ☐ |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | ☐ | ☐ | ☒ | ☐ |

Explanation of Checklist Judgements:

**a–f: Less than Significant Impact.**

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Future residential development to meet the RHNA allocation is expected to be located on infill sites within urbanized areas where little or no native vegetation exists and where little potential exists for the occurrence of sensitive species habitat, riparian habitat, a sensitive natural community, federally protected wetlands, or wildlife corridors or nursery sites.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. Therefore, its adoption would not, in itself, produce environmental impacts. The Safety Element contains policies related to Goal 1 that would enhance the urban forest within the City, which would likely improve the overall habitat within the City. Additionally, pertinent goals and policies within the Resource Management Element of the City's General Plan (City of Lomita 1998b) related to sensitive biological resources are listed below.

- To preserve those resources and amenities that enhance Lomita's living and working environment;
- To promote the conservation of important natural resources to provide a more livable and sustainable community;
- To promote the maintenance and enhancement of recreational opportunities for those living and working in the City; and
- To foster a better understanding of the City's history and heritage.
- Resource Management Policy 8: Lomita 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.

The Housing and Safety Element Updates do not alter any local, regional, State, or Federal biological protection standards, nor would they alter the City's existing general plan policies related to protection and preservation of sensitive biological resources. Although the policies and objectives of the Housing Element encourage housing, any new housing would have to comply with all current biological preservation policies, standards and regulations. The proposed Housing and Safety Element Updates do not encourage housing or development to be located in stream corridors, wetlands, riparian areas, or any other type of habitats for endangered or threatened species. Therefore, the Housing Element Update and the Safety Element Update would have a less than significant impact on biological resources.

# 3.5 Cultural Resources

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **V. CULTURAL RESOURCES – Would the project:** | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? | ☐ | ☐ | ☒ | ☐ |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | ☐ | ☐ | ☒ | ☐ |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries? | ☐ | ☐ | ☒ | ☐ |

## Explanation of Checklist Judgements:

**a–c: Less than Significant Impact.**

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. Therefore, its adoption would not, in itself, produce environmental impacts.

Goals within the Resource Management Element of the City's General Plan (City Lomita 1998b) include the following:

- To preserve those resources and amenities that enhance Lomita's living and working environment;
- To promote the conservation of important natural resources to provide a more livable and sustainable community;
- To promote the maintenance and enhancement of recreational opportunities for those living and working in the City; and
- To foster a better understanding of the City's history and heritage.

Related to cultural resources, the Resource Management Element identifies that the City shall continue to implement programs for increasing cultural awareness in the community by cooperating with local organizations,

including the local historical society, to acquire resource materials concerning the local history and culture of the City to display in public civic buildings within the City (City of Lomita 1998b). Furthermore, AB 52 requires early consultation with culturally affiliated tribes in the area. As future projects are planned and developed, they must adhere to these General Plan policies, regulations and AB 52 as it pertains to historical and culturally sensitive resources.

Relative to human remains, there are no known burial sites or cemeteries within the vicinity of the City. Therefore, it is not expected that human remains would be disturbed as a result of implementation of the project. In the unlikely event that human remains are discovered, then the provisions set forth in California Public Resources Code Section 5097.98 and state Health and Safety Code Section 7050.5 would be implemented in consultation with the assigned Most Likely Descendant as identified by the NAHC. No further construction activities would be permitted until the coroner is contacted, as well as any applicable Native American tribes. The City shall be required to comply with the California Native American Graves Protection and Repatriation Act (2001), the federal Native American Graves Protection and Repatriation Act (1990), as well as AB 52 early consultation requirements. As regulations are in place to treat any inadvertent uncovering of human remains during grading, impacts to human remains would be less than significant

The Housing Element and Safety Element Updates would not change or alter policies to protect and/or review cultural resources. Therefore, impacts are less than significant.

# 3.6 Energy

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **VI. Energy – Would the project:** | | | | |
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | ☐ | ☐ | ☐ | ☒ |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | ☐ | ☐ | ☐ | ☒ |

## Explanation of Checklist Judgements:

**a–b. No Impact.**

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time.

However, future development would be required to adhere to all state and/or local plans for renewable energy or energy efficiency.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in impacts to energy. Alternatively, the Safety Element includes policies aimed at prioritizing clean energy, such as Policy 1.1 to improve indoor air quality and urban cooling in homes near major roadways and Policy 1.4 to adopt policies and standards for the built environment that reduce the urban heat island effect.

Based on the above, the Housing Element and Safety Element Updates would result in less than significant impacts associated with energy.

# 3.7 Geology and Soils

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **VII. GEOLOGY AND SOILS – Would the project:** | | | | |
| a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | ☐ | ☐ | ☒ | ☐ |
| ii) Strong seismic ground shaking? | ☐ | ☐ | ☒ | ☐ |
| iii) Seismic-related ground failure, including liquefaction? | ☐ | ☐ | ☒ | ☐ |
| iv) Landslides? | ☐ | ☐ | ☒ | ☐ |
| b) Result in substantial soil erosion or the loss of topsoil? | ☐ | ☐ | ☒ | ☐ |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | ☐ | ☐ | ☒ | ☐ |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | ☐ | ☐ | ☒ | ☐ |

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | ☐ | ☐ | ☒ | ☐ |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | ☐ | ☐ | ☒ | ☐ |

## Explanation of Checklist Judgements:

**a–f: Less than Significant Impact.**

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time.

a: As the City lies within a region known to be seismically active, the potential exists for people and structures associated with new residential projects to be exposed to strong ground shaking, ground failure, and soil instability. While no Alquist-Priolo earthquake fault zones are located within the City, active faults within 20 miles of Lomita include the Newport–Inglewood Fault and the Palos Verdes Fault. Major tectonic activity associated with these and other faults within this regional tectonic framework consists primarily of right-lateral strikeslip movement. Given the close proximity of the Newport-Inglewood Fault, the Palos Verdes Fault, and the San Andreas Fault, located approximately 55 miles northeast of the City, a strong earthquake on any of these faults could produce severe ground shaking in the City. Despite the potential of the nearby faults to produce severe ground shaking in the City, no significant impact regarding fault hazards would occur, because the Housing Element Update would be consistent with the other elements of the General Plan, including the Safety Element. Additionally, the potential for significant adverse impacts to result from these phenomena would be substantially reduced through adherence to requirements specified in the Alquist–Priolo Act, the Uniform Building Code, Title 24 of the California Building Code, and all development regulations of the City. Compliance with these building standards would minimize impacts associated with seismic hazards, and impacts would be less than significant.

b–e: As the City of Lomita is located outside any identified landslide or liquefaction zones, the potential for the City to be affected by geologic hazards related to landslides and liquefaction is low. The City has in place geologic review procedures to address these hazards. The City's General Plan and zoning designations do not prohibit new development on areas of geologic hazard; however, many precautionary recommendations and restrictions are established in the policies and Municipal Code in order to minimize potential impacts from developing on geologically hazardous land or resulting in substantial soil erosion. City regulations and policies cover landslides, seismic shaking, surface rupture, seiches, liquefaction, subsidence, expansive soils, and soil erosion. All new

development is required to be consistent with these regulations. As such, compliance with these regulations would minimize impacts associated with seismic hazards, and impacts would be less than significant.

f: Depending on the location, future development in the City has the potential to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. The Resource Management Element of the existing General Plan contains policies for the protection of paleontological resources, and all new development must be consistent with these policies. The Housing Element Update would not change or alter these policies.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The current Safety Element Update does propose updated goals, policies and actions that support the reduction of impacts related to natural hazards (e.g. ground shaking and liquefaction); specifically those policies and actions associated with Goal 1, Goal 2, Goal 3, Goal 4 and Goal 5.

Based on the above, the Housing Element and Safety Element Updates would result in less than significant impacts associated with geology and soils.

# 3.8 Greenhouse Gas Emissions

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **VIII. GREENHOUSE GAS EMISSIONS – Would the project:** | | | | |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | ☐ | ☐ | ☒ | ☐ |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | ☐ | ☐ | ☒ | ☐ |

## Explanation of Checklist Judgements:

**a–b: Less Than Significant Impact.**

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. According to the U.S. Environmental Protection Agency, the burning of fossil fuels, along with deforestation and other activities, has caused the concentrations of heat-trapping greenhouse gases (GHGs) to increase significantly in the earth's atmosphere (U.S. Environmental Protection Agency 2021). The increase in GHGs results in global warming, as more heat is trapped in the

atmosphere. Given the already built-out nature of the City and lack of substantial vacant land, future residential projects that may be developed to meet the RHNA requirement are expected to be located on infill sites where pedestrian- and transit-oriented development is highly feasible and would be encouraged. Such development should reduce the number of new vehicle trips typically associated with residential projects and, thus, would help reduce GHG production resulting from the combustion of fossil fuels for transportation purposes. Based on the above, the Housing Element Update would result in less than significant impacts associated with GHG emissions. New development projects will be required to comply with the Green Building Code, which also reduces GHG emissions.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The current Safety Element Update does not propose any policies or actions that would result in impacts GHG emissions.

Based on the above, the Housing Element Update and Safety Element Update would have a less than significant impact on GHG emissions.

# 3.9 Hazards and Hazardous Materials

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:** | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | ☐ | ☐ | ☐ | ☒ |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | ☐ | ☐ | ☐ | ☒ |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | ☐ | ☐ | ☐ | ☒ |
| d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | ☐ | ☐ | ☒ | ☐ |

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | ☐ | ☐ | ☐ | ☒ |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☐ | ☒ |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | ☐ | ☐ | ☐ | ☒ |

## Explanation of Checklist Judgements:

**a–c and e–g: No Impact. d: Less Than Significant Impact.**

a–c: The Housing Element and Safety Element Updates are policy documents, and therefore, adoption would not, in itself, result in potential impacts from hazards and hazardous material that may endanger residents or the environment. Implementation of the updated Housing Element and Safety Element would also not result in the routine use, transport, or disposal of hazardous materials or generate significant quantities of hazardous materials. The Safety Element actually includes goals and policies specifically designed to reduce impacts from hazards to City residents and the environment. As such, no impacts would occur.

d: The Housing Element and Safety Element Updates are policy documents and adoption will not, in itself, result in environmental impacts. However, implementation of the programs contained in the document will accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time.

All sites of future residential projects will be evaluated using appropriate databases including the California Department of Toxic Substances Control EnviroStor database which, pursuant to Government Code Section 65962.5, lists Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Hazardous Waste Permit, and Hazardous Waste Corrective Action sites. The potential impacts related to any listed hazardous materials sites associated with any specific future residential projects will be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted if and as necessary, in conformance with CEQA. As such, the Housing Element and Safety Element Updates would result in less than significant impacts.

e–g: The Housing Element and Safety Element Updates would be consistent with General Plan policy. Within the Safety Element Update are details related to the City's emergency response plan to prepare for, and respond to, natural hazards including extreme heat, flooding, geologic hazards such as earthquakes, exposure to hazardous materials, and wildfires. Future development would be consistent with the City's emergency response plans related to risk from fire. Based on the above, the Housing Element and Safety Element Updates would result in no impact on hazards or hazardous materials.

# 3.10 Hydrology and Water Quality

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **X. HYDROLOGY AND WATER QUALITY – Would the project:** | | | | |
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | ☐ | ☐ | ☒ | ☐ |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | ☐ | ☐ | ☐ | ☒ |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | | | | |
| i) result in substantial erosion or siltation on or off site; | ☐ | ☐ | ☒ | ☐ |
| ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site; | ☐ | ☐ | ☒ | ☐ |
| iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or | ☐ | ☐ | ☒ | ☐ |
| iv) impede or redirect flood flows? | ☐ | ☐ | ☒ | ☐ |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | ☐ | ☐ | ☒ | ☐ |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | ☐ | ☐ | ☐ | ☒ |

## Explanation of Checklist Judgements:

**a, c–d: Less than Significant Impact. b and e: No Impact.**

The Housing Element and Safety Element Updates are policy documents, consisting of a housing program and updates to the Safety Element to address new requirements in Safety Elements specifically related to air pollution and extreme heat; no actual development is proposed as part of the update. Therefore, adoption of these updates would not, in itself, produce environmental impacts. However, implementation of the programs contained in the

documents would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Future residential development that would qualify to meet the RHNA requirement are expected to be located on infill sites in urbanized areas and the City has procedures and regulations in place to ensure that there would be no significant impacts associated with hydrology and water quality.

a: Wastewater collection and treatment services are provided by Los Angeles County Sanitation District No. 5. Sewage from the City is conveyed in sewer lines maintained by the County of Los Angeles Department of Public Works. All demolition, relocation and/or construction phases of future housing development would be subject to compliance with applicable local, regional, state and federal regulations designed to protect water resources, including those regulations requiring implementation of Best Management Practices (BMPs), preparation of Stormwater Pollution Prevention Plans (SWPPPs), and submittal of Erosion Control Plans in compliance with National Pollution Discharge Elimination System (NPDES) provisions. Consistency with this regulatory framework would adequately ensure that such impacts would be avoided or reduced to less than significant. The Housing Element Update would not generate a significant impact on water quality over current projections for population and housing units.

b: Water service in the City of Lomita is provided by Lomita Water, which is part of the Water Division within the City of Lomita. Therefore, the City is directly responsible for providing water to its residents. Therefore, implementation of the Housing Element update would not deplete groundwater supplies.

c–d: City regulations prohibit new development that would create runoff volumes or velocities that may cause the City's existing drainage system to exceed its design capacity. In regard to risks due to dam or levee failure, the City is not located within an area that would be impacted by any dam or levee failure. Seiche and mudflow risk would also be negligible, as the City is not located near a large contained body of water or downslope from an unstable hillside. With regard to tsunami risk the City is not located within a mapped tsunami inundation area. Based on the above, the Housing Element Update would result in no impact or a less than significant impact on or from hydrology and water quality.

e: As stated above, Lomita Water, which is part of the City's Water Division, provides potable water to residences and businesses within the City. The Housing Element Update would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan associated with the Lomita Water.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The current Safety Element Update does not propose any policies or actions that would result in impacts related to hydrology and water quality.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on hydrology and water quality.

# 3.11 Land Use and Planning

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **XI. LAND USE AND PLANNING – Would the project:** | | | | |
| a) Physically divide an established community? | ☐ | ☐ | ☐ | ☒ |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | ☐ | ☐ | ☒ | ☐ |

Explanation of Checklist Judgements:

**a: No Impact. b: Less than Significant.**

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Although implementation of the programs contained in the document would encourage residential development required to meet the City's RHNA allocation, such residential projects are expected to be located on infill sites within existing neighborhoods, and because infill sites are part of the existing urban fabric, projects developed on them would not be likely to physically divide an established community. The proposed update would not conflict with General Plan policy or Municipal Code regulations, adopted for the purpose of avoiding or mitigating an environmental effect. As there are no approved habitat conservation or natural communities conservation plans applicable to infill sites, residential development would not conflict with such plans.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in physically dividing an existing community. Additionally, the Safety Element Update would not conflict with General Plan policy or Municipal Code regulations, adopted for the purpose of avoiding or mitigating an environmental effect. As there are no approved habitat conservation or natural communities conservation plans applicable to infill sites, residential development would not conflict with such plans.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on land use and planning.

# 3.12 Mineral Resources

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **XII. MINERAL RESOURCES – Would the project:** | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | ☐ | ☐ | ☐ | ☒ |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? | ☐ | ☐ | ☐ | ☒ |

Explanation of Checklist Judgements:

**a–b: No Impact.**

There are no known mineral resources of significant value or categorized as locally important within the City that would be lost due to residential development facilitated by the Housing Element Update. There would be no impact to mineral resources associated with adoption of the Housing Element and Safety Element Updates as these would be merely adoptions of policies and not in themselves result in direct changes to the environment.

# 3.13 Noise

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **XIII. NOISE – Would the project result in:** | | | | |
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | ☐ | ☐ | ☒ | ☐ |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | ☐ | ☐ | ☒ | ☐ |

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |

## Explanation of Checklist Judgements:

**a–b: Less Than Significant Impact. c: No Impact.**

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. The majority of such development is expected to be located on infill sites. Adherence to the City's Noise Ordinance and compliance with General Plan Noise Element Polices would ensure that any such noise and vibration increases, both temporary and permanent, would result in less than significant impacts within project areas.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in impacts related to noise.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on noise.

# 3.14 Population and Housing

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **XIV. POPULATION AND HOUSING – Would the project:** | | | | |
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | ☐ | ☐ | ☒ | ☐ |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☒ | ☐ |

Explanation of Checklist Judgements:

**a–b: Less Than Significant Impact.**

The Housing Element Update utilizes the 2021-2029 RHNA to plan for and accommodate population growth. Therefore, it would not induce population growth within the City. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Future development would occur on vacant or underutilized sites. With the implementation of programs in the Housing Element Update to increase housing capacity, there would be adequate land available to accommodate the City's RHNA allocation. Therefore, the update would not necessitate the construction of replacement housing elsewhere (outside of the City) or result in environmental impacts related to growth. Based on the above, the Housing Element Update would result in a less than significant impact associated with population and housing.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in impacts related to population and housing.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on population and housing.

# 3.15 Public Services

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **XV. PUBLIC SERVICES** | | | | |
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services: | | | | |
| Fire protection? | ☐ | ☐ | ☒ | ☐ |
| Police protection? | ☐ | ☐ | ☒ | ☐ |
| Schools? | ☐ | ☐ | ☒ | ☐ |
| Parks? | ☐ | ☐ | ☒ | ☐ |
| Other public facilities? | ☐ | ☐ | ☒ | ☐ |

## Explanation of Checklist Judgements:

**a(i–v): Less Than Significant Impact.**

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. As a highly urbanized community, all of the residentially designated land in the City is served with sewer and water lines, streets, storm drains, and other infrastructure and utilities.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services.

The Housing Element and Safety Element Updates, therefore, would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services listed above. These general plan updates would not change or impact standards, policies, programs and regulations in place that ensure adequate provision of public services. Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on public services.

# 3.16 Recreation

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **XVI. RECREATION** | | | | |
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | ☐ | ☐ | ☒ | ☐ |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | ☐ | ☐ | ☒ | ☐ |

## Explanation of Checklist Judgements:

**a-b: Less Than Significant Impact.**

The Housing Element Update is a policy document, consisting of a housing program. No specific recreational facilities or the construction or expansion of recreational facilities that might have an adverse physical effect on the environment are included in the Housing Element Update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. The availability, maintenance, and management of park and recreation facilities are covered under the General Plan and the Capital Improvement Program. Based on the above, the Housing Element Update would result in a less than significant impact on recreation.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in impacts related to recreation.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on recreation.

# 3.17 Transportation

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **XVII. TRANSPORTATION – Would the project:** | | | | |
| a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? | ☐ | ☐ | ☒ | ☐ |
| b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? | ☐ | ☐ | ☒ | ☐ |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | ☐ | ☐ | ☒ | ☐ |
| d) Result in inadequate emergency access? | ☐ | ☐ | ☒ | ☐ |

## Explanation of Checklist Judgements:

**a–d: Less Than Significant Impact.**

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. The development anticipated by the Housing Element would occur primarily on urban infill sites and consist primarily of multi-family and mixed-use development. Therefore, future development associated with implementation of the Housing Element Update would be expected to generate fewer vehicle miles traveled and more multi-modal trips than conventional development. Potential traffic impacts related to increased transportation system demands associated with specific future residential projects would be assessed at the time the projects are actually proposed, using both level-of-service (LOS) and vehicle miles traveled (VMT) methodologies, consistency with local and state guidelines.. Mitigation measures would then be adopted as necessary, in conformance with CEQA. The Housing Element Update would not increase hazards due to a design feature, result in inadequate emergency access, or conflict with adopted policies, plans, or programs supporting alternative transportation. Based on the above, the Housing Element Update would result in a less than significant impact on transportation/traffic.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on transportation.

# 3.18 Tribal Cultural Resources

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **XVIII. TRIBAL CULTURAL RESOURCES** | | | | |
| Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: | | | | |
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | ☐ | ☐ | ☒ | ☐ |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe? | ☐ | ☐ | ☒ | ☐ |

## Explanation of Checklist Judgements:

**a–b: Less Than Significant Impact.**

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. The City's Existing General Plan (City of Lomita 1998a) contains policies for the protection of tribal cultural resources, and all new development must be consistent with these policies. The Housing Element Update would not change or alter policies to protect tribal cultural resources.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from

hazard events within the City. The current Safety Element Update would not change or alter policies to protect tribal cultural resources.

Based on the above, the Housing Element and Safety Element Updates would result in less than significant impacts to tribal cultural resources.

# 3.19 Utilities and Service Systems

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:** | | | | |
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | ☐ | ☐ | ☐ | ☒ |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years? | ☐ | ☐ | ☐ | ☒ |
| c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | ☐ | ☐ | ☐ | ☒ |
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | ☐ | ☐ | ☒ | ☐ |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | ☐ | ☐ | ☐ | ☒ |

## Explanation of Checklist Judgements:

**a–c and e: No Impact; d: Less than Significant Impact.**

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual

rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Because the development anticipated by the Housing Element would occur primarily on infill sites already served by well-established utilities service systems, the need for the expansion of existing systems or the construction of new systems, in compliance with applicable statutes and regulations, would be less than significant.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The current Safety Element Update does not propose any policies or actions that would result in impacts related to utilities and service systems.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on utilities and service systems.

# 3.20 Wildfire

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:** | | | | |
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☒ | ☐ |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | ☐ | ☐ | ☒ | ☐ |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | ☐ | ☐ | ☒ | ☐ |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | ☐ | ☐ | ☒ | ☐ |

Explanation of Checklist Judgements:

**a–d: Less Than Significant Impact.**

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Because the development anticipated by the Housing Element would occur primarily on infill sites identified outside of the High Fire Hazard Severity Zone the impacts associated with wildfire would be less than significant.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The current Safety Element Update does propose updated goals, policies and actions that support the reduction of impacts related to wildfire; those policies and actions associated with Goal 2, Goal 3, Goal 4 and Goal 5 and specifically Policy 2.4: Maximize fire resistance of existing and planned development and infrastructure would help mitigate the wildfire risk in high wildfire hazard severity zones.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on wildfire.

# 3.21 Mandatory Findings of Significance

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **XXI. MANDATORY FINDINGS OF SIGNIFICANCE** | | | | |
| a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | ☐ | ☐ | ☒ | ☐ |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | ☐ | ☐ | ☒ | ☐ |

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | ☐ | ☐ | ☒ | ☐ |

## Explanation of Checklist Judgements:

**a–c: Less Than Significant Impact.**

As discussed throughout the above portions of the Initial Study Checklist, the Housing Element and Safety Element Updates are policy documents and adoption of these Element Updates alone would not produce environmental impacts. Although implementation of the programs contained in the Housing Element Update would accommodate development required to meet the City's RHNA allocation, the Housing Element does not identify, describe, promote, entitle, or permit any particular residential development project. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. The Safety Element Update is also a policy document that does not identify, describe, promote, entitle, or permit any particular development projects.

The Housing Element and Safety Element Updates do not change the allowed densities or type of development that may occur within the City. The act of adopting the Housing Element and Safety Element Updates does not, therefore, have the potential to result in environmental impacts, either limited or cumulative, affecting habitat; plant or animal communities; rare, endangered or threatened species; historic resources; or human beings.

# 4 References

## 4.1 References Cited


14 CCR 15000–15387 and Appendices A through L. Guidelines for Implementation of the California Environmental Quality Act, as amended.

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City of Lomita. 1998a. Lomita General Plan. Accessed July 8, 2021. http://www.lomita.com/cityhall/government/pzbs/generalplan/title.pdf.

City of Lomita. 1998b. Resource Management Element of the Lomita General Plan. Accessed June 1, 2021. http://www.lomita.com/cityhall/government/pzbs/generalplan/resource.pdf.

U.S. Environmental Protection Agency, 2021. Webpage: Climate Change Indicators: Atmospheric Concentrations of Green House Gases. Viewed April 2021. Available at: https://www.epa.gov/climate-indicators/climate-change-indicators-atmospheric-concentrations-greenhouse-gases

# ATTACHMENT 1

## Caltrans Letter

August 31, 2021

**DEPARTMENT OF TRANSPORTATION**
DISTRICT 7- OFFICE OF REGIONAL PLANNING
100 S. MAIN STREET, SUITE 100
LOS ANGELES, CA 90012
PHONE (213) 897-3574
FAX (213) 897-1337
TTY 711
www.dot.ca.gov

*Making Conservation a California Way of Life.*

August 31, 2021

Sheri Repp Loadsman
City of Lomita
24300 Narbonne Avenue,
Lomita CA 90717

RE: City of Lomita Housing Element and Safety Element Updates – Negative Declaration (ND)
SCH# 2021080206
GTS# 07-LA-2021-03682
Vic. LA Multiple

Dear Sheri Repp Loadsman,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The project proposes an amendment to the City of Lomita General Plan to update the Housing and Safety Elements. As required under State Law every eight years, the City of Lomita is preparing an update to the City's Housing Element. The City's existing Housing Element was adopted in 2013 and is set to expire in October 2021. The State Department of Housing and Community Development has provided a Regional Housing Needs Allocation (RHNA) to the Southern California Association of Governments (SCAG) and the City has been assigned a RHNA of 829 units by SCAG for the upcoming 2021-2029 housing cycle across various income levels. The updated Housing Element will provide the capacity to accommodate the RHNA for the planning period with the necessary goals and policies to ensure adequate development of housing for the City during the housing cycle. The updates to the Safety Element address information and policies intended to minimize the risk to people or property from hazards within the community such as air pollution, extreme heat, flooding, geologic hazards, hazardous materials, wildfires and climate change. These elements are policy documents, and the adoption of these elements would not result in any direct or indirect physical impacts because no development or construction is authorized by this action.

After reviewing the ND, Caltrans does not expect project approval to result in a direct adverse impact to the existing State transportation facilities. However, to accommodate the additional housing units and not induce demand for excessive Vehicle Miles Travelled (VMT), Caltrans recommends significantly reducing or eliminating car parking requirements. Program 27 of the proposed Housing Element update discusses this topic for specific Land Uses. This same critical analysis should be considered for all Land Use types, as research looking at the relationship between land-use, parking, and transportation indicates that car parking prioritizes driving above all other travel modes and undermines a community's ability to choose public transit and active modes of transportation. For any community or city to better support all modes of transportation

and reduce vehicle miles traveled, we recommend the implementation of a TDM ordinance, as an alternative to requiring car parking.

If you have any questions, please contact project coordinator Anthony Higgins, at anthony.higgins@dot.ca.gov and refer to GTS# 07-LA-2021-03682.

Sincerely,

Miya Edmonson

Miya Edmonson
IGR/CEQA Branch Chief

cc: State Clearinghouse

# SAFETY ELEMENT

Lomita

**City of Lomita**

**General Plan**

# INTRODUCTION TO THE SAFETY ELEMENT

The Safety Element of the City of Lomita General Plan focuses on public safety through prevention and preparedness. The implementation of the policies outlined in this Element will assist in preventing or minimizing the potential for injury, damage and disruption resulting from natural or manmade emergencies. Public safety programs focus on the elimination or avoidance of hazards, emergency preparedness, and improved emergency response. The Safety Element outlines the public safety issues that will need to be considered as part of the implementation of land use and development policy provided for in this General Plan.

The Safety Element also establishes specific standards related to public safety. These standards serve as guidelines for future planning and land use decisions. The Safety Element maps the location of known hazards, evacuation routes, and indicates peak water supply requirements, standards for minimum road widths, clearances around structures, and other relevant safety standards.

## Relationship to General Plan

The Safety Element is consistent with other elements of the General Plan, complementing the policies of related elements. The Circulation Element addresses transportation issues, which relates to the Safety Element in terms of emergency response and evacuation. Concerns related to public safety must also be considered in planning for future development in the City which, in turn, is the focus of the Land Use Element.

The Land Use Element is often referred to as the "most important general plan element." The Safety Element, however, is concerned with the health and welfare of those persons living, working, or visiting the City. The successful implementation of the Safety Element may result in a significant reduction in loss of life and injury in the event of a major disaster. A Safety Element is a mandated element of the general plan , as required under Section 65302(g) of the California Government Code and the State Planning and Zoning Law, which states that:

> *"A safety element (shall be required) for the protection of the community from any unreasonable risks associated with the effect of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mud slides and landslides, subsidence, and other geologic hazards known to the legislative body; flooding and wild land and urban fires. The safety element shall include the mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peak load water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards."*

The Lomita Safety Element fulfills the above requirements. While the State law focuses on seismic risk, the Lomita Safety Element has a broader scope that considers a wide range of natural and manmade hazards that could affect the City in the future.

As stated previously, the City of Lomita Safety Element emphasizes the importance of emergency preparedness in reducing the potential for loss of life, injury, and property damage. An additional objective of the Safety Element is to implement programs that will help to avoid the creation of hazardous conditions in the first place. Finally, the Element underscores the City's commitment to provide the material and human resources needed to deal with future emergencies.

The Element consists of the following sections:

- The *Introduction to the Safety Element* provides an overview of the Element's scope and content.
- The *Safety Element Policies* are described in this section.
- The *Public Safety Plan* provides a framework for emergency preparedness along with the identification of evacuation routes, areas

where risks need to be considered in future planning, and standards related to safety.

- The *Background for Planning* section describes existing conditions relative to potential risks, emergency preparedness, and public safety.

## SAFETY ELEMENT POLICIES

The City of Lomita seeks to accomplish the following goals with the implementation of the policies and programs contained herein:

- To be prepared to assist in the provision of aid and comfort to those displaced or otherwise affected following a disaster;
- To increase public awareness regarding emergency preparedness and what to do in the event of a major earthquake; and
- To assist in the reduction of property damage, injury, or loss of life in the event of a major disaster.

The following policies, related to public safety, were developed by the General Plan Advisory Committee:

### *Safety Policy 1*
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.

### *Safety Policy 2*
The City will develop and support a realistic emergency preparedness plan which would quickly become operational should the area be affected by a disaster.

### *Safety Policy 3*
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.

### *Safety Policy 4*
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.

### *Safety Policy 5*
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.

### *Safety Policy 6*
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.

### *Safety Policy 7*
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.

### *Safety Policy 8*
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.

### *Safety Policy 9*
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.

### *Safety Policy 10*
The City will support the ongoing efforts of the Safety Commission, including, but not limited to, the Neighborhood Watch, Bird Dog Program, etc.

### *Safety Policy 11*
The City will review existing water infrastructure and supplies needed in the event of natural disasters and work to correct any deficiencies.

### *Safety Policy 12*
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.

### *Safety Policy 13*
The City will develop lighting standards appropriate for public safety.

### *Safety Policy 14*
The City will keep abreast of current law enforcement issues and work with the Los Angeles County Sheriff's Department to identify appropriate solutions.

### *Safety Policy 15*
The City will continue to support the enforcement of regulations concerning safe vehicle operation (drunk driving, unregistered vehicle, etc.).

### *Safety Policy 16*
The City will, through planning and code enforcement, strive to ensure that pedestrian walkways are unobscured and maintained.

### *Safety Policy 17*
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.).

### *Safety Policy 18*
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.

### *Safety Policy 19*
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.

### *Safety Policy 20*
The City will strive to identify structures and land uses which are located in areas prone to flooding and identify appropriate mitigation.

### *Safety Policy 21*
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.

### *Safety Policy 22*
The City will evaluate and consider strategies to provide cost-effective levels of emergency services for City residents, businesses, and visitors.

### *Safety Policy 23*
The City will strive to provide a five minute or less response time in at least 80 percent of the calls for service.

### *Safety Policy 24*
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.

### *Safety Policy 25*
The City will review future development and redevelopment for compliance with City codes for adequate protection of public health and safety.

### *Safety Policy 26*
Coordination among City officials, and between City officials and other agencies that provide disaster response or relief services, will be promoted.

### *Safety Policy 27*
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.

# PUBLIC SAFETY PLAN

## Evacuation Routes

Evacuation routes in the City include Pacific Coast Highway, Western Avenue, Narbonne Avenue, Lomita Boulevard., and Crenshaw Boulevard. A number of these routes lead directly to the SR-110 and the SR-405 freeways. The emergency evacuation routes are identified in Exhibit 6-1.

## Safety Standards

This section of the Safety Element contains standards related to fire protection and water delivery standards as well as those safety standards required of future development.

### Fire Flow

To ensure emergency water supply throughout the City, new construction is required to meet specific fire flow standards. Fire flows for individual structures are calculated according to size of the structure (floor area), type of construction (wood, non-combustible, fire-resistive), building height, presence of sprinkler systems, distance between buildings, and type of use. The Los Angeles County Fire Department's Fire Prevention Bureau determines the minimum flows for new construction based on building plans and developers are responsible for providing adequate fire flows. This ensures that hydrant capacity is available to meet fire emergency needs of all developments.

The City of Lomita follows the County Fire Department Fire Code standards for fire flows and emergency access roads. Fire flows of 1,000 gallons per minute (gpm) to 5,000 gpm at 20 pounds per square inch (psi) of residual pressure for a duration of 2 to 5 hours is needed at residential and commercial uses, with hydrants every 300 to 600 feet, based on the type of occupancy.

*Table 6-1*
*Fire Protection Standards*

| Development | Fire Flow (gpm) | Road Width (feet) | Access (Feet) | Turn Radius (Feet) |
|---|---|---|---|---|
| Single-Family | 750-1250 | 20-26 | 150 | 32 |
| Two-Family (Duplex) | 1500 | 26-36 | 150 | 32 |
| Mobile Home | 1250 | 26-36 | 150 | 32 |
| Multi-Family & Hotel | 1000-5000 | 26-36 | 150 | 32 |
| Schools | 1000-5000 | 26-36 | 150 | 32 |
| Commercial & Industrial | 1000-5000 | 26-42 | 150 | 32 |

Source: Los Angeles County Fire Department Fire Code Standard No. 10207 (A) and (B) and Fire Prevention Regulation No 8, Vol. 7, Chapter 1, Subject 8 - Fire Flow and Hydrant Standards

The fire protection standards outlined in Table 6-1 are subject to the following conditions:

- Fire flow increases with building size (square feet) and/or lot coverage. Twenty pounds per square inch (psi) of residual pressure and 600 feet hydrant spacing is required for single family dwelling. Twenty pounds psi of residual pressure and 300 feet hydrant spacing is required for all other occupancies.
- Road width increases where parallel parking allowances, hydrant requirements, or aerial fire suppression requirements indicate the need.
- A minimum of 20 feet private road width is permitted only if life safety is not jeopardized, topography, or lot shape/dimensions are constraints, and the Fire Department grants discretionary approval.
- A paved access is required if any portion of the first floor building exterior is more than 150 feet from a public vehicle access (private driveway, bridge, alley)

Final fire flow will be based on the size of the

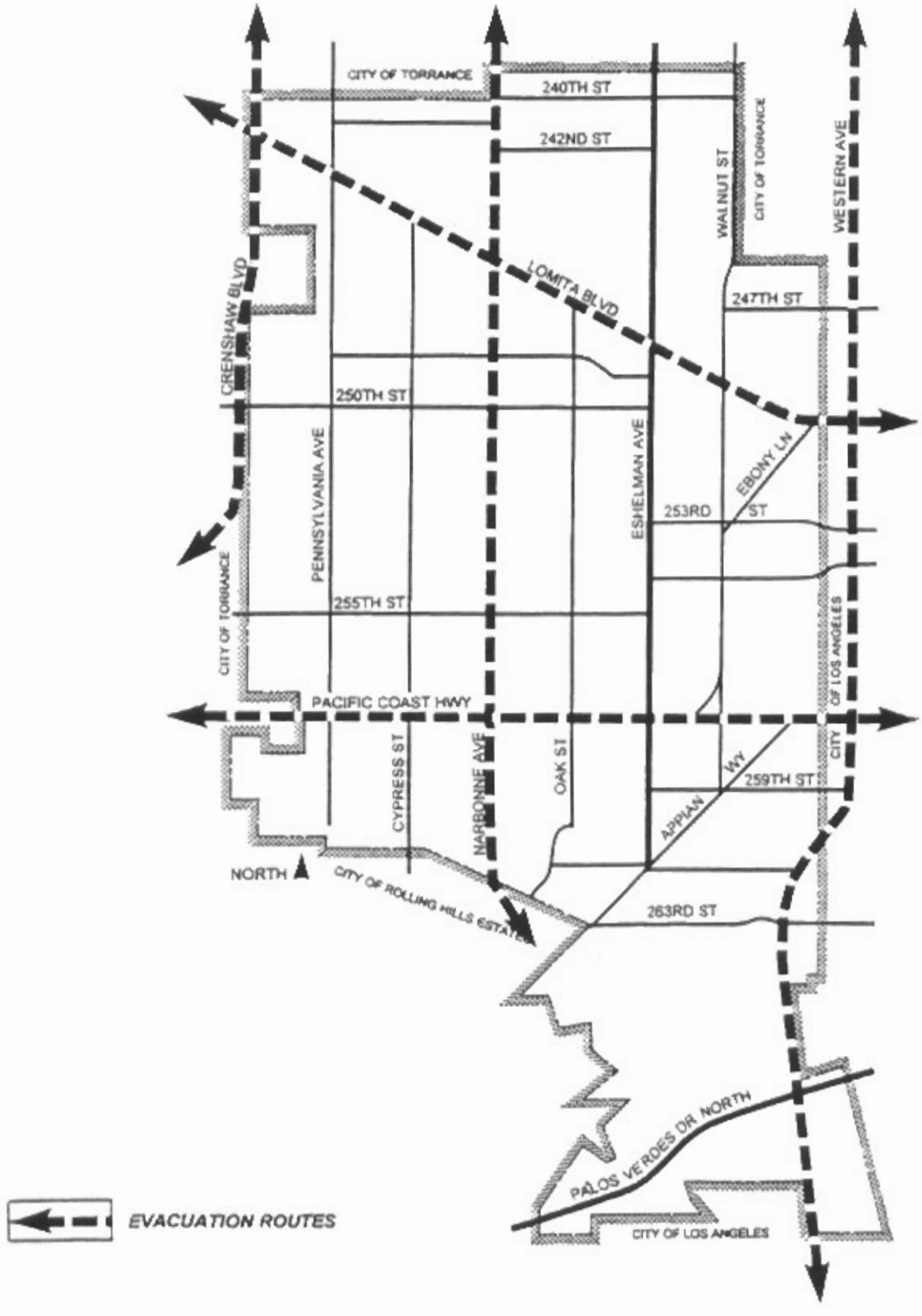



**EXHIBIT 6-1**
**EVACUATION ROUTES**
*Source: Blodgett/Baylosis Associates*

building, its relationship to adjacent structures and the type of construction. Table 6-1 summarizes the minimum fire flow and access standards for new development.

### *Peak Load Water Supply*

The water system must be capable of supplying adequate quantities of water for firefighting purposes, in addition to the daily supply for domestic demand in the area. Adequate reservoir capacity is determined by the availability of water for peak day supply plus fireflow requirements. Generally, peak day supply is twice the average day demand and total fireflow requirements are estimated by the population of the area.

### *Emergency Access*

The provision of adequate roadway widths will facilitate emergency response during a disaster. The City supports fire access standards that have been established by the County Fire Department to ensure access for firefighting equipment to all areas of the City. These standards are also provided in Table 6-1 for various types of land uses.

## *Safety Programs*

The following programs will be either continued or implemented as part of this General Plan.

### *Building Code Review*

The City will periodically review, and if necessary, modify the Uniform Building Code (UBC) to reflect current technology and regulations. Procedures for the periodic review of the UBC will be identified by the Community Development Director. Review will be undertaken by designated individuals to identify appropriate changes that should be considered. Following this review, amendments to the City's Building Code will be made, as required.

### *Code Enforcement*

A significant cause of damage, injury, and loss of life to fire involves unsafe structures with poor or obsolete wiring or construction materials. The Building Code contains regulations regarding construction techniques and materials which may be effective in eliminating or reducing the spread of fire. For this reason, ongoing code enforcement efforts are an important implementation program within the Safety Element.

### *Disaster Response Database*

The City acknowledges that in the event of a major earthquake or other major disaster, persons living or working in Lomita may need to be self sufficient for up to 72 hours before the results of any major relief efforts are felt. As a result, the Safety Commission, as part of the development of the Safety Element, recommended a comprehensive program which would involve the identification of key personnel and resources in the City which would assist in relief efforts. A database would be created which would 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 This information and the appropriate procedures would then be incorporated into the City's Emergency Preparedness Plan.

### *Environmental Review*

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 related to public safety that may be addressed in the environmental analysis includes: earth and geology, flood risk, risk of upset, and public services. In compliance with CEQA, the City shall also assign responsibilities for the verification of the implementation of mitigation measures. The City's environmental review procedures are in place.

### *Emergency Preparedness Plan*

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.

### *Fire Safety Development Review Program*

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. All new development plans must be submitted to the Los Angeles County Fire Department for review and comment during the plan check process. These procedures shall be continued over the life of the plan.

### *Fire Prevention*

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. All new development plans must be submitted to the Fire Department for review and comment during the Plan Check process. This review must be completed for the development process to continue.

### *Hazardous Materials Control*

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. The City will continue to work with other agencies involved in the regulation of hazardous materials.

### *Police & Fire Services Review*

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 the contract with 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. Annual reports concerning each Department will be submitted to the City Council for consideration.

## BACKGROUND FOR PLANNING

This section of the Safety Element assesses natural and man-made hazards in the City of Lomita, including, but not limited to, earthquakes, landslides, fire, flood, dam inundation, and hazardous materials accidents. The report also provides a framework by which safety considerations are introduced into the land use planning process.

Many of the safety issues addressed in this background report are directly related to Southern California's geologic and seismic characteristics, while other issues are particular to the distinctive geologic and topographic setting of the southwestern part of Los Angeles County.

The City of Lomita is located at the northeastern foothills of the Palos Verdes Peninsula, at the southwestern corner of the Los Angeles basin. This area is underlain by Quaternary marine and non-marine terrace deposits of approximately 30 feet thick, which are overlain by fine to medium grained Pleistocene sands of the San Pedro formation. The San Pedro marine sand is fosilliferous and consists of generally fine to coarse-grained, light gray and medium dense to dense soils. Groundwater elevations are approximately 30 to 50 feet below the ground surface. The geologic structure underlying the

Lomita area consist of Pleistocene alluvium or marine deposits in the southeastern section, with Holocene stream channel alluvial fan, flood plain and dune deposits throughout the rest of the City.

## Seismic Hazards

Southern California is one of the most seismically active regions of the world, experiencing, on average, an earthquake of Magnitude 4 or greater every four years. Earthquakes could result in strong ground
motions, surface rupture, and liquefaction in the City of Lomita.

The State of California, under the guidelines of the Alquist-Priolo Special Studies Act (Hart, 1990), classifies faults according to the following criteria: *Active faults* refer to those faults showing ground and/or surface displacement within the last 11,000 years (Holocene); and *Potentially active faults* refer to those faults showing evidence of movement within the last two million years (modified to 750,000 years by U.S. Geological Survey). *Inactive faults* are faults that have not moved in the last 11,000 years, as determined from direct geologic evidence, and are presumed to be inactive.

The State's definition of an active fault is designed to gauge the surface rupture potential of a fault, and is used to prevent development from being sited directly on the trace of an active fault. In general, potentially active faults are, relative to active faults, less likely to be the origin of a damaging earthquake. In reality, however, there is a gradation of seismic risk posed by potentially active and active faults.

Earthquakes are normally classified by severity according to their magnitude (as measured from seismographs), or their seismic intensity. The destructiveness of an earthquake at a particular location is commonly reported using a seismic intensity scale. Because the amount of destruction generally decreases in relation to distance from the epicenter, earthquakes are assigned several intensities, but only one magnitude. Seismic intensities are subjective classifications based on observations of damage caused by past earthquakes. The *Richter magnitude* scale is the most commonly used scale to measure earthquake intensities.

The intensity of seismic ground shaking at any given location is a function of several factors, but primarily the magnitude of the earthquake, the distance from the epicenter to the planning area, and the local geologic and topographic conditions. The amount of damage is also controlled to a certain extent by the size, shape, age, and engineering characteristics of the affected structures.

### *Earthquakes*

The City of Lomita is located at the foot of the northeastern edge of the Palos Verdes Hills, within the South Bay area of the metropolitan Los Angeles region. The southerly portion of the City consists of a small section of hillsides, although the majority of the City is located within the flatland of the Los Angeles coastal plain.

The City of Lomita is located within the gently rolling plain, just northeast of the Palos Verdes Hills. This area is bounded by two of the most active faults in southern California, the Palos Verdes fault on the south and the Newport-Inglewood fault on the northeast. The Palos Verdes Fault zone runs along the northeastern section of the Palos Verdes Hills and crosses the southern tip of the City of Lomita. The Newport-Inglewood fault is located five miles from the City. The Torrance-Wilmington Fault is also located northeast of the City.

These faults have the potential for generating earthquakes that would result in strong ground shaking, and perhaps even surface rupture in the City. Strong shaking can result in liquefaction, landslides, or structural damage. Strong ground motion can also set into motion other hazards such as fire, hazardous materials accidents, or dam failure. Other nearby faults include the Cabrillo, Redondo Canyon, and San Pedro Basin faults. In addition to these faults, several anticlines and synclines are located in and near the City.

Table 6-2 lists the relative likelihood of major earthquakes occurring on some of the active and potentially active faults near Lomita. The Newport-Inglewood and Palos Verdes faults are most likely

to cause the greatest ground accelerations in the City.

*Table 6-2*
*Faults Near Lomita*

| Fault Name | Miles from City | MCR | Status |
|---|---|---|---|
| Newport-Inglewood | 5.0 NE | 7.0 | Active |
| Palos Verdes | 0.0 | 6.7 | Active |
| Cabrillo | 2.0 S | – | Active |
| Redondo Canyon | 4.5 W | 6.4 | Active |
| San Pedro Basin | 15.0 W | 7.0 | P. Active |
| Torrance-Wilmington | 1.0 NE | 5.0 | – |

MCR - Maximum Credible Richter Magnitude
*Source: Los Angeles County Safety Element, 1990.*

The Palos Verdes fault is located southeast, across and offshore of the Palos Verdes Peninsula. The onshore extent of the fault extends from north of the Palos Verdes Peninsula southward across the peninsula to about 9 miles offshore, forming the abrupt northern front of the Palos Verdes Hills. The total length of the fault, including the offshore portions is approximately 50 miles. The onshore extent of the fault is assumed to be the central portion of the fault and is capable of producing earthquakes similar in size to the 1933 Long Beach earthquake. This fault is considered active and is responsible for three earthquakes since 1934. A slip rate of 0.02 to 0.7 millimeter (mm) per year has been observed along this fault. Should the belt rupture as a whole, an earthquake with a magnitude of between 6.7 to 7.8 could result. The proximity of this fault to Lomita would result in greater damage than an earthquake on the Newport-Inglewood fault. Groundshaking could lead to fallen trees, displaced boulders, and damaged structures and infrastructure near the epicenter.

The Newport-Inglewood fault runs for 125 miles from the Santa Monica Fault to Baja California. This fault was the source of the 1933 Long Beach earthquake of magnitude 6.3 on the Richter scale. The Newport-Inglewood Fault runs southeast from Culver City in the Baldwin Hills area to the City of Inglewood, through the cities of Compton, Long Beach, Signal Hill, Seal Beach, Huntington Beach, and Newport Beach. This fault includes other smaller faults around it, such as the Inglewood, fault, the Potrero fault, the Avalon-Compton fault, the Cherry Hill fault and the Seal Beach fault. The Newport-Inglewood is approximately five miles northeast of Lomita, at its nearest point.

Numerous other smaller earthquakes have occurred on this fault since then. A slip rate of 0.1 to 6.0 mm per year has been observed along this fault. A Magnitude 7.0 earthquake on the Newport-Inglewood fault could lead to significant damage in Lomita. The effects of a major earthquake include liquefaction, localized damage to Pacific Coast Highway, damage to MWD waterlines and crude oil pipelines, structural damage to buildings and mobile homes.

The Cabrillo fault runs southeasterly from the Palos Verdes Hills into the San Pedro Bay. This fault is 18 kilometers long and is considered active. The Cabrillo fault is parallel to the Palos Verdes fault is approximately two miles south of Lomita.

The Redondo Canyon Fault, located offshore and extending from just north of the Palos Verdes Peninsula and into Redondo Canyon, is approximately 4.5 miles west from Lomita at its closest point. A maximum credible earthquake on this fault (estimated Magnitude 6.4) could generate peak horizontal accelerations of about 0.45g in the area for approximately 18 seconds. This earthquake would also impact low-rise buildings preferentially.

The San Pedro Basin fault is located fifteen miles offshore and is approximately five miles long. This fault is considered potentially active. The Redondo Canyon fault is considered an active offshore fault and is presumed to consist of single strand from just north of the Palos Verdes Peninsula down Redondo Canyon.

The offshore faults of coastal California have been mapped from marine seismic surveys but their seismic potentials have remained generally unknown. The offshore faults have remained seismically inactive but evidence suggests that strain is currently building. A sudden release of this stored strain energy could result in an earthquake of magnitude 7.0 or greater.

The Torrance-Wilmington Fault is a newly postulated, blind thrust fault and fold system occurring at depth under the Palos Verdes Peninsula. (Blind thrust faults are low-angle or low-lying faults occurring generally three to ten miles below the ground surface which have no surface manifestation.) These concealed faults

have been recognized as capable of generating strong, damaging earthquakes since 1987, when a similar blind thrust caused the Whittier Narrows earthquake of Magnitude 5.9. Although the location of the Torrance-Wilmington Fault System is not well defined, the fault and fold belt has been divided into several segments.
The Torrance segment is evident in the Hawthorne area as a gentle fold which contains the Torrance oil field. The Torrance segment runs roughly parallel to Sepulveda Boulevard, approximately one mile northeast of Lomita at its nearest point. The Wilmington segment continues southeast from the Torrance segment and turns down northwest and southeast. It is estimated that if one of these segments ruptures, an earthquake of Magnitude 5 to 7.5, would occur If two or more segments rupture simultaneously, an earthquake of a magnitude greater than 7.8 would occur.

Other blind thrust folds have been associated with anticlines and synclines. An anticline is a dip in the strata in opposite directions from a common axis (a roof). A syncline is a fold in the rocks where the stratum dips inward from both sides toward the axis (a "V"). The Torrance-Wilmington anticline is located northeast of the City. The Lomita syncline is parallel and between the Palos Verdes Hills fault and the Torrance-Wilmington fault. The Lomita syncline runs across the City in a northwest to southeast direction and is postulated to be the alignment of the Palos Verdes fault. The Gaffey anticline and syncline run northwest on the southern and southeastern edge of the City.

Exhibit 6-2 shows the location of faults, anticlines, and synclines in and near the City of Lomita.

The four largest historic earthquakes that have caused major damage in the Los Angeles basin include the 1933 (M 6.3) Long Beach, 1971 (M 6.4) San Fernando, the 1987 (M 5.9) Whittier Narrows, and the 1994 Northridge earthquake.

The 1933 Long Beach earthquake occurred on the southern segment of the Newport-Inglewood fault, from Newport Beach to Signal Hill. The 1971 San Fernando earthquake occurred along the San Fernando segment of the Sierra Madre fault zone. The 1987 Whittier Narrows earthquake was generated by a blind fault (a fault that has been buried by alluvium) associated with the Elysian Park thrust belt.

The most recent significant seismic activity in the Southern California region occurred in Northridge in January 1994 along the Oakridge fault in the San Fernando Valley. The earthquake registered a 6.7 and the epicenter of this earthquake was located approximately thirty miles north of Lomita. Extensive damage to buildings, freeways, roadways and infrastructure were sustained and after shocks from this earthquake have continued up to the present time.

### *Fault Rupture Hazards*

Fault rupture hazards are gauged by the youngest geologic layer that the earthquake fault offsets. The hazard of surface fault rupture, with consequent damage to structures directly overlying the trace of an active fault, led to the enactment of the Alquist-Priolo Special Studies Zone Act (APSSZ) of 1972. Evidence of fault displaced sediments that are less than 11,000 years old is used as a yardstick to gauge the surface rupture potential of faults. The objective of fault investigations within an APSSZ is to locate the trace of the fault so that setbacks away from the fault can be prescribed.

No Special Studies Zones have been designated by the CDMG within the City of Lomita. The nearest APSSZ zone is that associated with the Newport-Inglewood fault, located approximately five miles northeast of Lomita.

The surface rupture potential during an earthquake of the Palos Verdes fault is credible, given the structural complexity of the Lomita area and the proximity of the fault zone to the City. Secondary ground fissuring along high-angle bedding planes and secondary faults cannot be precluded either. Site-specific studies, particularly if the proposed development is a critical facility, should address surface rupture potential on a case-by-case basis along the Palos Verdes fault trace.

### *Groundshaking Hazards*

Groundshaking is probably the most damaging result of an earthquake because large areas are subject to shaking effects. This shaking motion

can last for a few seconds in a moderate earthquake and can be as much as four minutes in a severe earthquake. Groundshaking is exaggerated on loose, water-saturated ground and occurs to a lesser magnitude on solid rock. It is an expected occurrence with an earthquake and its degree is dependent on the distance from the epicenter, subsurface geology, and other factors.

Groundshaking hazards will occur in Lomita during earthquake events in the region. The maximum credible earthquake on nearby faults will generate bedrock accelerations which can cause the structural failure of buildings and lead to other hazards such as fires, hazardous material spills, and damage to infrastructure (roads, water lines, sewer lines, gas lines, power transmission lines). Groundshaking can cause damage to local roadways and in turn, result in traffic jams in the area.

Most structures in Lomita are of single-story, wood-frame construction. This building type, although not immune to structural damage, is notably resilient to earthquake shaking.

***Liquefaction Hazards***

Liquefaction may occur when loose, unconsolidated, saturated fine- to medium-grained sandy soils are subjected to ground vibrations during a seismic event. This occurs in areas where the ground water table is within 50 feet of the ground surface, and if earthquake intensities are great enough.

When these sediments are shaken, a sudden increase in pore water pressure causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and soil cracks causing a water-soil slurry to bubble onto the ground surface. The resulting features are called sand boils, sand blows or "sand volcanoes". Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures, or slumping. Structures built on soils that liquefy may sink or topple over as the soil loses its bearing strength.

In the Lomita area, the presence of loose, unconsolidated sandy soils and the water table within 30 feet of the ground surface renders the majority of the City as liquefiable, except for the northeastern section. Areas susceptible to liquefaction are shown on Exhibit 6-3, as identified by the Los Angeles County Safety Element. The liquefaction susceptibility zone generally coincides with the liquefaction susceptibility zones identified in the USGS Professional Paper 1360, Evaluating Seismic Hazards in the Los Angeles Region. existing substandard structures of all kinds pose the greatest hazard to a community. The State of California Division of Mines and Geology recently indicated there are no liquefaction areas in the City.

Unreinforced masonry buildings represent dangerous earthquake related hazards to users and occupants. They are likely to experience significant structural damage in the event of a major earthquake. There are three remaining unreinforced masonry structures in the City which have not been retrofitted to comply with current seismic codes.

Other structures that are subject to groundshaking hazards include: buildings with non-bearing walls and partitions, non-ductile concrete-frame buildings, inadequately designed pre-cast tilt-up construction, multi-story buildings with soft stories, inadequately designed structures with geometric irregularities including long spans and irregular shapes, mobile homes, and residences not secured to foundations.

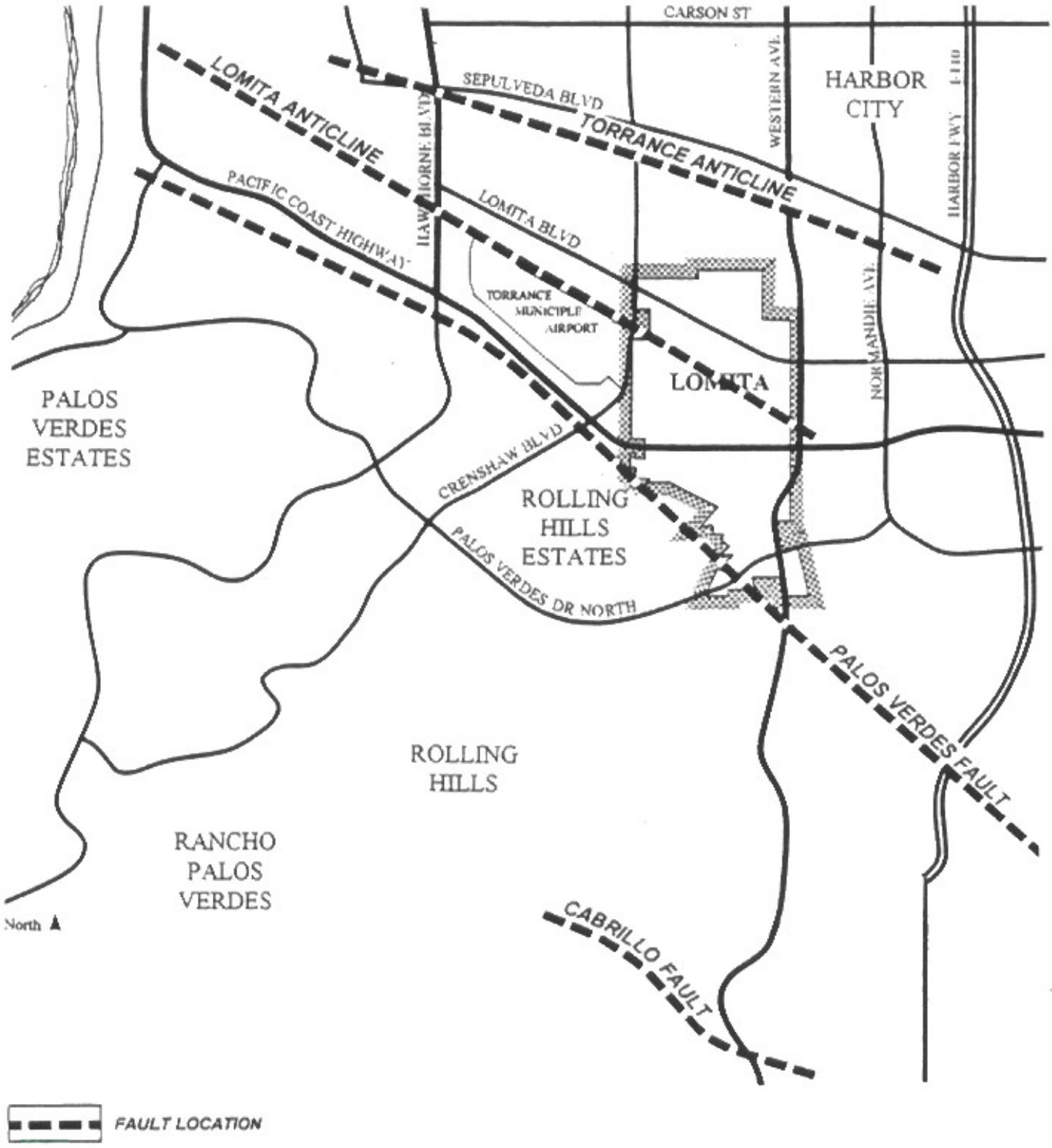



**EXHIBIT 6-2**
**FAULTS**
*Source: Blodgett/Baylosis Associates*

The existing development in the City of Lomita consist mostly of one and two-story residential and commercial structures. The City limits building heights to 27 feet or two stories for residential structures and 35 feet for commercial structures. Low-density and medium density residential zones predominate the City. Less extensive areas are devoted to low-rise commercial development. Low-rise buildings (less than three-stories) common in the City are more likely to be damaged by a near-field earthquake, such as one on the Palos Verdes fault or the Newport-Inglewood fault.

The wood-frame construction used in the residential and some commercial development in the City generally performs well during earthquakes. These buildings may experience significant structural and nonstructural damage, but rarely collapse. Buildings using tilt-up concrete walls are found in some commercial development. Roof collapse in buildings constructed prior to 1971 has been observed in those using "tilt-up" concrete construction.

Critical facilities, structures such as medical centers, fire and police stations, emergency centers, and communication centers, are needed during an emergency and must remain operational after an earthquake. Critical facilities designed for human occupancy must possess no structural weaknesses that can lead to collapse. The State has jurisdictional responsibility to ensure that public schools are adequately constructed to seismic standards (Garrison Act, 1969). Critical facilities in the City include the Civic Center, Sheriff's station, Fire Station, and the Community Center. Dependent care facilities that house populations with special needs that need to be considered in emergency situations, such as preschools and schools, group care homes, and nursing and convalescent homes are also considered critical facilities due to the presence of large groups of dependent individuals and the special evacuation requirements of these facilities. These facilities are listed in Table 6-3.

*Table 6-3*
*Critical Facilities*

| Facility | Address |
|---|---|
| Lomita City Hall | 24300 Narbonne |
| Lomita Sheriff's Station | 26123 Narbonne |
| Fire Station No. 6 | 25517 Narbonne |
| Lomita Community Center | 24428 Eshelman |
| Eshelman Avenue Elementary School | 25902 Eshelman |
| Lomita Fundamental Magnet School | 2211 247th Street |
| Fleming Junior High School | 25425 Walnut Street |
| St Margaret Mary School | 25429 Eshelman Avenue |
| Chabad of South Bay | 24412 Narbonne |
| Lomita Manor Senior Housing | 24925 Walnut Street |
| Lomita Kiwanis Gardens | 25109 Ebony Lane |
| Casa Colina Rehabilitation Center | 26303 Western Avenue |
| Lomita Care Center | 1955 Lomita Boulevard |

*Source. Blodgett/Baylosis Associates, 1997.*

The County Fire Department is responsible for inspections of deficient electrical, plumbing, mechanical or fire safety fixtures in high-occupancy residential and commercial facilities. These inspections may reduce earthquake related risk, as well as improving day-to-day fire safety.

There are reportedly only three structures in the City of Lomita that are of *unreinforced masonry construction* which have not been completely retrofitted. All other unreinforced masonry structures have been renovated to meet seismic design criteria. Two of these structures are currently vacant and will need to be retrofitted prior to future occupancy.

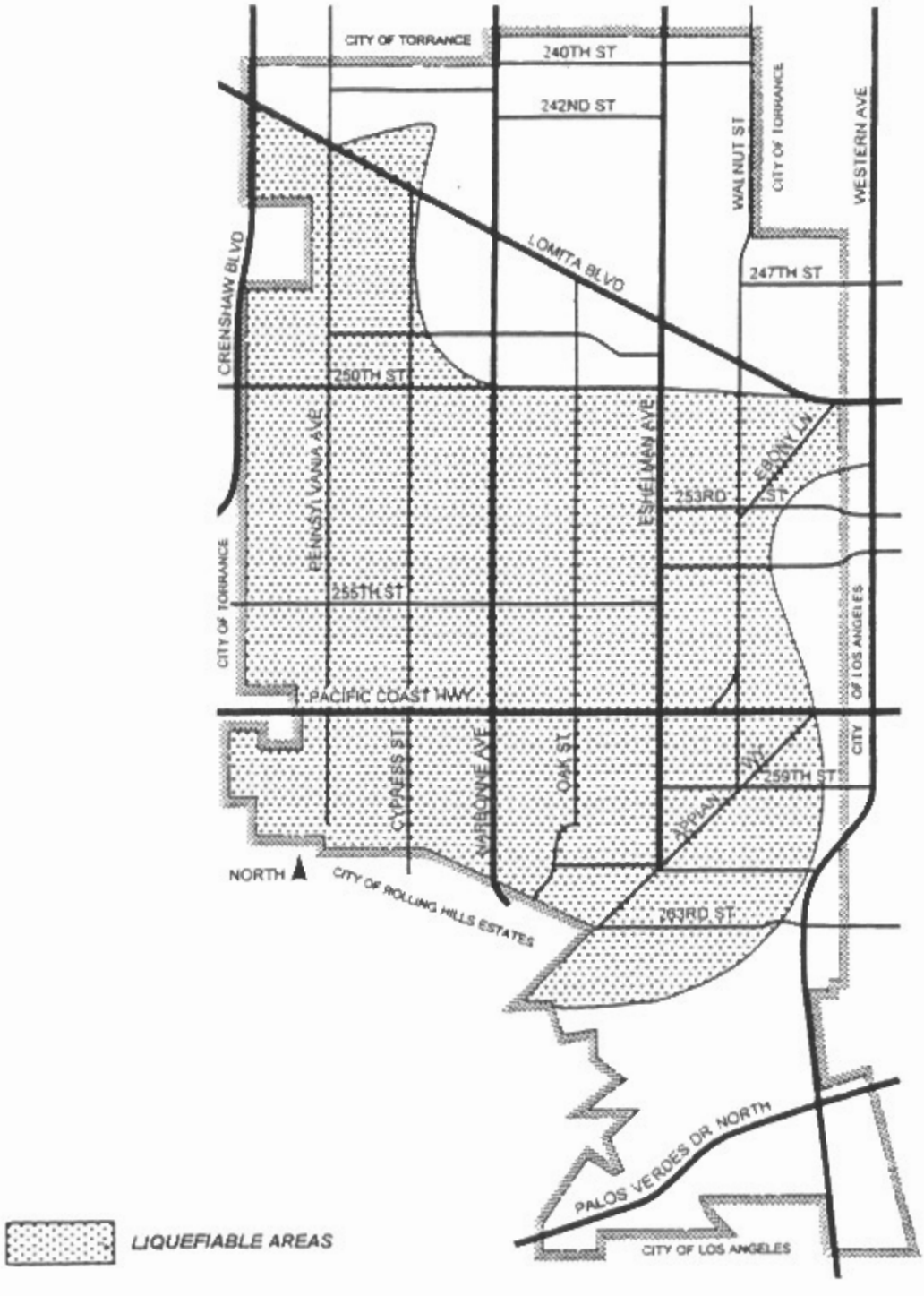



**EXHIBIT 6-3**
**LIQUEFACTION ZONES**
*Source: Blodgett/Baylosis Associates*

## Emergency Response

The Civic Center is the city-designated *Emergency Operations Center*. The Lomita emergency organization structure and the City's emergency procedures are detailed in the City of Lomita Multi Hazard Functional Plan.

The nearest hospitals to the City are the Bay Harbor Hospital (150 beds) and Kaiser Foundation Hospital (280 beds) in Harbor City; Torrance Memorial Hospital (325 beds), Little Company of Mary Hospital (327 beds), and County Harbor UCLA Medical Center (716 beds) in Torrance; and the San Pedro Peninsula Hospital (348 beds) in San Pedro. Earthquakes may result in damage to these structures and thereby reducing their bed capacity or emergency capabilities.

Los Angeles County Fire Station No. 6, located at 25517 Narbonne Avenue in Lomita, serves the City. Simultaneous evacuation of high-occupancy structures, and the occurrence of earthquake-induced fires in the City could tax the Fire Station's manpower and resources.

Damage to computer switchboards and power loss will impair emergency communications. Base radios and mobile radios can serve as temporary communication links with similarly-equipped facilities in the area. The Pacific Bell Company switching station is at 25624 Walnut Street. This structure has been reinforced to withstand groundshaking hazards. Telephone systems may be used if the computer switchboards are not damaged, and the lines are not saturated.

## Hazardous Materials

A hazardous material is defined as any injurious substance, including pesticides, herbicides, toxic metals and chemicals, volatile chemicals, explosives, and even nuclear fuels or low-level radioactive wastes. Hazardous materials are used, generated, or stored by various land uses including gas stations, dry cleaners, hazardous material haulers, and other uses that store chemicals and hazardous materials on site. A number of these uses are found within the City.

The State of California defines a hazardous material as a substance that is toxic, ignitable or flammable, or reactive and/or corrosive. An extremely hazardous material is defined as a substance that shows high acute or chronic toxicity, carcinogenicity, bioaccumulative properties, persistence in the environment, or is water reactive (California Code of Regulations, Title 22). This section will concentrate on the hazards associated with the use, storage or manufacturing of hazardous materials in or near the City of Lomita.

The primary concern associated with the release of a hazardous material is the short and long term effects that exposure to a hazardous substance may have on the public. This is particularly true when a toxic gas is involved, since a gaseous toxic plume is more difficult to contain than a solid or liquid spill, and a gas can impact a larger segment of the population in a shorter time span.
All businesses that handle more than a specified amount of hazardous materials are required by both the Federal and State governments to submit a business plan to their local administering agency (the reportable quantities are 50 or more gallons of a liquid, 500 pounds or more or a solid, or 200 cubic feet or more of a gas at standard temperature and pressure; quantities for acutely hazardous materials vary according to the substance).

The Facility Inventory Database of the California Environmental Protection Agency lists 95 existing and past users of hazardous materials in the City. These users are identified in Table 6-4. Past users are preceded by an asterisk (*).

*Table 6-4*
*Hazardous Materials Users*

| COMPANY NAME | STREET ADDRESS | DATABASE |
|---|---|---|
| Narbonne Medical Group | 24845 Narbonne Ave | HAZNT |
| *Diamond State Service Center | 24846 Narbonne Ave | FINDS, HAZNT, RCRIS |
| *Bridges Auto Repair | 25020 Narbonne Ave | HAZNT |
| Andy's Termite and Pest Control | 25030 Narbonne Ave | HAZNT |
| The Chiropractic Center | 25039 Narbonne Ave | HAZNT |
| Glantz & Sauter | 25043 Narbonne Ave | HAZNT, M1990 |
| US Post Office | 25131 Narbonne Ave | HAZNT, M1991 |
| Narbonne Animal Clinic | 25445 Narbonne Ave | HAZNT |
| LA County Fire Station 6 | 25517 Narbonne Ave | HAZNT, M1992 |
| Gary's Mobil Service Center | 25808 Narbonne Ave | AREMS, FINDS, HAZNT, LTNKA, M1991 |
| Lomita Sheriff's Station | 26123 Narbonne Ave | HAZNT |
| *Phil Jones Automotive | 25609 Oak Street | HAZNT |
| Smiths Cycle and Key | 1730 Pacific Coast Highway | HAZNT |
| Fairlane Dry Cleaners | 1735 Pacific Coast Highway | HAZNT |
| The Art Department, Inc. | 1743 Pacific Coast Highway | HAZNT, M1991, M1992 |
| *Texaco Environmental Services | 1752 Pacific Coast Highway | HAZNT, M1991, M1992, LTNKA |
| *Pacific Coast Honda | 1820 Pacific Coast Highway | FINDS, HAZNT |
| *Team Print | 1836 Pacific Coast Highway | HAZNT, M1991, M1992 |
| JR Sports Cars | 1860 Pacific Coast Highway | HAZNT |
| Lomita Radiator | 1900 Pacific Coast Highway | FINDS, HAZNT, RCRIS |
| Lomita Sports Car/Kent Buechs | 1911 Pacific Coast Highway | HAZNT, UTNK1, M1991 |
| Best Cleaners | 1937 Pacific Coast Highway | FINDS, HAZNT |
| Chuck Coles Auto Sales | 1940 Pacific Coast Highway | HAZNT |
| Copy Rite Printing | 1962 Pacific Coast Highway | HAZNT, M1990, M1991, M1992 |
| Tri C Motors | 2002 Pacific Coast Highway | HAZNT |
| Bob and Sons Auto and RV Parts | 2032 Pacific Coast Highway | HAZNT |
| United Printing and Graphics/Roxanne Cleaners/Oak Cleaners | 2040 Pacific Coast Highway | FINDS, HAZNT, RCRIS |
| *Ohs 1-hr Photo | 2068 Pacific Coast Highway | FINDS, HAZNT, RCRIS |
| Firestone Store 2739 | 2113 Pacific Coast Highway | HAZNT, FINDS, M1991 |
| Spic and Span Cleaners | 2123 Pacific Coast Highway | AREMS, FINDS, HAZNT |
| Superfine Cleaners | 2146 Pacific Coast Highway | AREMS, FINDS, HAZNT |
| *Witz Auto Supply/Shan-gia JJ Restaurant | 2164 Pacific Coast Highway | HAZNT, M1991, UTNKA, M1992 |
| Tuneup Masters | 2204 Pacific Coast Highway | FINDS, HAZNT, M1990 |
| Jiffy Lube | 2271 Pacific Coast Highway | HAZNT |
| South Bay Auto Air and Electric | 2301 Pacific Coast Highway | HAZNT |
| *Harbor Weighs Inc. | 2321 Pacific Coast Highway | HAZNT |
| Lomita Autohaus | 2330 Pacific Coast Highway | FINDS, HAZNT, RCRIS |
| Lomita Print Service | 2354 Pacific Coast Highway | CALSI |
| Dr. CL Bigelow | 2370 Pacific Coast Highway | HAZNT |
| A-1 Cleaners | 2413 Pacific Coast Highway | AREMS, FINDS, HAZNT, RCRIS |

*Table 6-4*
*Hazardous Materials Users*

| COMPANY NAME | STREET ADDRESS | DATABASE |
|---|---|---|
| A-1 Cleaners | 2413 Pacific Coast Highway | AREMS, FINDS, HAZNT, RCRIS |
| Sherrie's Pre-school | 2427 Pacific Coast Highway | HAZNT |
| Sam's Cleaners | 1724 Palos Verdes Drive North | FINDS, HAZNT |
| George's Arco Service | 2031 Palos Verdes Drive North | AREMS, FINDS, HAZNT, LTNKA, M1990, M1992, RCRIS, UTNKA |
| Sunrise Cleaners | 2041 Palos Verdes Drive North | AREMS, HAZNT, FINDS |
| Palko Advertising/ Kaiser Permanente-UCC Psychiatry/ Vista Verde Center | 2075 Palos Verdes Drive North | FINDS, HAZNT, RCRIS |
| *Rob's Chevron | 2121 Palos Verdes Drive North | FINDS, HAZNT, LTNKA, UTNKA |
| South Bay Sports Car Center | 24323 Pennsylvania | AREMS, FINDS, HAZNT, M1990, M1991, M1992 |
| Lomita Auto Repair | 25212 Pennsylvania | FINDS, HAZNT |
| Smetko Inc. | 25906 Pennsylvania | HAZNT |
| LA County Road | 24309 Walnut | HAZNT, M1990 M1991 |
| Cage Williams Trucking | 25104 Walnut | HAZNT |
| Fleming Junior High School | 25425 Walnut | FINDS, HAZNT |
| Pacific Telephone and Telegraph Company | 25624 Walnut | AREMS, FINDS, HAZNT, RCRIS, M1990, M1991 |
| *The Bicycle Source | 26107 Western | HAZNT |
| Lomita Service | 26122 Western | HAZNT, FINDS, RCRIS |
| Dale Eppler | 26123 Western | HAZNT |
| Peninsula Rehabilitation | 26309 Western | HAZNT |

* past user
AREMS - Aerometric Information Retrieval System Facility Subsystem
CALNF - Calsites which need no further action
CALSI - Calsites Database - formerly ASPIS
FINDS - U.S. EPA Facility Index Data System
HAZNT - Hazardous Waste Information System
LTNKA - Leaking Underground Storage Tank Information System
LTNKI -Inactive Leaking Underground Storage Tank Locations
M1990, M1991, M1992 - Facilities which manifested hazardous waste offsite in 1990, 1991 or 1992
RCRIS - Resource Conservation and Recovery Information System
STRMI - Companies with stormwater industrial permits
UTNKA - Active Underground Storage Tank Locations
UTNKI - Inactive Underground Storage Tank Locations
*Source: California Facility Inventory Database, 1995.*

Releases of hazardous materials may occur during a natural disaster, such as during an earthquake. Improperly-stored containers of hazardous substances may overturn or break, pipelines may rupture, and storage tanks may fail. Containers may also explode if subject to high temperatures, such as those exposed to a fire. If two or more chemicals which are reactive when combined come in contact as a result of a spill, the hazard may be compounded. The 1991 Uniform Fire Code includes criteria designed to minimize the risk of an accident. These guidelines are to be followed when storing, using or transporting hazardous materials, and include secondary containment of substances, segregation of chemicals to reduce reactivity during a release, sprinkler and alarm systems, monitoring, venting and auto shutoff equipment, and treatment requirements for toxic gas releases.

In Lomita, most businesses that handle hazardous and/or acutely hazardous substances in quantities

above the reportable limits are located within the commercial areas along Pacific Coast Highway and Lomita Boulevard.

Pacific Coast Highway is traveled by trucks that carry many types of hazardous materials including, but not limited to, gasoline, chemicals, pesticides, and radioactive materials.

## Fire Hazards

### Earthquake-Induced Fire

The principal causes of earthquake-related fires include open flames, electrical malfunctions, gas leaks, and chemical spills. Common sources of fire include unanchored gas heaters or gas-fired hot water heaters, appliances which tend to tip over and damage rigid gas line connections during strong groundshaking. Given the residential setting of Lomita, damaged gas line connections, overturned appliances, and damaged electrical circuitry will be the most likely cause of earthquake-induced fires, if any, in the City. Fires during an earthquake can also be caused by damaged, leaking gas mains, valves and connections in the primary transmission and distribution gas system.

Strong ground motion, surface rupture and ground failure can cause many sections of pipe to be damaged. Gas distribution pipelines can be replaced with plastic polyethylene pipes that are more flexible, and therefore, relatively more resistant to breakage. Additional protection can be provided if sections of the gas distribution system can be isolated and shut-off during an emergency. The SCG has developed emergency response plans in the event of an earthquake. Power lines downed during an earthquake, as well as by strong winds, can also start brush fires. To prevent such an occurrence, power lines are designed to automatically deenergize if there is a break in the system.

### Brush Fire

South of the City are large mature pine trees which may catch fire. Also the Lomita Little League field is located adjacent to an open area with weeds and grasses which may pose fire hazards.

### Hazardous Material Fires

The risk from hazardous materials to persons in the City is limited since land uses within the City are predominantly residential and commercial. However, heavy truck traffic on Pacific Coast Highway carries the potential for hazardous material spills during transport.

The Union Oil fields to the southeast of the City also pose hazards associated with accidental spills and explosion. Large moats have been provided around the tanks to contain accidental spills and to prevent the spread of oil, fire or explosion.

The U.S. Navy Defense Fuel Supply Point near Palos Verdes Drive North and Western Avenue has 3 above ground jet fuel storage tanks and 26 underground tanks. While this facility has not been in use for some time, the presence of hazardous materials and possible ground contamination has not been ruled out.

Oil resources in Lomita are located within the Torrance oil field. There is one remaining oil well in operation in the City at Stanhurst Street and Walnut Street. The other fourteen have been capped, 6 of which were dry well and 8 were oil producers in the past. The potential for fire associated with the burning of oil and the potential for ground contamination accompanies this oil drilling activity.

## Aircraft Operations

The Torrance Airport has designated clear zones around the runways to prevent hazards associated with aircraft accidents during landings and take-offs. This area does not extend into the City of Lomita. No flight accidents have occurred at the airport, except for a few runway incidents. The Federal Aviation Administration (FAA) regulates airport activities and requires that the FAA be notified of new construction or alteration of structures greater than 200 feet high above the ground level of the runway (or on site, whichever is greater) and within 3 miles of the airport, 300 feet or higher at 4 miles, 400 feet or higher at 5 miles and 500 feet or higher at 6 miles or more. Also, a clear zone is established at the end of the runways to provide a clear approach for aircraft.

This zone is defined as 250 to 1,000 feet wide at the end of the runway with a radius of 150 feet above the airport elevation, a 50:1 slope for 10,000 feet from the edge of the runway plus a 40:1 slope from 10,000 to 50,000 feet from the edge of the runway. The Los Angeles County Airport Land Use Commission also reviews developments proposed near airports.

## Geologic Hazards

### Landslides and Slope Instability

While numerous landslides have occurred in the Palos Verdes Peninsula and the southern portion of Lomita consists of hillside areas, a review of the Los Angeles County Safety Element shows that no definite or probable landslide hazards exist within Lomita. Also, the hillside areas are largely developed, paved and landscaped. Thus, landslide potential is limited.

Heavy rainfall often triggers surficial sliding (debris flows and mudflows) along the sides of canyons and on steep slopes. Hill slopes, if not properly planted, are extremely susceptible to erosion. Current grading codes include design guidelines that if followed properly, can reduce the hazard of mudflows and erosion. These guidelines include provisions for planted and maintained slopes, retaining walls, and drainage devices.

### Expansive Soils

Low-density soils may collapse and settle as a result of static or seismic loading and hydrocompaction. Hydrocompaction is typically associated with granular, sandy soils, and occurs when the loose, dry structure of the sand grains held together by a clay binder or other cementing agent, collapses upon the introduction of water. Some soils in the Lomita area may be susceptible to significant consolidation and hydrocompaction.

Geologic and engineering geologic reports indicate that soils within the central and southern section of Lomita generally have a high shrink-swell potential. The Soil Survey for Los Angels County classified soils in the Lomita area into the Oceano, Ramona-Placentia and Diablo-Altamont associations. The Ramona-Placentia and Diablo-Altamont soils have a high clay content and generally expand when wet and contract when dry. Site specific studies should be conducted prior to construction to determine the expansion potential of the soils underlying a site.

### Land Subsidence

Land subsidence is defined as settlement of the ground due to the extraction of the underlying oil or water resources. Land fissures may then result and could lead to damages to buildings, utility lines and roadways. Significant subsidence has been documented in the Beverly Hills/Cheviot Hills, Santa Fe Springs, Wilmington and Inglewood oil fields, where the majority of the County's oil resources are extracted. Water injection and flooding operations, which fill the emptied reservoir rock, have minimized subsidence hazards in the County.

While minor settlement has been observed in the Torrance oilfield, near Madrona Marsh, this settlement is not expected to extend into the Lomita area. For one, this area is located several miles from Lomita. Also, limited oil drilling is occurring in and near the City and the Torrance oilfield, which underlies the northeastern section of Lomita, produces less than five percent of the oil production in the County.

## Flood and Inundation Hazards

A 100-year flood event is that flood with a probability of occurring once every 100 years, or that has a 1/100 chance of occurring in any one year. Smaller-scale flooding, generally associated with overburdened storm drain systems can damage property and hinder emergency activities, such as fire department access to fire hydrants, or evacuation.

### Storm Flooding

The City of Lomita is located in an area designated by the Federal Emergency Management Agency's Flood Insurance Rate Maps as Zone C, where minimal flood hazards exist. Also, dam inundation hazards do not exist in the City since there are no large dams or reservoirs located near the City, except for the Palos Verdes Reservoir. Dam failure and potential inundation from this reservoir will lead to localized flooding east and southeast of

the reservoir, and will not affect Lomita.

The City of Lomita has storm drainage lines which are owned and maintained by the County Department of Public Works. Storm drains are usually designed to convey 100-year frequency storm flows, floods that are expected to be equaled or exceeded once every 100 years. Storm drainage requirements are designed to prevent floods from rising above the curbline and beyond the right-of-way. Street circulation is also hampered, which in an emergency is vital.

The County has studied the storm drainage system in the City and determined that deficiencies exist in several locations. The existing storm drain system and these storm drain deficiencies are shown on Exhibit 6-4. Most potential flooding problems in the City are related to the inadequacy of the existing drainage devices. Due to increased urbanization and increased runoff, the existing storm drainage is presently inadequate to channel runoff from a 100-year storm. Ponding behind inadequate culverts, catch basins, and curbs and gutters could result in inundation of private properties.

Earthquake-induced waves can cause significant structural damage to above-ground water tanks if not adequately braced and baffled. Sloshing water can lift a water tank off its foundation, and buckle the bottom of the tank. Pipes connected to the tank can be sheared off. There is one above-ground water tank on Cypress Street. If this water tank is damaged during an earthquake, efforts to suppress earthquake-induced fires in the City could be hindered. Damaged tanks and water mains can also limit the amount of water available to residents.

## Crime

Another public safety concern in Lomita is related to crime and accidents. Overall, the number of reported crimes within the larger Southern California region is declining. This improvement is generally attributed to an overall improvement in economic conditions within the region. Crime statistics obtained from the Sheriff's Department in Lomita also indicate a slight decrease overall in the number of reported crimes. However, certain types of crime (larceny and burglary) continue to be of serious concern in the City. Table 6-5 shows crime incidence in 1996.

***Table 6-5***
***Crime in Lomita 1996***

| Crime | Incidence | Percent |
|---|---|---|
| Homicide | 0 | 0.0 |
| Rape | 0 | 0.0 |
| Robbery | 55 | 8.2 |
| Aggravated Assault | 115 | 17.1 |
| Burglary | 153 | 22.7 |
| Larceny | 251 | 37.2 |
| Grand Theft Auto | 96 | 14.2 |
| Arson | 4 | 0.6 |
| Total | 674 | 100 |

Source: County Sheriff's Department, 1997.

Traffic accidents in the City of Lomita are mainly concentrated along intersections with PCH and Lomita Boulevard. This is primarily due to the large volume of vehicles traveling on these major roadways. These accidents are also influenced by traffic speeds, traffic violations, weather conditions, and driver negligence.

## Emergency Services

### Fire Suppression Capabilities

The City contracts with the County of Los Angeles Fire Department for fire suppression services. County Fire Station No. 6, located at Narbonne Avenue, serves the City, and is commonly able to respond to an emergency or fire in an average time of less than five minutes. This station is manned by five firefighters with one truck and one paramedic squad. Several other stations in the area are also able to provide additional resources if needed. These include the fire stations in the cities of Torrance and Los Angeles, as well as other County fire stations in the Peninsula and Carson.

### Law Enforcement Services

The Los Angeles County Sheriffs Department provides police protection and law enforcement services in the City. A substation is located at 26123 Narbonne Avenue, at the southern end of the City. There are 125 sworn and non-sworn personnel at this station.

### *Water Supply*

The National Board of Fire Underwriters recommends that communities have a three-day supply of water that they can tap into in case of an emergency, such as an earthquake. Approximately 90 percent of the water used in the City of Lomita is supplied by the Metropolitan Water District and the rest by California Water Service Company. The City is currently planning the replacement of the existing water tank with a new five million gallon reservoir to meet Lomita's peak demand and fire emergency water needs. The City will also be installing a treatment facility at its one emergency water well to reduce its dependence on imported water from the MWD.

An earthquake could cause power failure and could result in insufficient water available for fire suppression. The Palos Verdes Fault is located within 100 feet of the one million gallon Cypress Street reservoir and crosses the Metropolitan Water District (MWD) line connecting to the Palos Verdes Reservoir. The failure of the Cypress Street reservoir or water lines in the area could lead to the inundation of single family homes and multi-family residential projects in the southern section of Lomita and along Pacific Coast Highway.

The California Water Service Company serves the southern portion of Lomita through the Palos Verdes Reservoir. If the pumping station serving this area was damaged, water service to the area will be cut off. The reservoir has a 1,018 acre-foot capacity , which could provide water to its service area for over one month, should incoming supplies be cut off. Also, rupture of the Palos Verdes Reservoir will lead to flood waters flowing east and southeast and would not affect Lomita.

Potential losses in water pressure due to breaks in the water distribution system can be caused by corrosion of cast-iron pipelines, damage to pipes during projects requiring excavation near utility lines, and earthquake-related ground failure. In Lomita, many of the older pipes have been replaced under the City's ongoing water line upgrade program. Only ten miles of water lines remain to be upgraded and/or replaced.

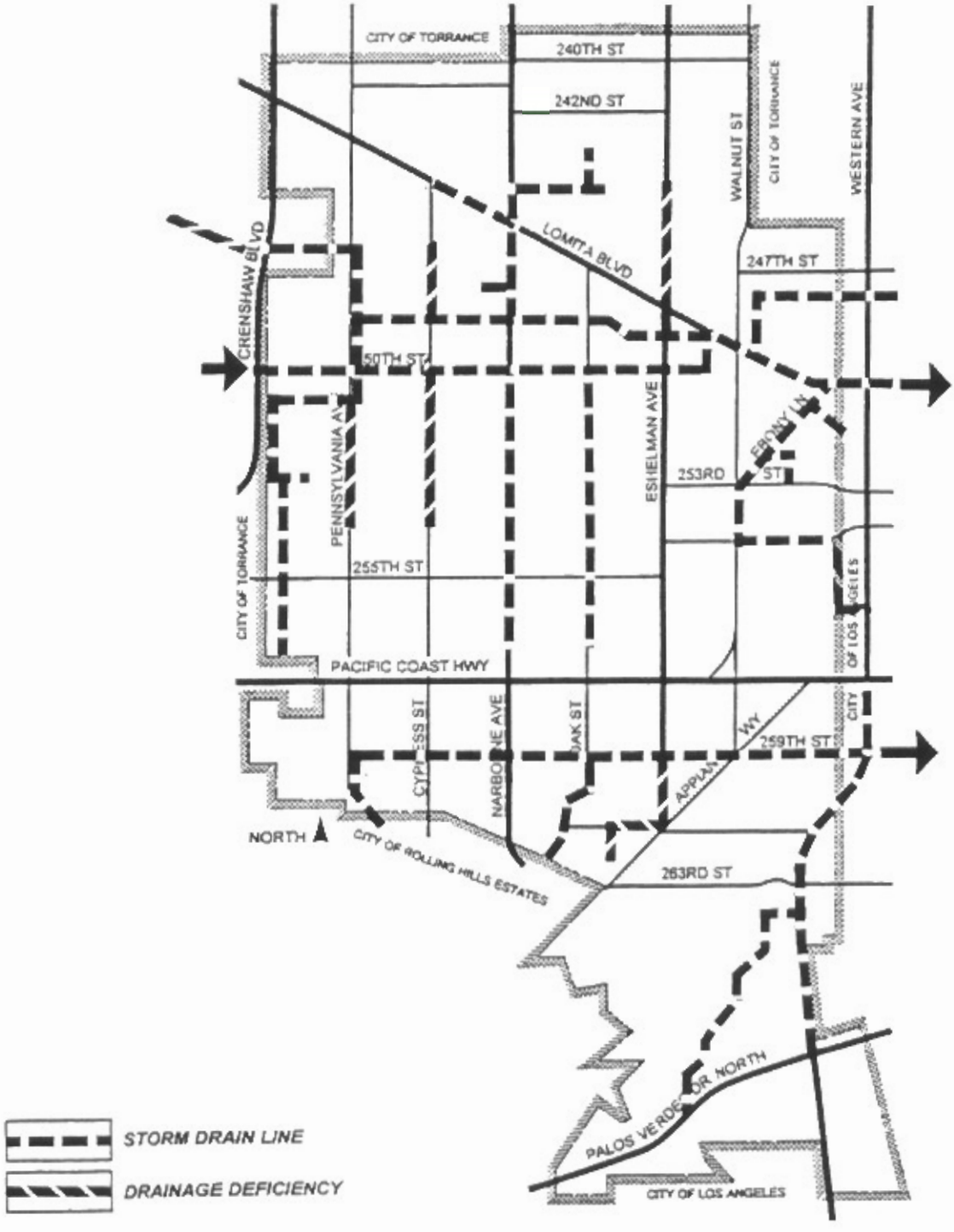
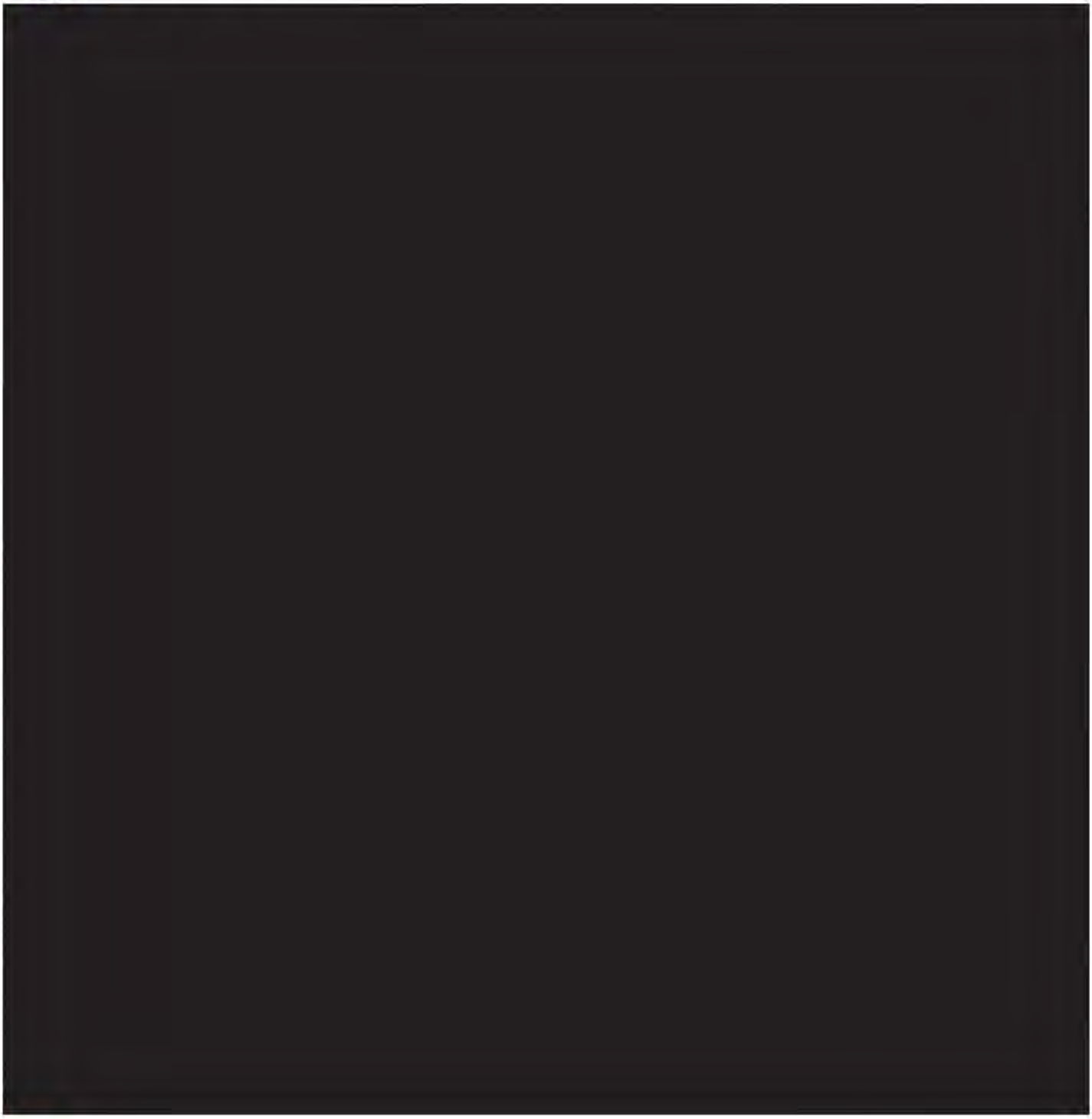



**EXHIBIT 6-4**
**STORM DRAIN DEFICIENCIES**
*Source: Blodgett/Baylosis Associates*

# CLIMATE ACTION PLAN

City of Lomita



SOUTH BAY CITIES
COUNCIL OF GOVERNMENTS

South Bay Cities 2018

*The City of Lomita would like to thank the South Bay Cities Council of Governments and its staff for their contribution to the research, writing and production of our City's Climate Action Plan. Funding was generously provided by a grant through the Strategic Growth Council and Los Angeles County Metropolitan Transportation Authority. Additional funding for the Energy Efficiency Chapter was provided by Southern California Edison and The Gas Company*

City of Lomita
January 2018

# CLIMATE ACTION PLAN

Prepared by:

SOUTH BAY CITIES
COUNCIL OF GOVERNMENTS

In consultation with:

studioneleven FEHR PEERS

Funded by:

California Strategic Growth Council

Metro

SOUTHERN CALIFORNIA EDISON
An EDISON INTERNATIONAL Company

SoCalGas
A Sempra Energy utility

*Climate action planning efforts vary in scope, size and focus. One common aim of this work is to establish greenhouse gas inventories and future forecasts. Another major component is developing the framework for selecting, evaluating, and organizing strategies that help advance local climate planning goals. For example, individual agencies may implement policies, optional or mandatory, related to land use development that operate outside the CEQA process. Within the CEQA process, a qualified CAP framework offers the ability to streamline future CEQA greenhouse gas analyses by being able to tier off the climate action plan. Depending on local factors, such as anticipated levels of development, a qualified CAP is not necessary and agencies would continue to utilize the framework for informing the selection and evaluation of climate planning strategies within the local context. The South Bay Cities Council of Governments CAP framework is unqualified, and offers cities a planning tool with optional strategies. The analysis and optional strategies in the CAP can be used in the future, by way of example, to help create a Qualified Climate Reduction Strategy under CEQA, to create GHG thresholds to be used in CEQA analysis and can be used to update the City's General Plan.*

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# Introduction

## The City of Lomita is committed to providing a more livable, equitable, and economically vibrant community and sub-region.

As a part of these efforts, the City of Lomita, in cooperation with the South Bay Cities Council of Governments, has developed a Climate Action Plan (CAP) to reduce Greenhouse Gas (GHG) emissions within the city. The City's CAP serves as a guide for action by setting GHG emission reduction goals and establishing strategies and policy to achieve desired outcomes over the next 20 years.

## Purpose and Need for the Climate Action Plan

Jurisdictions in California are proactively working to find innovative solutions to reduce emissions. Many communities have taken local control of the issue by developing plans or strategies that will lower GHG emissions across various sectors in a manner that is most feasible for their community. The City of Lomita CAP is a valuable tool in this effort. It identifies community-wide strategies to lower GHG emissions from a range of sources within the jurisdiction, including transportation, land use, energy generation and consumption, water, and waste. Development and adoption of this CAP allows the City of Lomita to:

- Understand the community GHG emissions that it now produces
- Identify strategies at the local level that will result in GHG emissions reductions
- Develop a plan to implement strategies
- Monitor and report progress toward climate change goals

For the purpose of:

- Enhancing the community and neighborhoods to help ensure a safe, healthy, and sustainable environment
- Promoting and encouraging the adoption and growth of zero emission vehicles
- Advancing strategies for housing and buildings that reduce energy and water usage
- Promoting behavior change that reduces waste
- Transforming built environments into green spaces
- Advancing strategies to encourage and support the market for renewable energy and storage

## Alignment with California's Climate Change Action Plan

Since the 1990s, the State of California has adopted a number of policies to address Climate Change, with legislation such as Assembly Bill 32 (AB 32), Senate Bill 32 (SB 32), and the 2017 Climate Change Scoping Plan Update. All of these documents set ambitious targets for reductions in greenhouse gas emissions within the State with the most recent being a 40 percent reduction in GHG by 2030 compared to 1990 levels. Apart from setting targets, the State has also passed a variety of legislation over the past 20 years to encourage the development of renewable energy sources, apply financial disincentives for carbon emissions from business and industry, reduce energy and water usage, increase building energy efficiency, and reduce emissions from waste and mobile sources such as fossil-fuel based transportation. The CAP advances these goals and streamlines City efforts to deploy specific initiatives and programs that target the reduction of GHG emissions, while integrating these efforts with the other priorities such as economic development, regional mobility and connectivity, and improving the local air and water quality.

Table 1 summarizes the key policies and legislation to address Climate Change adopted by the State of California.

Table 1: Regulatory Setting

| Bill & Year of Issuance | Title | Description | Implementing Agency |
|---|---|---|---|
| Public Law (PL) 88-206 (1963) | Clean Air Act | Federal policy to address global climate change through monitoring, reporting, and regulation of GHG emissions. | USEPA |
| AB 1493 (2002) | Pavley I and II | GHG emissions must be reduced from passenger vehicles, light-duty trucks, and other non-commercial vehicles for personal transportation. | California Air Resources Board (CARB) |
| Executive Order S-20-04 (2004) | California Green Building Initiative | Reduce energy use in state-owned buildings 20% from a 2003 baseline by 2015. | California Energy Commission (CEC) |
| Executive Order S-3-05 (2005) | Greenhouse Gas Initiative | Set statewide GHG emissions targets to 2000 levels by 2010; 1990 levels by 2020; and 80% below 1990 levels by 2050. | CARB |
| Assembly Bill (AB) 32 (2006) | Global Warming Solutions Act | State must reduce GHG emissions to 1990 levels by 2020. | CARB |
| SB 1368 (2006) | Emission Performance Standards | Requires the California Public Utilities Commission (CPUC) to establish a performance standard for base-load generation of GHG emissions by investor owned utilities. | CEC |
| Senate Bill (SB) 1078 (2006), 107 (2017), and X1-2 (2011), and Executive Order S-14-08 (2008) and S-21-09 (2011) | Renewable Portfolio Standard | California investor-owned utilities must provide at least 33% of their electricity from renewable resources by 2020. | California Public Utilities Commission |
| Assembly Bill 118 (Nunez, Chapter 750, 2007) (2007) | Alternative Fuels and Vehicles Technologies | The bill would create the Alternative and Renewable Fuel and Vehicle Technology Program, to be administered by the Energy Commission, to provide funding to public projects to develop and deploy innovative technologies that transform California's fuel and vehicle types to help attain the state's climate change policies. | CEC |
| Executive Order S-1-07 (2007) | Low Carbon Fuel Standard | The carbon intensity of transportation fuels in California must be lowered 10% by 2020. | CARB |
| AB 811 (2008) | Contractual Assessments: Energy Efficiency Improvements | Provides financing to allow property owners to finance renewable energy generation and energy efficiency improvements. | California cities and counties |
| Senate Bill 375 (Steinberg, Chapter 728, 2008) (2008) | Sustainable Communities + Climate Protection Act | Requires Air Resources Board to develop regional greenhouse gas emission reduction targets for passenger vehicles. ARB is to establish targets for 2020 and 2035 for each region covered by one of the State's 18 metropolitan planning organizations. MPOS to develop and incorporate a sustainable communities strategy which will be the land use allocation in the RTP. | Regional Planning Agencies |
| AB 474 (2009) | Contractual Assessments: Water Efficiency Improvements | Designed to facilitate the installation of permanent water conservation and efficiency improvements on private property through a voluntary financing program between public entities and property owners. | California cities and counties |
| SB X7-7 (2009) | Statewide Water Conservation | The carbon intensity of transportation fuels in California must be lowered 10% by 2020. | Department of Water Resources |
| AB 1092 (Levine Chapter 410, 2013) (2013) | Building Standards: Electric Vehicle Charging Infrastructure | Requires the Building Standards Commission to adopt mandatory building standards for the installation of future electric vehicle charging infrastructure for parking spaces in multifamily dwellings and nonresidential development. | California Building Standards Commission (CBSC) |
| California Code of Regulations (CCR) Title 24 (2016) | 2013 Building Efficiency Standards | Statewide green building code that raises the minimum environmental standards for construction of new buildings in California. | CEC |
| Senate Bill 32 (Chapter 249) (2016) | Global Warming Solutions Act: Emissions Limit | The California Global Warming Solutions Act of 2006 designates the State Air Resources Board as the state agency charged with monitoring and regulating sources of emissions of greenhouse gases. The state board is required to approve a statewide greenhouse gas emissions limit equivalent to the statewide greenhouse gas emissions level in 1990 to be achieved by 2020 and to adopt rules and regulations in an open public process to achieve the maximum, technologically feasible, and cost-effective greenhouse gas emissions reductions. This bill would require the state board to ensure that statewide greenhouse gas emissions are reduced to 40% below the 1990 level by 2030. | CARB |

## Roles and Responsibilities: Regional Agencies and Local Governments

### Regional Agencies

The State has acknowledged that local governments play an important role in helping California achieve its long-term GHG reduction goals. In Los Angeles County, the Southern California Association of Governments (SCAG), Los Angeles County Metropolitan Transportation Authority (Metro), South Coast Air Quality Management District (SCAQMD), and Cities all have sole or partial jurisdiction over a wide range of factors that affect GHG emissions. Councils of Governments can also help local governments identify funding and implement projects that reduce GHG emissions.

SCAG working with Metro developed the 2012–2035 Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) for the six-county region of Los Angeles, Orange, Riverside, San Bernardino, Imperial, and Ventura counties. SCAG's efforts focus on developing regional strategies to minimize traffic congestion, promote environmental quality, and provide adequate housing. SCAG and SCAQMD developed the South Coast Air Quality Management Plan (AQMP) which is a comprehensive program designed to bring the South Coast Air Basin into compliance with all federal and State air quality standards. The AQMP places substantial emphasis on reducing motor vehicle miles traveled.

### South Bay Cities Council of Governments

This Climate Action Plan is developed through the South Bay Cities Council of Governments (SBCCOG), which received funding from SCE's 2013-2014 Local Government Partnership Strategic Plan Pilots program and the Strategic Growth Council. The SBCCOG is a Joint Powers Authority of 16 cities and contiguous unincorporated areas of the County of Los Angeles. SBCCOG member cities include Carson, El Segundo, Gardena, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Manhattan Beach, Palos Verdes Estates, Rancho Palos Verdes, Redondo Beach, Rolling Hills, Rolling Hills Estates, Torrance, and the Harbor City/San Pedro communities of the City of Los Angeles, along with the County of Los Angeles District 2 and 4 unincorporated areas.

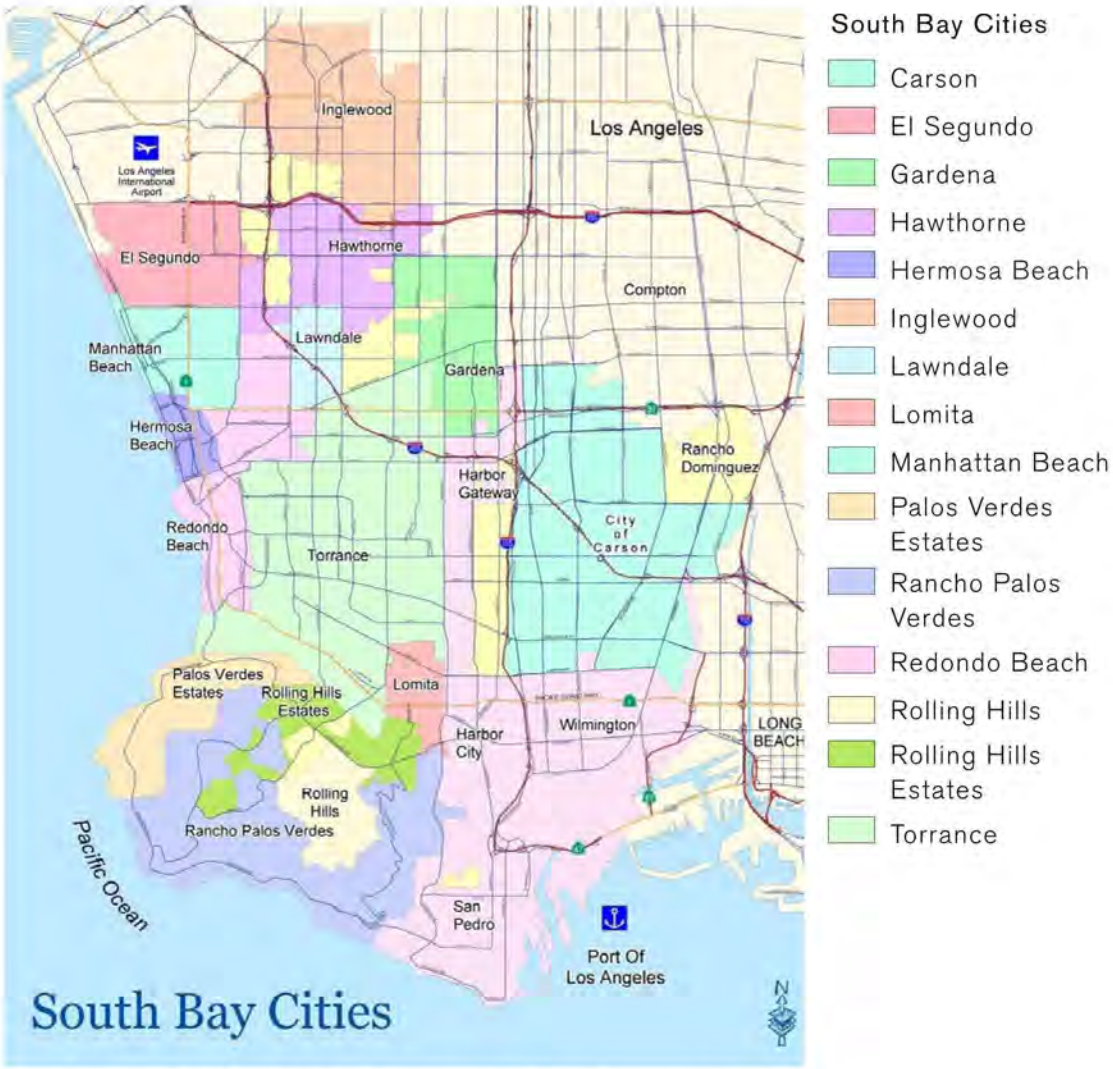



Figure 1: South Bay Member Cities; Source - South Bay Association of Realtors

The SBCCOG has demonstrated its commitment to increasing environmental quality and awareness among its residents, local businesses, and jurisdictions while maintaining economic prosperity through effective sub-regional coordination. The effort also helps the SBCCOG meet the first goal of its Strategic Plan for Environment, Transportation and Economic Development: to facilitate, implement and/or educate members and others about environmental, transportation and economic development programs that benefit the South Bay.

SBCCOG has assisted the South Bay sub-region in related programs and policies, including many of the resources identified later in this Climate Action Plan (CAP). The SBCCOG assisted the 15 participating cities (excluding Los Angeles) to develop individual CAPs, resulting in a cost-effective process for the cities, as well as sub-regional coordination among the partner cities related to climate change goals. In addition, the SBCCOG developed a sub-regional CAP that identifies the cumulative efforts and larger strategies for the South Bay and identifies synergies that may compound the success of each city's CAP by coordinating implementation of shared strategies and positioning the sub-region for unique funding opportunities.

# City Profile

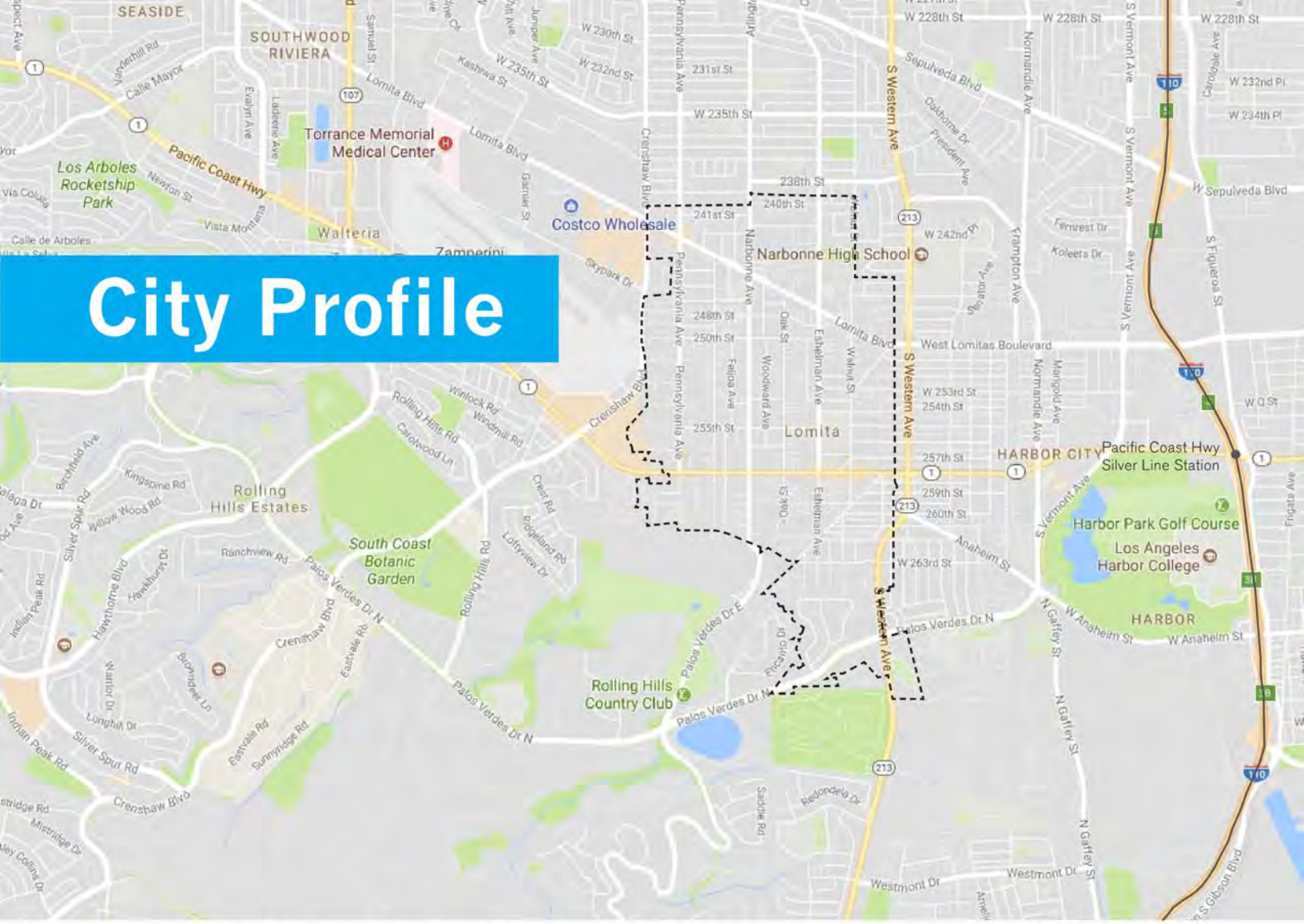



Figure 2: Lomita City Map; Source - Google maps imagery with overlay

The City of Lomita is a community of approximately 20,000 residents and has over 8,000 households. The City's population is about 42 percent White (non-Hispanic), 34 percent Hispanic, 15 percent Asian, 4 percent African American, and 5 percent other races/ethnicities.

| | 2005 | 2007 | 2010 | 2012 | % Change 2005-2012 |
|---|---|---|---|---|---|
| Population | 20,595 | 20,354 | 20,260 | 20,396 | -1.0% |
| Households | 8,070 | 8,062 | 8,068 | 8,094 | 0.3% |
| Jobs | 4,641 | 4,940 | 4,526 | 4,620 | -0.5% |
| Service Population (Population + Jobs) | 25,236 | 25,294 | 24,786 | 25,016 | -0.9% |

Table 2: Demographic Data corresponds to GHG inventory years and reflects estimates based on the following sources: 1) U.S. Census Bureau American Community Survey and 2) California Department of Finance

# GHG Emissions Overview

## Inventories

The first step towards reducing GHG emissions is estimating the baseline and future expected emissions. These estimates are categorized by sources – commercial and residential energy, on-road transportation, solid waste, water, wastewater, and off-road sources. The City has completed inventories for 2005, 2007, 2010, and 2012. The baseline year is 2005, which means that the future emissions reductions will be measured again emissions that occurred in 2005 (Figure 3). A complete report of the City's GHG inventory can be found in Appendix A, "Energy Efficiency CAP" including Methodology, Inventory & Forecast (inventory and forecast is listed in the "Energy Efficiency CAP Appendix A").

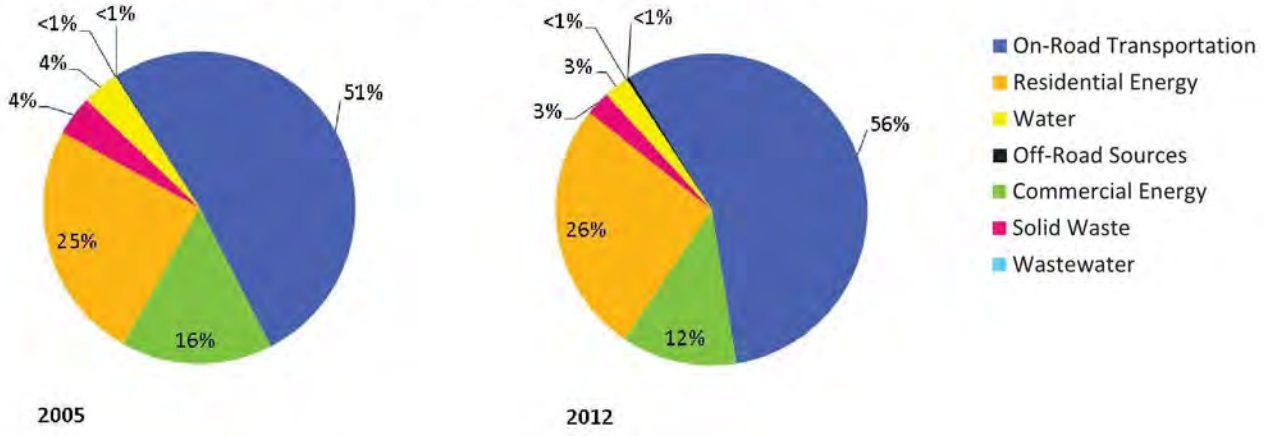



Figure 3: City of Lomita Community-Wide GHG Emissions by Sector from 2005 and 2012; Source - Appendix A

| Sector | 2005 (MT $CO_2e$) | 2012 (MT $CO_2e$) | % Change 2005 to 2012 |
|---|---|---|---|
| On-road Transportation | 58,669 | 59,950 | 2.2% |
| Residential Energy | 28,405 | 27,946 | -1.6% |
| Commercial Energy | 17,978 | 12,725 | -29.2% |
| Solid Waste | 4,723 | 2,701 | -42.8% |
| Water | 4,340 | 2,715 | -37.4% |
| Off-road Sources | 123 | 293 | 137.8% |
| Wastewater | 76 | 56 | -26.3% |
| Total | 114,314 | 106,386 | -6.9% |

Table 3: City of Lomita Community-Wide GHG Emissions by Sector from 2005 and 2012; Source - Appendix A

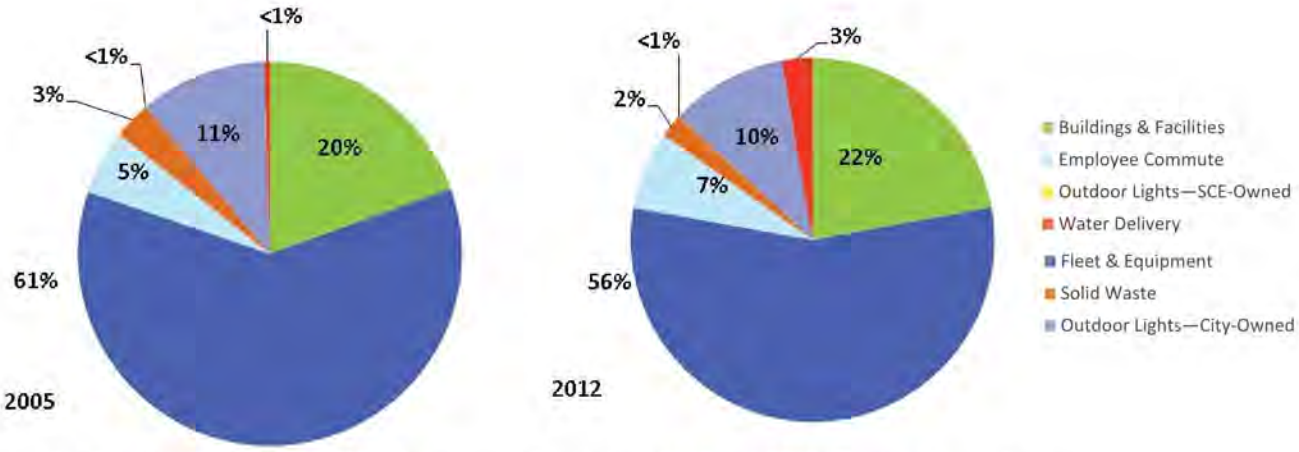



Figure 4: City of Lomita Municipal GHG Emissions by Sector from 2005 and 2012; Source - Appendix A

| Sector | 2005 (MT $CO_2e$) | 2012 (MT $CO_2e$) | % Change 2005 to 2012 |
|---|---|---|---|
| Fleet & Equipment | 411 | 433 | 5% |
| Buildings & Facilities | 132 | 172 | 30% |
| Outdoor Lights–City-Owned | 73 | 81 | 11% |
| Employee Commute | 37 | 54 | 46% |
| Solid Waste | 21 | 16 | -24% |
| Water Pumping & Irrigation | 3.0 | 21.0 | 600% |
| Outdoor Lights–SCE-Owned | 0 | 0.3 | -- |
| Total | 677 | 777 | 15% |

Table 4: City of Lomita Municipal GHG Emissions by Sector from 2005 and 2012; Source - Appendix A

## Forecasts and Target Setting

Emission estimates for future years are scenarios based on assumptions about the future. The 2020 Business As Usual (2020 BAU) scenario assumes that no new policies, plans, programs, or regulations designed to reduce GHG emissions will be adopted or implemented before 2020. This scenario would be the "worst case". The 2020 and 2035 Adjusted Business As Usual (ABAU) scenarios, in comparison, do take into account the expected reduction impacts resulting from federal and state mandated laws such as higher vehicle fuel efficiency standards and increases in the percentage of renewable energy production.

In 2015, the City set GHG emission reduction goals consistent with the State's AB 32 GHG emission reduction targets. The City's target was calculated as a 15 percent decrease from 2005 levels by 2020 as recommended in the State AB 32 Scoping Plan. A longer-term goal was established for 2035 to reduce emissions by 49% below 2005 levels. These goals put the City on a path towards helping the State meet its long-term 2050 goal to reduce emissions by 80% below 1990 levels. (Tables 5&6)

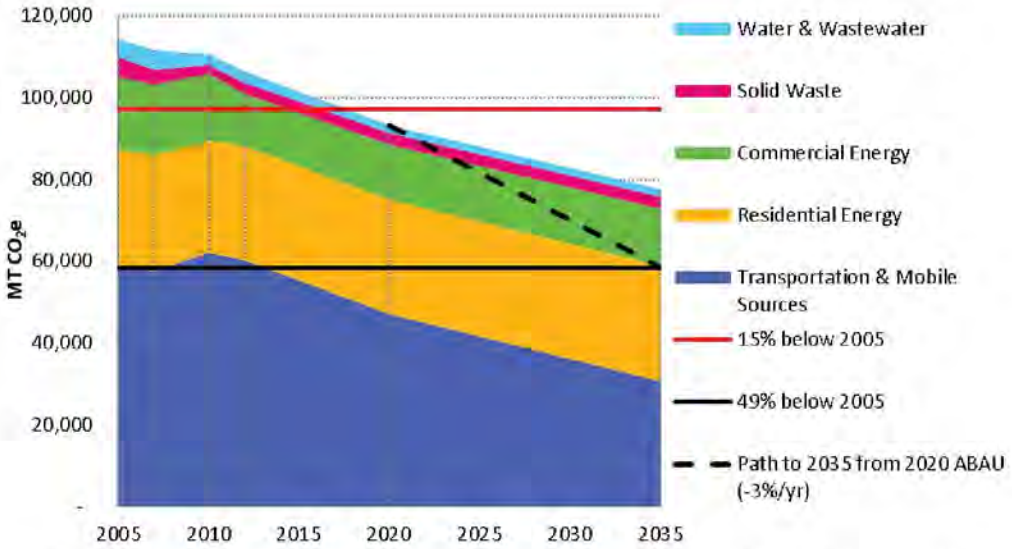



Figure 5: City of Lomita Community Emissions Inventories, Projections and Targets; Source - Appendix A

| Sector | 2005 | 2012 | 2020 | 2035 |
|---|---|---|---|---|
| BAU Emissions (MT $CO_2e$) | 114,314 | 106,386 | 105,950 | 108,313 |
| Adjusted BAU Emissions (MT $CO_2e$) | 114,314 | 106,386 | 93,207 | 77,567 |
| State-Aligned Target (% change from 2005) | | | -15% | -49% |
| State-Aligned Target (% change from 2012) | | | -9% | -45% |
| State-Aligned Emissions Goal (MT $CO_2e$) | | | 97,167 | 58,300 |
| Reductions from Adjusted BAU needed to meet the Target (MT $CO_2e$) | | | Target Met | 19,267 |

Table 5: City of Lomita State-Aligned Community GHG Reduction Targets; Source - Appendix A

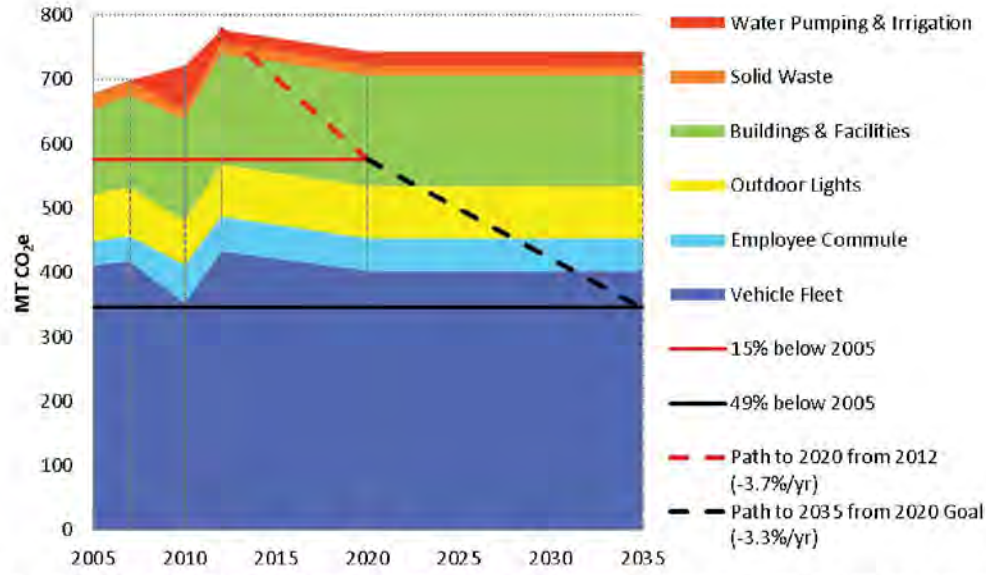



Figure 6: City of Lomita Municipal Emissions Inventories, Projections and Targets; Source - Appendix A

| Sector | 2005 | 2012 | 2020 | 2035 |
|---|---|---|---|---|
| BAU Emissions (MT $CO_2e$) | 677 | 777 | 777 | 777 |
| Adjusted BAU Emissions (MT $CO_2e$) | 677 | 777 | 743 | 743 |
| State-Aligned Target (% change from 2005) | | | -15% | -49% |
| State-Aligned Target (% change from 2012) | | | -26% | -56% |
| State-Aligned Emissions Goal (MT $CO_2e$) | | | 576 | 346 |
| Reductions from Adjusted BAU needed to meet the Target (MT $CO_2e$) | | | 167 | 397 |

Table 6: City of Lomita State-Aligned Municipal GHG Reduction Targets; Source - Appendix A

## Selected Strategies

### Land Use and Transportation

Facilitate pedestrian and neighborhood development and identify ways to reduce automobile emissions including supporting zero emission vehicle infrastructure, improving pedestrian and bicycle infrastructure, enhancing public transit service, and supporting reductions in single-occupancy vehicle use.

### Energy Efficiency

Emphasize energy efficiency retrofits for existing buildings, energy performance requirements for new construction, water efficient landscaping, financing programs that will allow home and business owners to obtain low-interest loans for implementing energy efficiency in their buildings.

### Solid Waste

Focus on increasing waste diversion and encouraging participation in recycling and composting throughout the community.

### Urban Greening

Contain measures that create "carbon sinks" as they store GHG emissions that are otherwise emitted into the atmosphere as well as support health of the community.

### Energy Generation & Storage

Demonstrate the City's commitment to support the implementation of clean, renewable energy while decreasing dependence on traditional, GHG emitting power sources.

# Existing Sustainability Efforts

The City of Lomita has a number of policies, plans, and programs that demonstrate its ongoing commitment to sustainability, energy efficiency, and GHG emissions reductions.

## Land Use and Transportation Strategies

### General Plan Policies

The 1998 Lomita General Plan serves as the City's guide for long range planning of physical development within the community. The General Plan's Circulation Element and Resource Management Element contain a number of policies that reduce energy and water consumption and GHG emissions. Table 7 summarizes these relevant policies.

| Source | Element | Objective | Policy |
|---|---|---|---|
| Energy | Circulation Element | Alternative Transportation | C-5, 6, 9 |
| | Resource Management Element | Air Quality | RM-13 |
| Water | Resource Management Element | Water Conservation | RM-16 |

Source: City of Lomita General Plan (1998)

Table 7: Lomita General Plan Policies Related to Energy, Water, and GHG Reductions

## Energy Efficiency Strategies

### Energy Leadership Partnership

Lomita is a Platinum member of the SCE's Energy Leader Partnership (ELP) program, based on their energy efficiency accomplishments to date. This is the highest level of achievement possible within the program. The ELP program is a framework that offers enhanced rebates and incentives to cities that achieve measurable energy savings, reduce peak-time electricity demand and plan for energy efficiency. The program has a tiered incentive structure with threshold criteria required to trigger advancement to the next level of participation.

### Property Assessed Clean Energy Financing

Property Assessed Clean Energy (PACE) is a mechanism to finance energy efficiency, renewable energy, and water conservation upgrades to residential and commercial facilities. Financing is repaid as a special assessment on their property tax, allowing the home- or business owner to finance improvement projects that will result in GHG reductions without needing up-front capital.

The City of Lomita has joined the Home Energy Renovation Opportunity (HERO) Program, which is a PACE program for residential upgrades, administered by the Western Riverside Council of Governments. Products eligible under the HERO program include lighting upgrades, building insulation improvements, water efficiency enhancement, renewable energy production, water heating technologies, and mechanical system upgrades.

In 2013, the City Council adopted a resolution to participate in the Figtree program, which is a PACE program to help commercial and certain residential property owners improve their properties and lower their utility bills with energy efficiency, renewable energy, and water conservation upgrades. The program helps property owners voluntarily finance technologies such as solar panels, cool roofs, insulation, windows, doors, heating and cooling equipment, lighting, and plumbing equipment.

In addition, the City of has adopted a resolution to participate in Los Angeles PACE. This financing option is available to Los Angeles County commercial, industrial and multi-family property owners to fund on-site energy efficiency, renewable energy and water-saving improvements. Under the program, the County issues a bond to a lender, which secures funding for the construction of the energy upgrade. Property owners then repay financing twice a year through an assessment on their property tax bill.

### Water Conservation and Drought Management Plan

City Council adopted the Water Conservation and Drought Management Plan in 2009. The plan increases water conservation and provides a drought management plan. The plan contains requirements such as watering hours, anti-waste measures, and drought response levels.

The City of Lomita Water Division delivers quality potable water to the citizens of Lomita, maintains the water distribution system, minimizes outages, and changes damaged water meters. The City is also one of four South Bay cities participating in a Water Leak Detection Project through Southern California Edison funding.

### Conservation Retrofit Program

The City created the Conservation Retrofit Program in 2009 to reduce wastewater flows and decrease the use of potable water in the City by establishing water conservation plumbing standards. The program applies to all residential, commercial, and industrial buildings and structures in the City that use water in showers, toilets, urinals, and faucets. The program establishes plumbing standards and increasing water-conserving plumbing fixtures throughout the City.

### Landscape Water Conservation Standards

City Council adopted the Landscape Water Conservation Standards in 2010. The program promotes water conservation while allowing the maximum possible flexibility in designing healthy, attractive, and cost-effective water efficient landscapes. The standards include the encouragement of water wise plants and irrigation systems that overspray and runoff.

### Other

The City's "Go Green Lomita" website includes a number of resources for residents and businesses. The main page includes tips on commercial recycling, battery recycling, and residential turf removal, as well as information on water and energy conservation, including rebates.

SBCCOG recognizes the City's existing and ongoing efforts in reducing GHG emissions and gaining energy efficiency. As identified by the City, the following additional strategies are currently being implemented:

- Waiver of Administration Planning fees and a portion of the Building and Safety fee for solar projects
- Installation of LED traffic signals
- Cool roof on City Hall
- Water efficient fixtures at public facilities
- Drought tolerant gardens
- Exceptions to height limits and setback requirements for solar energy systems if given approval per Municipal Code 1.30.03
- Cash for Kitchens program ensures commercial kitchens are operating efficiently and utilizing water-efficient fixtures

# Climate Action Plan Categories & Measures

The City's Climate Action Plan facilitated by the South Bay Cities Council of Governments (SBCCOG) includes five broad categories - Land Use and Transportation, Energy Efficiency, Energy Generation, Solid Waste, and Urban Greening. As part of the efforts under each category, the SBCCOG, working with consultants, identified a broad menu of feasible strategies for the South Bay sub-region. The menu was then presented to the Cities to select specific measures that they would consider for implementation. Based on these selections, estimated reductions in GHG emissions for each category were calculated and compared to the City's adopted target. (Figure 7a)

As depicted in the Figure 7a, the categories included in the CAP, have the potential to reduce approximately 7,819.33 MT CO2e/yr. emissions and accomplish the City's reduction targets of 15% below 2005 by 2020. However, to meet the City's goals of 49% below 2005 by 2035, additional measures will be needed.

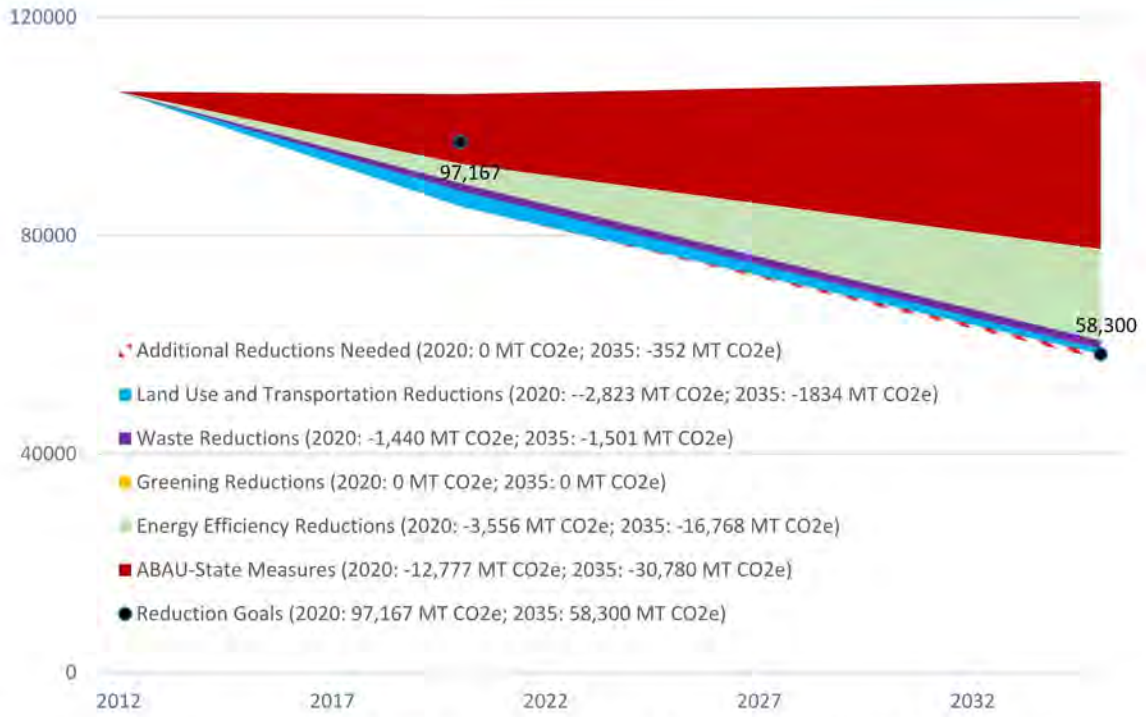



Figure 7a: City of Lomita State and Local GHG Reductions Comparison with Targets 2012-2035 (the baseline year is 2005, the chart is a snapshot of the emissions from 2012 to 2035)

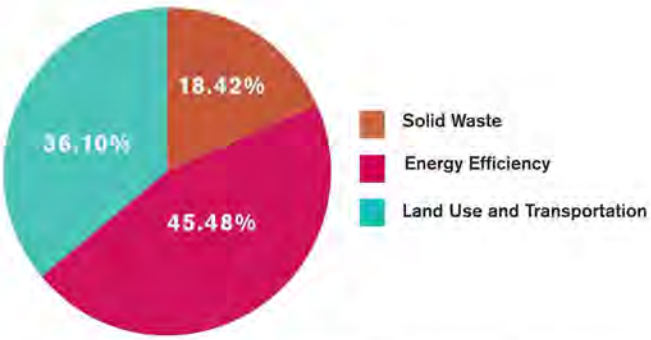
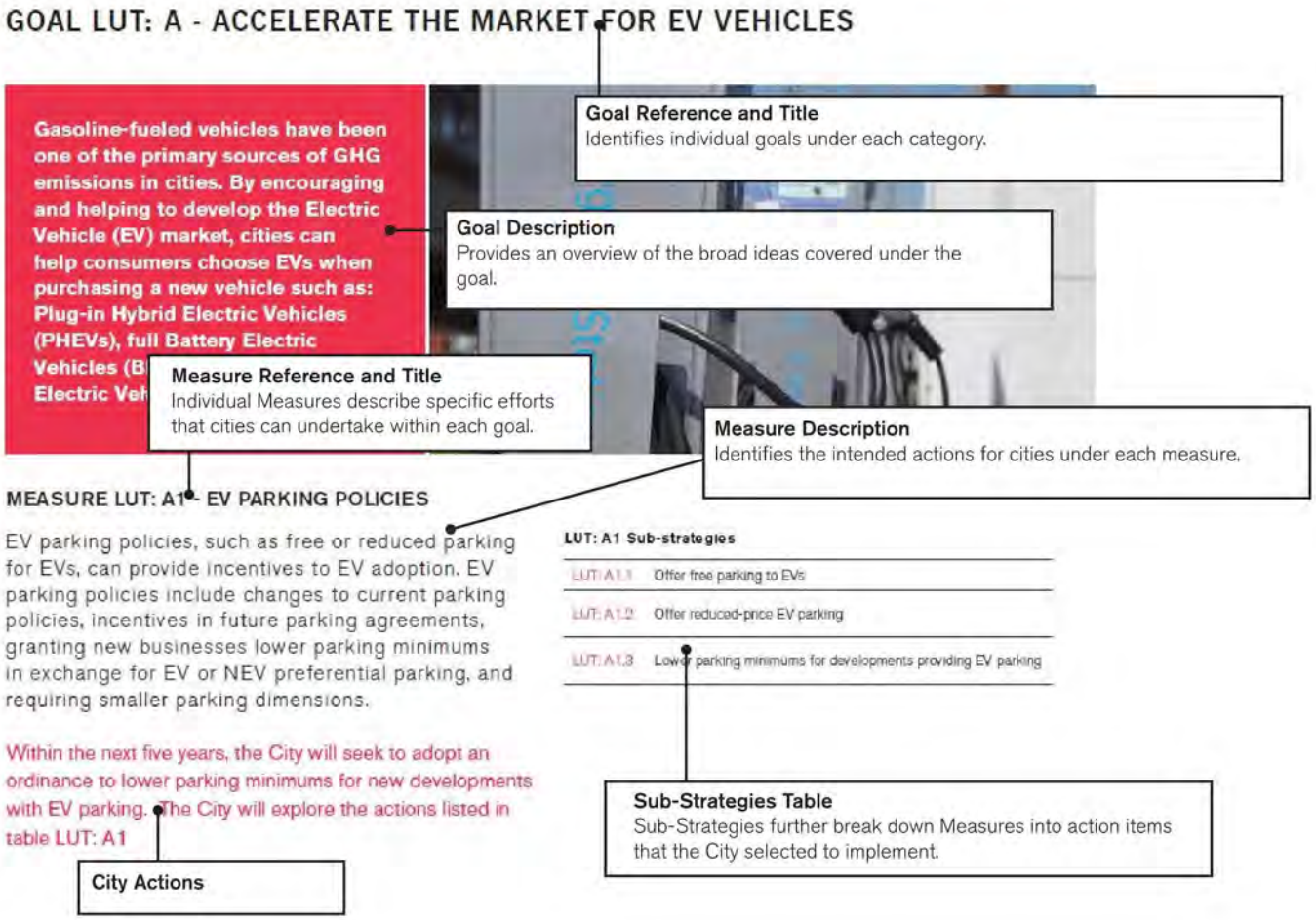



Figure 7b: Lomita 2020 Potential GHG Emission Reduction Potential by Source

The following chapters summarize the measures selected by the City of Lomita under each of the categories (Figure 7b, note that Urban Greening and Energy Generation & Storage are not represented in the figure as these categories either did not achieve significant 2020 emission reductions or were not quantified.) Measures are grouped together under larger goals with accompanying descriptions and associated sub-strategies as applicable. The additional economic, social, and environmental benefits that can be realized with the measures are listed as co-benefits.

## How to Read the Document




## Co-Benefits

Co-benefits are listed at the beginning of each chapter and describe the additional community benefits from implementing the reduction strategies. The City has identified eight areas where gains may be accrued beyond reductions in GHG emissions. For instance, increasing the usage of zero emission vehicles also result in better air quality as well as improved public health.

- Adaptation Strategy Support
- Air Quality
- Economy + Jobs
- Energy Conservation
- Public Health
- Resource Conservation
- Safer Streets
- Transportation System Improvement

# South Bay LUT Strategies

As part of the CAP effort, the SBCCOG has developed a unique suite of LUT strategies for the reduction of GHG emissions in the South Bay sub-region. The LUT measures referenced in this plan as selected by the City of Lomita are strategies developed from two primary sources:

| California Air Pollution Control Officers Association – CAPCOA | Sustainable South Bay Strategies - SSBS |
|---|---|
| • Traditional CAP resource to assess emission reductions from GHG mitigation measures | • South Bay specific resource to assess emission reductions from local GHG mitigation measures |
| • Published in August 2010 | • Developed over 12 years of extensive field research on mobility, zero emission vehicles and destinations |
| • Developed by experts in the field with best available data at the time | • Strategies focused around Neighborhood Oriented Development |
| • Strategies focus around Transit Oriented Development (TOD) | |

Table 8: LUT Strategy Sources

## Sustainable South Bay Strategy (SSBS)

The SSBS is different from traditional LUT measures in that it does not focus on strategies centered around Transit Oriented Development such as residential density that relies primarily on transit. The SSBS complements the South Bay area because the sub-region is housing dense and transit poor. The SSBS strategies:

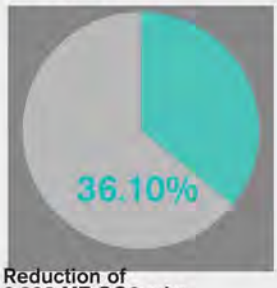
- Facilitate a variety of multi-modal mobility measures; especially walking, cycling, slow speed zero emission vehicles (ZEV) & a slow speed road network that would extend throughout the South Bay.
- Deploy every means possible to shorten trip length or eliminate trips altogether including: fostering the development of especially dense, functionally robust neighborhood centers; providing virtual presence of many destinations; implementing an aggressive sub-regional telework program and a robust fiber network.
- Transition under-performing strip commercial to housing with some strip commercial moving to a neighborhood center.

The full SSBS report can be found in Appendix B - Sustainable South Bay Strategy.

# Land Use and Transportation (LUT)

**2020 GHG Reduction Potential**

Community Land Use and Transportation




**Reduction of 2,823 MT CO2 e/yr**

100% equals all CAP GHG emission reductions from all CAP strategies. LUT represents 36.10% reduction outlined in LUT Chapter.

## Co-benefits

- Adaptation Strategy Support
- Air Quality
- Economy + Jobs
- Energy Conservation
- Public Health
- Resource Conservation
- Safer Streets
- Transportation System Improvement

## The transportation sector produces significant portions of a city's GHG emissions, due to the reliance on fossil fuels.

LUT strategies that offer zero-emissions mobility options or those that modify transportation behaviors can help reduce the amount of carbon that is produced in the City of Lomita. Combining land use and transportation strategies can lead to a broad set of co-benefits and improve the mobility of residents, employers and visitors. As part of the CAP effort, the SBCCOG has developed a unique suite of LUT strategies for the reduction of GHG emissions in the South Bay subregion. The LUT measures, referenced in this CAP, are a combination of strategies from two primary sources:

- Traditional LUT strategies referenced in a GHG emission manual developed by the California Air Pollution Control Officers Association (CAPCOA).
- Strategies developed by the SBCCOG from extensive research in the region; these strategies are known as the Sustainable South Bay Strategies (SSBS) and are suited for mature suburban areas.

A full list of LUT strategies along with their references is available in Appendix C-Land Use and Transportation (LUT) Measures and Methodology. This CAP presents the strategies Lomita is interested in implementing. The City selected the following LUT Strategies in consideration of its GHG reduction targets for 2020 and 2035 in support of the State of California 2050 GHG reduction goal. GHG reduction efforts undertaken by the City since 2012 (last inventory year) were included towards GHG emissions reductions of this plan.

# GOAL LUT: A - ACCELERATE THE MARKET FOR EV VEHICLES

**Gasoline-fueled vehicles have been one of the primary sources of GHG emissions in cities. By encouraging and helping to develop the Electric Vehicle (EV) market, cities can help consumers choose EVs when purchasing a new vehicle such as: Plug-in Hybrid Electric Vehicles (PHEVs), full Battery Electric Vehicles (BEVs), and Neighborhood Electric Vehicles (NEV).**

## MEASURE LUT: A1 - EV PARKING POLICIES

EV parking policies, such as free or reduced parking for EVs, can provide incentives to EV adoption. EV parking policies include changes to current parking policies, incentives in future parking agreements, granting new businesses lower parking minimums in exchange for EV or NEV preferential parking, and requiring smaller parking dimensions.

The City will explore the sub-strategy listed in table LUT: A1.

**LUT: A1 Sub-strategies**

| | |
|---|---|
| LUT: A1.1 | Offer free parking to EVs. |

## MEASURE LUT: A2 - EV CHARGING POLICIES

EV charging policies incentivize EV adoption by making it easier to charge EVs. City strategies to support these policies can range from on-the-ground implementation of charging stations (level 1, 2, and DC 3) to adopting new development standards relating to EVs.

The City of Lomita will expand their EV charging network through the sub-strategies listed in table LUT: A2.

**LUT: A2 Sub-strategies**

| | |
|---|---|
| LUT: A2.1 | Install level 1, 2, and DC 3 charging in city-owned parking lots. |
| LUT: A2.2 | Create policies that encourage facility owners to provide level 1 charging. |
| LUT: A2.3 | Install charging at county or city-owned facilities. |

## MEASURE LUT: A3 - ADMINISTRATIVE READINESS

Administrative readiness refers to what cities can do within city hall to incentivize EV adoption. Actions span from expediting inspection times for the installation of EV charging to streamlining panel upgrades.

The City will continue to offer the sub-strategies in table LUT: A3.

**LUT: A3 Sub-strategies**

| | |
|---|---|
| LUT: A3.1 | Offer on-line permitting to streamline the application process. |
| LUT: A3.2 | Minimize time to complete inspection. |
| LUT: A3.3 | Offer inspection within 24 hours of request. |
| LUT: A3.4 | Streamline electrical panel upgrade. |

## MEASURE LUT: A4 - PUBLIC INFORMATION PROGRAMS

EV public information programs aim to promote EV usage and adoption through education. These programs can take the form of an advertisement or marketing campaign through social media, municipal offices, community centers, businesses, events, and online platforms.

The City of Lomita currently publicizes the sub-strategy in table LUT: A4 through the Go Green Lomita website, and will continue its efforts.

**LUT: A4 Sub-strategies**

| | |
|---|---|
| LUT: A4.1 | Publicize EV programs through a variety of media. |

# GOAL LUT: B - ENCOURAGE RIDE-SHARING

**Ride-hailing and Ride-sharing can be an efficient way of carrying more people per trip than individuals driving alone, by facilitating the temporary use of a car that one does not own. For example, services like Car2Go, ZipCar, Uber, Lyft, and Waze all provide services that could reduce the need for families to own a second and third vehicle. When sharing the trip or if sharing an EV, GHG emissions are reduced.**

## MEASURE LUT: B1 - FACILITATE PRIVATE AND PUBLIC MOBILITY SERVICES (RIDE-HAILING, RIDE-SHARING, CAR-SHARING, BIKE-SHARING)

This strategy encourages public and private mobility services. It includes supporting private vendors in search of funds and not adopting positions that limit or exclude vendors. The measure considers service inter-operability as well as optimizing the customer experience for local residents.

Currently, Lomita is signed up with Uber on their data platform 'Movement' and will explore the sub-strategies in table LUT: B1 where feasible.

**LUT: B1 Sub-strategies**

| | |
|---|---|
| LUT: B1.1 | Remove barriers to private sector bike and car-sharing. |
| LUT: B1.2 | Conduct a ride/bike sharing study or plan. |

# GOAL LUT: C - ENCOURAGE TRANSIT USAGE

**Increasing transit service, frequency, and speed incentivizes transit usage and reduces the collective GHG emissions from mobile sources within the city. Transit can shrink the number of vehicles needed to complete commutes, resulting in lower CO2 emissions.**

## MEASURE LUT: C1 - PROVIDE A BUS RAPID TRANSIT (BRT) SYSTEM

This strategy encourages the provision of Bus Rapid Transit (BRT) systems. Typical characteristics of a BRT system include frequent high-capacity service, modal integration, and high-quality vehicles that are quiet, clean, and easy to board.

The City of Lomita will continue to work with Metro and the SBCCOG to support the BRT that runs through City as well as the sub-strategy found in table LUT:C1.

**LUT: C1 Sub-strategies**

| | |
|---|---|
| LUT: C1.1 | Collaborate with neighboring cities/SBCCOG for a regional transit system. |

## MEASURE LUT: C2 - EXPAND TRANSIT NETWORK

This strategy focuses on expanding the local transit network by adding or modifying existing transit service; additionally, it includes transit strategies that address first/last mile connections which can encourage more people to travel via transit.

The City participates in the 'dial-a-ride' services for the elderly and handicapped. In addition, the City will continue to implement the sub-strategies listed in table LUT:C2.

**LUT: C2 Sub-strategies**

| | |
|---|---|
| LUT: C2.1 | Work with Transit Agency to expand bus or rail transit network. |
| LUT: C2.2 | Work with Transit Agency to improve transit connectivity. |
| LUT: C2.3 | Collaborate with a range of agencies to expand funding for transit. |
| LUT: C2.4 | Work with Transit Agency to improve transit amenities. |
| LUT: C2.5 | Work with Transit Agency to better accommodate bicycles. |
| LUT: C2.6 | Prioritize funding around transit to encourage walking and biking. |
| LUT: C2.7 | Implement first/last mile improvements at stations/destinations. |
| LUT: C2.8 | Fund transit services for the elderly and handicapped. |

## MEASURE LUT: C3 - INCREASE TRANSIT SERVICE FREQUENCY AND SPEED

This strategy will reduce travel time for transit passengers through increasing frequency of service, speed, and reliability. Increasing transit frequency has been shown to increase the appeal and use of transit.

The City will explore the sub-strategy in table LUT: C3.

**LUT: C3 Sub-strategies**

| | |
|---|---|
| LUT C3.1 | Work with Transit Agency to increase service frequency and speed. |

# GOAL LUT: D - ADOPT ACTIVE TRANSPORTATION INITIATIVES

**Active transportation initiatives are components of slow speed multi-modalism. The land use strategies of the SSBS specifically support more walking as well as cycles of all sorts (mono-, bi-, tri- and quad-cycles).**

## MEASURE LUT: D1 - PROVIDE TRAFFIC CALMING MEASURES

Traffic calming measures create streets that are friendly to active modes such as walking and biking and users of public transit. These measures have the potential to encourage greater adoption of active transportation due to increased safety and attractiveness. Examples include: marked crosswalks, curb extensions, planter strips with trees, and roundabouts.

The road diet on Narbonne Ave has been completed. A bike/pedestrian master plan is in progress and should be completed in 2018. In addition, the City will explore other traffic calming measures such as the sub-strategies listed in table LUT: D1.

**LUT: D1 Sub-strategies**

| | |
|---|---|
| LUT: D1.1 | Conduct a pedestrian/bicycle study. |
| LUT: D1.2 | Use traffic calming measures on a minimum of 25% streets. |
| LUT: D1.3 | Implement traffic calming measures in existing and future developments. |
| LUT: D1.4 | Promote traffic calming methods such as landscaped medians and traffic circles. |

## MEASURE LUT: D2 - IMPROVE DESIGN OF DEVELOPMENT

This measure provides improved design elements to enhance slow speed multi-modalism such as walking and bicycling. These strategies may complement the slow-speed concepts found in the SSBS.

The City of Lomita has adopted the L.A. County Green Building standards which include all of the sub-strategies found in table LUT: D2.

**LUT: D2 Sub-strategies**

| | |
|---|---|
| LUT: D2.1 | Require Bicycle parking through Zoning Code or other implementation documents. |
| LUT: D2.2 | Require new developments to provide pedestrian, bicycle, and transit amenities. |
| LUT: D2.3 | Require commercial and multi-family residential projects to provide permanent bicycle parking facilities. |
| LUT: D2.4 | Develop appropriate bicycle infrastructure for high traffic intersections and corridors. |
| LUT: D2.5 | Develop appropriate infrastructure within pedestrian sheds of key areas. |
| LUT: D2.6 | Retrofit bicycle racks and parking facilities in underserved areas. |
| LUT: D2.7 | Create bicycle lanes, routes, and shared-use paths into street systems, subdivisions, and large developments. |
| LUT: D2.8 | Improve active transportation networks (identify gaps/deficiencies and implement projects to address them). |
| LUT: D2.9 | Construct or improve pedestrian infrastructure around transit. |
| LUT: D2.10 | Develop active transportation networks for Transit-Oriented District station area plans. |
| LUT: D2.11 | Implement policies to minimize conflicts between pedestrians and motorists. Identify pedestrian collision hot spots. |

# GOAL LUT: E - PARKING STRATEGIES

**Vehicle trips are tied to parking availability and cost. Parking strategies can incentivize the use of other modes and potentially reduce the number of vehicles owned per household.**

## MEASURE LUT: E1 - LIMIT PARKING SUPPLY

This strategy reduces parking supply through the creation of parking maximums, minimums, and parking benefit districts.

Lomita will continue to explore the sub-strategies in table LUT: E1.

**LUT: E1 Sub-strategies**

| | |
|---|---|
| LUT: E1.1 | Reduce/eliminate parking minimums for new developments. |
| LUT: E1.2 | Reduce/eliminate parking minimums for mixed-use, pedestrian, and transit-oriented developments. |
| LUT: E1.3 | Implement parking pricing to a downtown area. |

## MEASURE LUT: E2 - IMPLEMENT ON-STREET MARKET PRICING

Excessive GHG emissions are created when cruising for parking spaces. Pricing on-street parking to reflect a market rate reduces emissions related to excessive driving for seeking a parking space and encourages the use of alternative modes and carpooling.

The City will continue to explore the sub-strategy in Table LUT: E2.

**LUT: E2 Sub-strategies**

| | |
|---|---|
| LUT: E2.1 | Change policies to disincentivize parking within downtown. |

# GOAL LUT: F - ORGANIZATIONAL STRATEGIES

**Cities and other organizations within a city can implement telecommuting and alternative work schedule policies to reduce the Vehicle Miles Traveled (VMT) generated by employees. They can also expand and facilitate commute programs such as vanpooling and carpooling to reduce employee-generated VMT. Cities can also implement policies and ordinances that require or encourage private sector employers to implement programs for their employees.**

## MEASURE LUT: F1 - ENCOURAGE TELECOMMUTING AND ALTERNATIVE WORK SCHEDULES

Alternative work schedules take the form of staggered starting times, flexible schedules, or compressed work weeks. Alternative workplace programs are: 1) working at home-offices which eliminate a work trip entirely or 2) working at an office closer to the home which reduces part of the work trip. Cities can offer workplace programs at neighborhood centers, available space in government offices, public shared-work facilities, or commercial executive suites.

The City will explore the sub-strategies in table LUT: F1.

**LUT: F1 Sub-strategies**

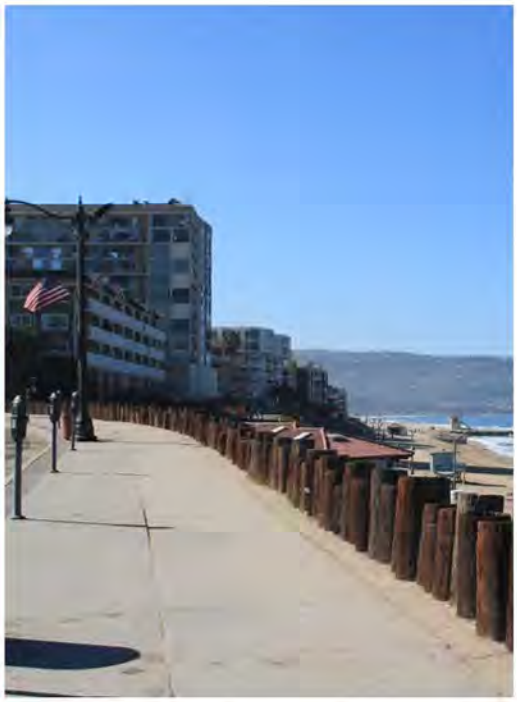
| | |
|---|---|
| LUT: F1.1 | Encourage municipal telecommuting and alternative work schedules (voluntary). |
| LUT: F1.2 | Enforce municipal telecommuting and alternative work schedules (mandatory). |

# GOAL LUT: G - LAND USE STRATEGIES

**There are essentially two alternatives to the auto suburban development pattern: traditional land use strategies which include smart growth and Transit Oriented Development (TOD) strategies and Neighborhood Oriented Development (NOD) strategies which are based on South Bay specific research.**

**TOD has been growing in popularity within the planning profession and the development community over the last 30 years. TOD promotes increasing housing density and mixed-use around public transit (preferably fixed rail) stations incentivizing walking and transit usage.**

**Specific to "Mature Suburbs" like those found in the South Bay Cities, NOD addresses the inefficiencies of the auto suburb by re-locating as many destinations as possible to residential neighborhoods thereby increasing walking to destinations and shortening trip lengths.**



## MEASURE LUT: G1 - INCREASE DIVERSITY

These strategies encourage projects to mix uses such as office, commercial, institutional, and residential within the same development.

Lomita will continue to explore the sub-strategies in table LUT: G1.

**LUT: G1 Sub-strategies**

| | |
|---|---|
| LUT: G1.1 | Encourage mixed-use policies through Zoning Code. |
| LUT: G1.2 | Encourage transitions from single-family to higher intensity mixed-uses. |
| LUT: G1.3 | Encourage mixed-use and infill development projects in key in-fill areas. |
| LUT: G1.4 | Revise development standards that act as barriers to mixed-use projects. |
| LUT: G1.5 | Conduct land use/market analysis to identify sites that that could support new or expanded neighborhood centers. |
| LUT: G1.6 | Encourage new mixed-use development near transit. |

## MEASURE LUT: G2 - INCREASE TRANSIT ACCESSIBILITY

Transit accessibility strategies involve measures that encourage transit services through general plans, zoning codes, and ordinances as well as filling in gaps within the transit network.

The City will explore the sub-strategy in table LUT: G2.

**LUT: G2 Sub-strategies**

| | |
|---|---|
| LUT: G2.1 | Encourage transit accessibility through Zoning Code. |

## MEASURE LUT: G3 – DEVELOP A NEIGHBORHOOD ORIENTED DEVELOPMENT (NOD) PLAN

These strategies encourage NOD through zoning codes, general plans, ordinances, and area specific plans. A NOD strategy clusters destinations in functionally robust centers within walking distance of most households. Multiple NODs are accessible across cities, at regular intervals, so that each household can access multiple centers within a few miles, ultimately reducing VMT. Center development is complemented by gradually re-developing commercial strip arterials that are a prominent characteristic of auto suburbs and housing densities - as low as the market will allow - to replace the low density, generally mid-century commercial buildings.

The City will explore the sub-strategies in table LUT: G3.

**LUT: G3 Sub-strategies**

| | |
|---|---|
| LUT: G3.1 | Amend Zoning Code or General Plan to encourage higher density and smaller scale "Business Establishment Density." |
| LUT: G3.2 | Support higher Business Establishment Density within NOD centers. |
| LUT: G3.3 | Encourage business establishment mix that promotes walking. |

# GOAL LUT: H - DIGITAL TECHNOLOGY STRATEGIES

**A new concept that is unique to Neighborhood Oriented Development (NOD) is the development and deployment of digital technologies as a GHG emission reduction strategy. The central premise is that services provided by cities and those available at NODs will be delivered in part through digital technologies. Digital mediums lessen the need to travel to seek and deliver services. Providing infrastructure to support digital technology applications can be undertaken by cities and involves collaboration to construct a state-of-the-art broadband network infrastructure that will deliver network connectivity.**

## LUT: H1 - COLLABORATE ON AND IMPLEMENT THE SOUTH BAY DIGITAL MASTER PLAN

A number of City permitting processes are online and the City will explore the following digital technology sub-strategies in table LUT: H1.

**LUT: H1 Sub-strategies**

| | |
|---|---|
| LUT: H1.1 | Implement the South Bay Digital Master Plan "South Bay Net." |
| LUT: H1.2 | Implement e-government initiatives. |
| LUT: H1.3 | Develop city-wide area networks to connect public facilities and other key buildings with each other and the South Bay Net. |

## LUT STRATEGIES - CITY INPUTS

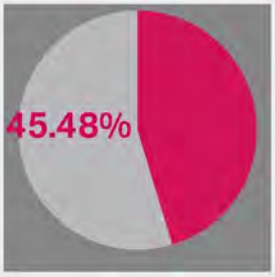
The GHG emissions reduction potential for the City of Lomita from all LUT strategies combined was calculated based on the data in the table below. Cities set their own targets which were used as inputs for the calculations. The methodology for the calculations can be found in Appendix C.

| Number | Sub - Strategies | Performance Indicators | Target |
|---|---|---|---|
| 1C2.00 | Work with Transit Agency to expand Transit Network | 1. Percent increase of transit network: Ex. Transit will be increased by 10% | 10% |
| | | 2. Percent of existing transit mode share as a % of total daily trips: This would take knowing the mode share of all trips made in the city. Ex. 80% of city's trips are auto and 20% transit so input would be 20% | Currently 3% |
| 2B1.02 | Within the City, implement a telecommuting and alternative work schedule program (mandatory) | 1. Percent of employees participating: This would require knowing number of municipal employees and percent that would participate. | 1% |
| | | "2. Choose one of the following:<br>a. 9-day/80 hour work week<br>b. 4-day/40 hour work week and<br>c. 1.5 days of telecommuting" | a. 9-day/ 80 hr work week |
| 2C5.00 | Increase transit accessibility | Enter distance to downtown or major job center within the South Bay sub-regional boundaries | 1 mile |

# Energy Efficiency (EE)

**2020 GHG Reduction Potential**

ENERGY EFFICIENCY




**Reduction of 3,556 MT CO2 e/yr**

100% equals all CAP GHG emission reductions from all CAP strategies. EE represents 45.48% reduction outlined in EE Chapter.

**Co-benefits**

- Adaptation Strategy Support
- Air Quality
- Economy + Jobs
- Energy Conservation
- Public Health
- Resource Conservation
- Safer Streets
- Transportation System Improvement

## Due to increasing electricity and natural gas demands, the built environment is a significant contributor to GHG emissions. Improving energy efficiency (EE) of new and existing buildings and infrastructure at the residential, commercial and municipal level will result in significant GHG reductions.

EE is defined as achieving the same services with less energy. Implementing EE strategies helps ensure a reliable, affordable, and sustainable energy system for the future.

The City of Lomita is committed to providing a more livable, equitable, and economically vibrant community and sub-region through the implementation of energy efficiency measures and subsequent reduction of greenhouse gas (GHG) emissions. The City is undertaking various programs to enhance energy efficiency at the community and municipal levels such as: increase EE through water efficiency and decrease energy demand through reducing the urban heat island effect. The City, through its partnership with the SBCCOG, will obtain educational content, energy audit services, and assistance identifying potential funding sources to help implement strategies.

A full list of EE Strategies along with references is available in Appendix A- "Energy Efficiency CAP" including Methodology, Inventory & Forecast (inventory and forecast is listed in the "Energy Efficiency CAP Appendix A"). The City selected the following EE Strategies which were approved by the City Council in 2015 along with GHG reduction targets for 2020 and 2035 (in support of the State of California 2050 GHG reduction goal).

# GOAL EE: A - INCREASE ENERGY EFFICIENCY (EE) IN EXISTING RESIDENTIAL UNITS

**Residential sector carbon dioxide emissions originate primarily from the direct fuel consumption (principally, natural gas) for heating and cooking, and electricity for cooling/ heating, appliances, lighting, and increasingly for televisions, computers, and other household electronic devices. Improving EE at the residential level reduces overall energy demand, which leads to a decrease in power plant emissions. It has other socio- economic benefits for the communities as well such as improved health and safety and lower utility costs.**

## MEASURE EE: A1 - EE TRAINING, EDUCATION, AND RECOGNITION

Opportunities for residents to improve EE in their homes range from changes to behavior that they can start today to physical modifications or improvements they can make to their homes. This measure will provide City staff with a framework to educate community members about behavioral and technological changes that can increase energy efficiency.

The City will explore the following sub-strategies in table EE: A1, to educate and train the community as the first key step towards increasing EE at the residential level.

**EE: A1 Sub-strategies**

| | |
|---|---|
| EE: A1.1 | Post links on website/social media and provide materials at public events. |
| EE: A1.2 | Email list for email blasts of new information or trainings. |
| EE: A1.3 | Establish an annual EE Fair. |
| EE: A1.4 | Create a resource center. |
| EE: A1.5 | Hire/Designate Energy Advocate. |
| EE: A1.6 | Partner with SBCCOG and Utilities to obtain educational content. |

## MEASURE EE: A2 - INCREASE PARTICIPATION IN EXISTING EE PROGRAMS

As part of the South Bay Energy Efficiency Partnership (SB Partnership) with SCE and SCG, the City will continue outreach efforts that are largely led by SBCCOG to promote energy awareness and existing programs and incentives that are offered for energy efficiency. Some examples of programs and resources are listed below:

Rebate programs through SCE and SCG for appliances, air conditioner alternatives, electric water heaters, light bulbs, space heaters, water heaters, pool heaters, showerheads, washers, and insulation. Demand Response programs through SCE that provide on-bill credits including the Summer Discount Plan and Save Power Days Program. Technical and financial assistance programs through SCG's Direct Install Weatherization Program for income-qualified renters and homeowners.

Through the strategies listed in table EE: A2, the City will work to increase residents' participation in existing energy efficiency programs that are low cost or provide a financial benefit to the resident.

**EE: A2 Sub-strategies**

| | |
|---|---|
| EE: A2.1 | Partner with SBCCOG and Utilities for outreach events. |
| EE: A2.2 | Staff outreach efforts to home owner associations (HOAs) and other housing groups. |

## MEASURE EE: A3 - ESTABLISH, PROMOTE OR REQUIRE HOME ENERGY EVALUATIONS

Home energy evaluations are necessary to identify cost-effective opportunities for energy saving and for residents to take practical actions to achieve EE.

The City will support home energy evaluations through a variety of existing programs and the following sub-strategies listed in table EE: A3.

**EE: A3 Sub-strategies**

| | |
|---|---|
| EE: A3.1 | Promote home energy audits through programs such as Energy Upgrade California or other State programs. |
| EE: A3.2 | Establish free "Energy Checkup" program with the assistance of the SBCCOG if funding can be obtained. |

## MEASURE EE: A4 - PROMOTE, INCENTIVIZE OR REQUIRE RESIDENTIAL HOME ENERGY RENOVATIONS

Approximately 78 percent of residential buildings in the City were built before the adoption of Title 24. Buildings built before adoption of Title 24 are not energy efficient, and renovations would achieve higher energy efficiency. Many programs and incentives across the state or country help promote home energy renovations, including city-supervised funding, permit process improvements and city ordinance.

In support of this measure, the City has established online permitting to facilitate permit processing and will implement sub-strategies in table EE: A4.

**EE: A4 Sub-strategies**

| | |
|---|---|
| EE: A4.1 | Promote existing incentivized programs such as Energy Upgrade California. |
| EE: A4.2 | Develop or promote a green building program. |
| EE: A4.3 | Waive or reduce permit fees to facilitate permit processing. |
| EE: A4.4 | Established online permitting to facilitate permit processing. |
| EE: A4.5 | Develop a Point-of-Sale Energy Rating ordinance. |

# GOAL EE: B - INCREASE ENERGY EFFICIENCY IN NEW RESIDENTIAL DEVELOPMENTS

**EE Standards that are set beyond Title 24, are far more stringent and effective in reducing GHG emissions. Cities that develop resources for implementing these standards for new residential development will help conserve electricity and natural gas.**

## MEASURE EE: B1 - ENCOURAGE OR REQUIRE EE STANDARDS EXCEEDING TITLE 24

As part of the 2010 California Green Building Standards (CALGreen), a two-tiered system was designed to allow local jurisdictions to adopt codes that go beyond state standards. The two tiers contain measures that are more stringent and achieve an increased reduction in energy usage by 15% (Tier 1) or 30% (Tier 2) beyond Title 24. It is also important that Title 24 Standards are updated so that the full GHG reduction benefit of the title can be realized. City staff that are well-informed can implement updates quickly and effectively.

Through the sub-strategies listed in table EE: B1, the City staff will act as a resource to encourage implementation of EE building measures beyond that are required in current Title 24 Standards.

**EE: B1 Sub-strategies**

| | |
|---|---|
| EE: B1.1 | Educate City staff, developers, etc., on future Title 24 updates and the additional energy efficiency opportunities for new residential development. |
| EE: B1.2 | Promote Tier 1, Tier 2, Green Building Ratings such as LEED, Build it Green/Green Point Rating System, or Energy Star certified buildings. |
| EE: B1.3 | Waive or reduce permit fees to facilitate permit processing. |
| EE: B1.4 | Establish online permitting to facilitate permit processing. |

# GOAL EE: C - INCREASE ENERGY EFFICIENCY IN EXISTING COMMERCIAL UNITS

**Educating the community about the benefits of EE and equipping them with strategies and technologies to do so is the key for enhancing energy efficiency. Different tools such as social, digital, and print media can be used to educate stakeholders.**

## MEASURE EE: C1 - TRAINING AND EDUCATION

Education is at the core of attaining energy efficiency goals. Creating a specific education measure will emphasize the critical role of education in achieving energy efficiency.

The following education sub-strategies in table EE: C1 will provide City staff with a framework to interact with and educate community members about behavioral and technological changes that can increase energy efficiency.

**EE: C1 Sub-strategies**

| | |
|---|---|
| EE: C1.1 | Post links on website/social media and provide materials at public events. |
| EE: C1.2 | Email list for e-mail blasts of new information or trainings. |
| EE: C1.3 | Establish or participate in an annual EE Fair. |
| EE: C1.4 | Create a resource center. |
| EE: C1.5 | Hire/Designate Energy Advocate. |
| EE: C1.6 | Partner with SBCCOG and Utilities to obtain educational content. |

## MEASURE EE: C2 - INCREASE PARTICIPATION IN EXISTING EE PROGRAMS

As part of the South Bay Partnership with SCE and SCG, the cities can conduct outreach efforts to promote energy awareness, existing programs, and incentives that are offered for EE. These outreach efforts are largely led by the SBCCOG. Some examples of programs and resources are listed below.

- Rebate programs through SCE and SCG for appliances, air conditioner alternatives, electric water heaters, light bulbs, space heaters, water heaters, and insulation.
- Demand Response programs though SCE that provide on-bill credits including the Summer Discount Plan and Save Power Days Program.

The City will work to increase businesses' participation in existing energy efficiency programs that are low-cost or provide a financial benefit to the business through the sub-strategies in table EE: C2.

**EE: C2 Sub-Strategies**

| | |
|---|---|
| EE: C2.1 | Partner with SBCCOG and Utilities for outreach events. |
| EE: C2.2 | Staff outreach to business groups. |

## MEASURE EE: C3 - INCENTIVIZE OR REQUIRE NON-RESIDENTIAL ENERGY AUDITS

Commercial energy audits are necessary to identify cost-effective opportunities for energy savings and for business owners to take practical actions to achieve energy efficiency. The audits can be established or promoted through various existing programs.

Through the sub-strategy listed in table EE: C3 the City will explore the following options to support this measure.

**EE: C3 Sub-Strategies**

| | |
|---|---|
| EE: C3.1 | Promote energy audits such as through Energy upgrade California or other state programs. |

## MEASURE EE: C4 - PROMOTE OR REQUIRE COMMERCIAL ENERGY RETROFITS

As most commercial buildings were built before the adoption of Title 24, most of the facilities and equipment are not energy efficient. Therefore, retrofits are necessary to achieve higher energy efficiency. Many programs and incentives across the State or country help promote non-residential energy retrofits, including city-supervised funding, permit process improvements, and city ordinance.

The City will implement the sub-strategies in table EE: C4.

**EE: C4 Sub-Strategies**

| | |
|---|---|
| EE: C4.1 | Promote existing incentivized programs such as Energy Upgrade California. |
| EE: C4.2 | Develop or promote a green building program. |
| EE: C4.3 | Waive or reduce permit fees to facilitate permit processing. |
| EE: C4.4 | Establish online permitting to facilitate permit processing. |

# GOAL EE: D - INCREASE ENERGY EFFICIENCY IN NEW COMMERCIAL DEVELOPMENTS

**City planners are uniquely positioned to inform developers of new EE standards / technologies. Building capacity at City staff level to execute these strategies is essential for cities to leverage the benefits of increased energy efficiency in commercial developments.**

## MEASURE EE: D1 - ENCOURAGE OR REQUIRE EE STANDARDS EXCEEDING TITLE 24

This measure will develop City Staff to be resources in encouraging and implementing energy efficiency beyond that required by current Title 24 Standards for commercial development. In addition, this measure also helps ensure that as Title 24 Standards are updated, City staff are well-informed and can implement updates quickly and effectively.

The City planners act as a resource to inform developers of new EE opportunities and encourage them to adopt these technologies in new development through the sub-strategies listed on table EE: D1.

**EE: D1 Sub-strategies**

| | |
|---|---|
| EE: D1.1 | Educate City staff, developers, etc., on future Title 24 updates and the additional energy efficiency opportunities for new commercial development. |
| EE: D1.2 | Promote Tier 1, Tier 2, Green Building Ratings such as LEED, Build It Green/Green Point Rating System, or Energy Star certified buildings. |
| EE: D1.3 | Waive or reduce permit fees to facilitate permit processing. |
| EE: D1.4 | Establish online permitting to facilitate permit processing. |

# GOAL EE: E - INCREASE ENERGY EFFICIENCY THROUGH WATER EFFICIENCY (WE)

**Providing safe drinking water and wastewater disposal is an energy-intensive process. Reducing water consumption saves energy because less water needs to be treated and pumped to end users. Moreover, when energy use is reduced, water is saved because less is needed in the operation of power plants. Through water efficiency measures, cities can help to protect dry areas from drought, lower consumers' utility bills, and reduce GHG Emissions.**

## MEASURE EE: E1 - PROMOTE OR REQUIRE WATER EFFICIENCY THROUGH SB X7-7

The Water Conservation Act of 2009 (SB X7-7), requires all water suppliers to increase water use efficiency. The legislation set an overall goal of reducing per capita urban water consumption by 20 percent from a baseline level by 2020. The goal of the Water Conservation Act can be met by taking a variety of actions, including targeted public outreach and promoting water efficiency measures such as low-irrigation landscaping. Additional water conservation information, resource materials, education, and incentives are available through the West Basin Water District (WBMWD).

The City will take the following actions in support of the sub-strategies listed in table EE: E1.

**EE: E1 Sub-strategies**

| | |
|---|---|
| EE: E1.1 | Post links on websites/ social media and provide materials at public events. |
| EE: E1.2 | Email list for e-mail blasts of new information or trainings. |
| EE: E1.3 | Require low-irrigation landscaping. |
| EE: E1.4 | Partner with SBCCOG and WBMWD to obtain educational content. |
| EE: E1.5 | Partner with SBCCOG and WBMWD for outreach events. |

## MEASURE EE: E2 - PROMOTING WATER EFFICIENCY STANDARDS EXCEEDING SB X7-7

In addition to SB X7-7, more actions are being studied or have been taken to exceed water efficiency standards. These efforts include education and outreach practices that could be combined with residential and commercial actions that emphasize the reuse of recycled/gray water and promote harvesting rainwater. Approximately 1,873 kWh can be saved for every acre foot (AF) of water use replaced by recycled water.

The City will take the following actions in support of the sub-strategies on table EE: E2.

**EE: E2 Sub-strategies**

| | |
|---|---|
| EE: E2.1 | Staff time dedicated to work with HOAs, businesses, and other groups for outreach. |
| EE: E2.2 | Allow recycled or grey water for non-municipal uses.. |
| EE: E2.3 | Promote rainwater harvesting rebates and demonstrations. |

# GOAL EE: F - DECREASE ENERGY DEMAND THROUGH REDUCING URBAN HEAT ISLAND EFFECT

**Shade trees and smaller plants such as shrubs, vines, grasses, and ground cover, help cool the urban environment. Yet, many U.S. communities have lost trees and green space as they have grown. This change is not inevitable. Many communities can take advantage of existing space, such as grassy or barren areas, to increase their vegetative cover and reap multiple benefits; such as reduced GHG emissions through reduced energy demands, carbon sequestration, improved human health etc.**

## MEASURE EE: F1 - PROMOTE TREE PLANTING FOR SHADING AND EE

Trees and plants naturally help cool an environment by providing shade and evapotranspiration (the movement of water from the soil and plants to the air), making vegetation a simple and effective way to reduce urban heat islands. Urban heat islands are urban areas that are significantly warmer than their surrounding rural areas due to human activities. Shaded surfaces may be 20–45°F cooler than the peak temperatures of un-shaded materials. In addition, evapotranspiration, alone or in combination with shading, can help reduce peak summer temperatures by 2–9°F. Furthermore, trees and plants that directly shade buildings can reduce energy use by decreasing demand for air conditioning.

In support of this measure, the City will implement the following sub-strategies in table EE: F1.

**EE: F1 Sub-strategies**

| | |
|---|---|
| EE: F1.1 | Encourage tree planting at plan check. |
| EE: F1.2 | Work with community to develop a tree-planting group. |
| EE: F1.3 | Develop a City tree planting program. |

## MEASURE EE: F2 - INCENTIVIZE OR REQUIRE LIGHT-REFLECTING SURFACES

Replacing surface areas with light-reflecting materials can decrease heat absorption and lower outside air temperature. Both roofs and pavements are ideal surfaces for taking advantage of this advanced technology.

Cool roof is built from materials with high thermal emittance and high solar reflectance—or albedo—to help reflect sunlight (and the associated energy) away from a building. These properties help roofs to absorb less heat and stay up to 50–60°F cooler than conventional materials during peak summer weather. Cool roofs may be installed on low-slope roofs (such as the flat or gently sloping roofs typically found on commercial, industrial, and office buildings) or the steep-sloped roofs used in many residences and retail buildings.

Cool pavement is built from materials that reflect more solar energy, enhance water evaporation, or have been otherwise modified to remain cooler than conventional pavements. This pavement can be created with existing paving technologies as well as newer approaches such as the use of coatings, permeable paving, or grass paving. Cool pavements save energy by lowering the outside air temperature, allowing air conditioners to cool buildings with less energy, and reducing the need for electric street lighting at night.

In support of this measure, the City will explore the following sub-strategies in table EE: F2.

**EE: F2 Sub-strategies**

| | |
|---|---|
| EE: F2.1 | Pass an ordinance requiring or incentivizing cool roofs. |
| EE: F2.2 | Pass an ordinance requiring or incentivizing cool pavements. |

# GOAL EE: G - PARTICIPATE IN EDUCATION, OUTREACH AND PLANNING FOR ENERGY EFFICIENCY

**Educating stakeholders about the EE programs and providing technical assistance for implementing those strategies is crucial for achieving increased energy savings. Southern California Edison's (SCE) Energy Leadership Partnership (ELP) Program, provides a robust framework for cities to implement EE strategies.**

## MEASURE EE: G1 - INCREASE ENERGY SAVINGS THROUGH THE SCE ENERGY LEADER PARTNERSHIP

The Southern California Edison (SCE) Energy Leader Partnership (ELP) Program is a framework that offers enhanced rebates and incentives to cities that achieve measurable energy savings, reduces peak-time electricity demand, and plans for energy efficiency. This program also provides resources to cities to identify energy efficiency projects and technical assistance to implement them. The ELP has a tiered incentive structure with threshold criteria required to trigger advancement to the next level of participation. The City is currently a Platinum Level ELP Member.

The City will continue to participate in the ELP to help identify EE projects at municipal facilities and take advantage of incentives offered through the program.

# GOAL EE: H - INCREASE ENERGY EFFICIENCY IN MUNICIPAL BUILDINGS

**Energy management for municipal buildings provides a quick "win" for cities and builds long-term capacity to develop EE projects and helps monitor and control energy use. The first crucial step towards energy management in municipal buildings is, conducting comprehensive energy audit to examine energy use patterns and performance of equipment.**

## MEASURE EE: H1- CONDUCT MUNICIPAL ENERGY AUDIT

Knowledge of building energy use is an effective way to determine energy inefficiencies and opportunities for retrofits and upgrades. Initial energy benchmarking was conducted for the buildings and facilities within the City to provide a baseline for comparison. Annual review of energy use within each building is a best practice to see trends and determine if the energy efficiency retrofits are effective. These annual reviews of energy use can also assist in determining when calibrating HVAC equipment or other maintenance is required to keep the building at peak efficiency.
Energy audits are a comprehensive review of both energy use and key components of the building. Energy audits provide an improved understanding of energy use, reveal energy inefficiencies of the building or building energy appliances, and offer recommendations on how to improve or correct the energy inefficiencies through retrofits or upgrades.

The City will review the energy usage at their facilities and conduct an energy audit within the next 5 years.

## MEASURE EE: H2 - IMPLEMENT WATER LEAK DETECTION PROGRAM

Losing water from unrepaired leaks and operating at unnecessarily high-pressure results in wasted water, energy, and GHGs. The City can avoid this waste by conducting annual water audits to detect and repair leaks, developing a pressure management strategy, and devising a long-term water loss control plan.

In 2014, SCE funded a Water Leak Detection Program to provide these services to cities which operated as the municipal water provider. The City participated in this program and fixed seven leaks, thereby saving almost $40,000.

### MEASURE EE: H3 - PARTICIPATE IN DEMAND RESPONSE PROGRAM

Electricity is supplied to buildings immediately upon demand. During hours of peak demand, such as the late afternoon, the electricity grid is often put under stress to supply the increased demand. Demand Response Programs offer incentives (e.g. discounted rates and bill credits) to electricity consumers to reduce their energy demand, or shift their demand to off-peak hours, in response to grid stress.

The City participates in a demand response program.

### MEASURE EE: H4 - PARTICIPATE IN DIRECT INSTALL PROGRAM

SCE offers a Direct Install Program to reduce energy costs and save money. The program is funded by the utility ratepayers and includes a free assessment of buildings by a contractor and installation of free energy-efficient replacement equipment. Examples of the energy-efficient equipment include fluorescent lighting, LED signs, window film, and programmable thermostats.

In 2014, the City's munipal buildings were inspected for potential projects; however, no opportunities were found. The City will continue to explore opportunities to participate in direct install programs as they become available.

### MEASURE EE: H5 - ADOPT A PROCUREMENT POLICY FOR EE EQUIPMENT

Energy efficient procurement policies can reduce government facility energy costs by about 5 to 10 percent. As municipal appliances are worn over time; the city would replace them with Energy Star or energy efficient equipment. Energy Star offers an appliance calculator to estimate money and energy saved by purchasing its products.

As the City has significantly reduced its energy consumption through other measures, it is assumed that the reduction potential of the procurement policy would be closer to 5 percent.

### MEASURE EE: H6 - INSTALL COOL ROOFS

Surfaces with low albedo, or solar reflectance, amplify urban heat island effect. Many surfaces in an urban environment consist of building roofs. Roofs affect not only the temperature of the surrounding urban environment, but also the interior temperature of the attached building below. Upgrading roofs to materials with high albedo can reduce outdoor and indoor temperatures, thereby also reducing demand on energy for air conditioning. Replacing a 1,000-sq. ft. dark roof with a white roof can offset approximately 10 MT CO2e.

The City will consider replacing municipal facility roofs with albedo if replacement is needed.

### MEASURE EE: H7 - TRACK ADDITIONAL ENERGY SAVINGS

According to SBCCOG's Project Tracker database, the City has achieved additional municipal energy savings since the data for last inventory was calculated. These savings are not categorized into specific projects

The City will explore the possibility of tracking additional energy savings using Project Tracker Database.

### MEASURE EE: H8 - UTILIZE AN ENERGY MANAGEMENT SYSTEM

Detailed information about facility energy consumption, including hourly energy profiles and energy consumption of individual building systems, can be monitored on a regular basis through an energy management system. An Energy Management System tool allows City staff to observe "real-time" energy consumption and analyze building energy consumption trends using utility bill information.

The City recognizes the importance of having Energy Management System to monitor real time energy consumption and plans to use these tools to monitor long-term impacts of energy efficiency projects.

# GOAL EE: I - INCREASE ENERGY EFFICIENCY IN CITY INFRASTRUCTURE

**Retrofitting outdoor lighting and traffic signals, promoting water conserving landscape, planting more trees, and reducing energy consumption in the long-term are some of the steps that are taken by the City towards making its infrastructure more energy efficient.**

## MEASURE EE: I1 - RETROFIT TRAFFIC SIGNALS AND OUTDOOR LIGHTING

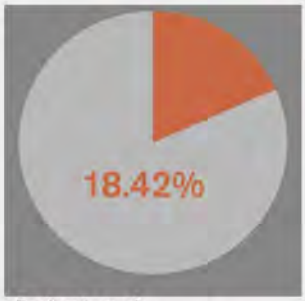
Since 2001, SCE has offered its municipalities rebates on LED Traffic Signal Lamps. The program is part of a statewide effort to conserve energy and promote energy efficiency. Retrofitting a standard incandescent traffic signal with LED lamps using the SCE rebate can result in a payback of less than one year. Other outdoor lights (e.g. streetlights, park lighting, etc.) can also be retrofitted.

The City will explore opportunities to retrofit traffic signals and outdoor lighting.

# Solid Waste (SW)

**2020 GHG Reduction Potential**

SOLID WASTE




**Reduction of 1,440.45 MT CO2 e/yr**

100% equals all CAP GHG emission reductions from all CAP strategies. SW represents 18.42% reduction outlined in SW Chapter.

**Co-benefits**

**Public Health**

**Resource Conservation**

## Waste prevention and recycling - jointly referred to as waste reduction - help to better manage solid waste and reduce GHG emissions. Together, waste prevention and recycling:

- Reduce emissions from energy consumption: Manufacturing goods from recycled materials typically requires less energy than producing goods from virgin materials. When people reuse things or when products are made with less material, less energy is needed to extract, transport, and process raw materials and to manufacture products. Reduced energy demands lead to less combustion of fossil fuels and associated carbon dioxide (CO2) emissions.

- Reduce emissions from incinerators: Recycling and waste prevention allow some materials to be diverted from incinerators and thus reduce GHG emissions from the combustion of waste.

- Reduce methane emissions from landfills: Waste prevention and recycling (including composting) divert organic wastes from landfills, reducing the methane released when these materials decompose.

- Increase storage of carbon in trees: Trees absorb carbon dioxide from the atmosphere and store it in wood, in a process called "carbon sequestration." Waste prevention and recycling of paper products allow more trees to remain standing in the forest, where they can continue to remove CO2 from the atmosphere.

A full list of SW Strategies along with references is available in Appendix D- Solid Waste Measures and Methodology. This CAP presents the strategies Lomita is interested in implementing. The City selected the following SW Strategies in consideration of its GHG reduction targets for 2020 and 2035 in support of the State of California 2050 GHG reduction goal. SW GHG reduction efforts undertaken by the City since 2012 (last inventory year) were included towards GHG emissions reductions of this plan.

# GOAL SW: A - INCREASE DIVERSION AND REDUCTION OF RESIDENTIAL WASTE

**Educating local communities about waste reduction is a key step for managing waste at the residential level. Better waste management practices lead to reduced energy consumption associated with waste removal and processing and associated GHG emissions.**

## MEASURE SW: A1 - EDUCATION AND OUTREACH TO THE RESIDENTS

Providing education and outreach to residents about opportunities to divert their waste away from the landfill will increase awareness of solid waste programs, encourage waste-reducing behaviors, and inspire participation in further environmental activities.

The City plans to implement several strategies for educating the public about methods and benefits for waste reduction and diversion including the sub-strategies in table SW: A1.

**SW: A1 Sub-strategies**

| | |
|---|---|
| SW: A1.1 | Educate residents about waste reduction and diversion – Provide information to residents about recycling, composting, and source reduction opportunities on the website, newsletters, or flyers. |
| SW: A1.2 | Offer a waste audit for residents – Investigate training city staff to conduct residential waste audits, posting worksheets and guide online for resident do-it-yourself audits, or working with trash hauler company to create a waste audit program. |
| SW: A1.3 | Educate to discourage single-use bag use – Create a public education outreach program to encourage use of reusable bags when making purchases. |

## MEASURE SW A2 - IMPLEMENT RESIDENTIAL COLLECTION PROGRAMS TO INCREASE DIVERSION OF WASTE

Implementing collection programs for residents will divert waste from going to the landfill by providing opportunities for more recycling, composting, and source reduction.

The City will explore the expansion of waste collection services programs for residents through the sub-strategies in table SW: A2.

**SW: A2 Sub-strategies**

| | |
|---|---|
| SW: A2.1 | Implement a Pay-As-You-Throw Program– Investigate providing economic incentive to decrease waste using the user-pay principle, such as increasing the rates for larger sized trash bins. |
| SW: A2.2 | Implement a Food Scrap Diversion program for residents –Provide a food waste collection service for residents. |
| SW: A2.3 | Implement collection of green waste for residents – Continue to provide a green waste collection service for residents. |

# GOAL SW: B - INCREASE DIVERSION AND REDUCTION OF COMMERCIAL WASTE

**Education and providing better waste management options and tools to businesses will lead to a reduction in GHG emissions associated with processing and disposing of commercial wastes.**

## MEASURE SW: B1 - EDUCATION AND OUTREACH TO BUSINESSES

Providing education and outreach to businesses about opportunities to divert their waste away from the landfill will increase awareness of solid waste programs, encourage waste-reducing behaviors, and inspire participation in further environmental activities.

The City will provide tools and incentives for educating businesses about methods for waste reduction and diversion by exploring the sub-strategies in table SW: B1.

**SW: B1 Sub-strategies**

| | |
|---|---|
| SW: B1.1 | Educate businesses about waste reduction and diversion – Provide information to businesses about recycling, composting, and source reduction opportunities on the website, newsletters, or flyers. |
| SW: B1.2 | Offer recognition for green businesses – Implement a program that rewards or recognizes local businesses with waste reduction programs. |
| SW: B1.3 | Offer recognition for green businesses – Investigate implementing a program that rewards or recognizes local businesses with waste reduction programs. |

## MEASURE SW: B2 - IMPLEMENT COMMERCIAL COLLECTION PROGRAMS TO INCREASE DIVERSION OF WASTE

Implementing collection programs for businesses will divert waste from the landfill by providing opportunities for more recycling, composting and source reduction.

The City plans to implement waste collection programs for businesses to help divert waste from landfills through the sub-strategies in table SW: B2.

**SW: B2 Sub-strategies**

| | |
|---|---|
| SW: B2.1 | Implement a Pay-As-You-Throw program – Investigate providing economic incentive to decrease waste using the user-pay principle, such as increasing the rates for larger sized trash bins. |
| SW: B2.2 | Implement a Food Scrap Diversion program for businesses – Provide a food waste collection service for businesses. |

## MEASURE SW: B3 - REQUIRE COMMERCIAL SECTOR TO FURTHER INCREASE DIVERSION OF WASTE FROM LANDFILL

Setting additional requirements for the commercial waste sector will support further reductions in GHG emissions.

The City will explore the following sub-strategies listed in table SW: B3 in support of this measure.

**SW: B3 Sub-strategies**

| | |
|---|---|
| SW: B3.1 | Consider the distance of the designated material recovery facilities (MRFs) and recycling facilities – When awarding franchise contracts, take the distance of the facilities into consideration. |
| SW: B3.2 | Require food waste and recycling at special events – Before approving permits, require special events' solid waste management plans to include food waste collection and recycling. |

# GOAL SW: C - REDUCE AND DIVERT MUNICIPAL WASTE

**Increasing awareness through implementing education strategies are key to achieving waste reductions and diversion. Like residential and commercial sectors, the municipal sector will also benefit from implementing capacity building programs to educate employees about benefits and methods of waste reducing behaviors.**

## MEASURE SW: C1 - EDUCATION AND PROGRAM FOR MUNICIPAL EMPLOYEES/ FACILITIES

Education to employees will increase awareness of solid waste programs, encourage waste-reducing behaviors, and inspire participation in further environmental activities. Some of these strategies are also very visible and will set an example for the community to follow. Reducing municipal waste will help the City continue to lead by example and demonstrate to the community that the City is committed to diverting waste from landfills.

The City will implement several programs to educate employees about waste reduction and will provide them with tools to conserve resources at the facilities. In addition, the City will consider the following sub-strategies in table SW: C1

**SW: C1 Sub-strategies**

| | |
|---|---|
| SW: C1.1 | Implement a Recycle at Work program – Continue a program, Recycle at Work, to educate employees about the benefits of recycling and waste reduction in the work place. |
| SW: C1.2 | Reduce paper in municipal facilities – Adopt a policy to encourage paper reduction through various activities such as: Reduce margins and logos on templates, letterheads, and memos; Upload bid documents using online resources instead of printing for contractors; Require fewer or smaller-sized copies of project plans; Use electronic devices for meetings; Require double sided printing when feasible. |
| SW: C1.3 | Reuse materials at municipal facilities – Adopt a policy to reuse, repair, or refurbish office furniture and equipment at a cost savings compared to purchasing new materials; And if not cost saving, reuse or redistribute office items such as supplies, computers, and furniture to community non-profit groups in order to divert from landfill. |
| SW: C1.4 | Provide additional recycling in public places – Install additional recycling containers in public places such as parks and streets. |
| SW: C1.5 | Adopt a Municipal Purchasing Policy – Investigate creating a purchasing policy for municipal facilities to reduce purchase of disposable items, and require environmentally preferable products to be purchased when possible and reasonable. |

## MEASURE SW: C2 - SET A MUNICIPAL GOAL TO DIVERT WASTE FROM LANDFILLS

Setting a goal to divert a specified percentage of waste will show the City's commitment to reducing the greenhouse gases emitted from the landfill.

The City will explore the feasibility of adopting and achieving a solid waste diversion goal for municipal operations through the following sub-strategy listed in table SW: C2.

**SW: C2 Sub-strategies**

| | |
|---|---|
| SW: C2.1 | Investigate the feasibility of setting a Zero Waste goal in a Zero Waste Strategic Plan for municipal operations – If found feasible, develop a comprehensive Zero Waste Plan to achieve 90% diversion of waste from landfills, including strategies to divert waste and tools to track progress. |

# Urban Greening (UG)

**Co-benefits**

- Adaptation Strategy Support
- Air Quality
- Economy + Jobs
- Energy Conservation
- Public Health
- Resource Conservation

## Urban greening includes spaces such as parks, forests, green roofs, local agriculture, street trees, and community gardens. These spaces are "carbon sinks" as they store greenhouse gas emissions that are otherwise emitted into the atmosphere.

Other benefits of urban greening include providing critical ecosystem services, promoting physical activities, improving the psychological well being of community, and reducing vehicle miles traveled.

At the city level, the amount of actual GHG emission reductions achieved through Urban Greening are negligible; however, it is important to note that this does not diminish the importance of urban greening as a strategy to reduce GHG emissions for the City, due to its multiple co-benefits. The following chapter provides a list of goals, measures, and sub-strategies to encourage urban greening policies and practices within the City.

A full list of UG Strategies along with references is available in Appendix E - Urban Greening Measures and Methodology. This CAP presents the strategies Lomita is interested in implementing. The City selected the following UG Strategies in consideration of its GHG reduction targets for 2020 and 2035 in support of the State of California 2050 GHG reduction goal. UG GHG reduction efforts undertaken by the City since 2012 (last inventory year) were included towards GHG emissions reductions of this plan.

# GOAL UG: A - INCREASE AND MAINTAIN URBAN GREENING IN THE COMMUNITY

**The expansion of green spaces in Urban areas, is a pathway for reducing the CO2 emissions and energy use. The urban vegetation reduces the CO2 concentration from the atmosphere via photosynthesis and by carbon sequestration through plant growth. It also reduces the energy use and CO2 emissions associated with water delivery by providing a medium for wastewater recycling and increased storm water retention.**

## MEASURE UG: A1 - INCREASE COMMUNITY GARDENS

Encouraging the community to create new gardens can contribute to GHG reductions by establishing new vegetated open space that will sequester CO2 from the atmosphere. Community gardens can also potentially reduce GHG emissions by providing the community with a local source of food. This strategy may reduce the number of vehicle trips and miles traveled by both food delivery service and the consumers to grocery stores as well as displace carbon-intensive food production practices.

The City will implement the strategy listed in table UG: A1 to increase the number of community gardens.

**UG: A1 Sub-strategies**

| | |
|---|---|
| UG: A1.1 | Promote gardening and composting – Provide resources and information regarding community gardens and composting to educate the public on how to grow organic edible plants. |

# GOAL UG: B - INCREASE AND MAINTAIN URBAN GREENING IN MUNICIPAL FACILITIES

**Implementing urban greening strategies in municipal facilities will reduce greenhouse gas emissions while demonstrating to the community the City's commitment to improving the environment. Cities are also responsible for maintaining urban forest on municipal properties such as parks. Maintaining the urban forest reduces GHG emissions from decomposition of plant material.**

## MEASURE UG: B1 - RESTORATION/PRESERVATION OF LANDSCAPES

Maintenance of landscapes is necessary to prevent the increase of emissions. If the urban forest is not maintained in the community, the decomposition of trees is a source of emissions. Urban and community forests broadly include urban parks, street trees, landscaped boulevards, public gardens, river and coastal promenades, greenways, wetlands, nature preserves, natural areas and shelter belts of trees.

The City will implement urban greening strategies in municipal facilities including the strategy listed in Table UG: B1.

**UG: B1 Sub-strategies**

| | |
|---|---|
| UG: B1.1 | Landscape/open space and tree maintenance – Develop a program to conserve open spaces and trees and promote the ability of such resources to remove carbon from the atmosphere. |

## MEASURE UG: B2 - INCREASE OPEN SPACE

Creating vegetated land from previously developed land will sequester CO2 from the atmosphere that would not have been captured if there was no land change.

The City has added a new 20,000 square foot park (Teuchert Park) and will continue to explore the possibility of creating new green and open space to enhance CO2 sequestration by vegetation by implementing following sub-strategy listed in table UG: B2.

**UG: B2 Sub-strategies**

| | |
|---|---|
| UG: B2.1 | Create new green space or open space – Increase the area of green and open space in the community by developing a new park with recreational open space or re-vegetating a vacant lot. |

# ENERGY GENERATION AND STORAGE (EGS)

**Co-benefits**

- Adaptation Strategy Support
- Air Quality
- Economy + Jobs
- Energy Conservation
- Public Health
- Resource Conservation
- Transportation System Improvement

## Energy generation and storage (EGS) strategies involve supporting clean renewable energy, and decreasing dependence on traditional, GHG-emitting power sources.

Renewable energy technologies such as wind, solar, geothermal, hydroelectric, and biomass - provide substantial benefits for the climate, human health , and economy. Some renewable energy technologies such as wind and solar have variable outputs which can cause them to generate power inconsistently. Storage technologies have the potential for smoothing out the electricity supply from these sources and ensuring that the supply of generation matches the demand. Different energy storage technologies such as thermal storage, compressed air, hydrogen, pumped hydroelectric storage, flywheels, and batteries contribute to electricity stability by working at various stages of the grid -- from generation to consumer end-use. The City recognizes the importance of energy generation and storage and will continue to explore how some of these technologies can be used locally. Because these strategies are exploratory, the GHG reductions were not be quantified for this CAP. As the City identifies and implements strategies in the future the associated GHG reductions will be quantified.

A full list of EGS Strategies along with references is available in Appendix F - Energy Generation & Storage Measures and Methodology.

# GOAL EGS: A - SUPPORT ENERGY GENERATION AND STORAGE IN THE COMMUNITY

**To expand the usage of renewable energy generation and storage technologies, it is critical to implement the right policy tools and educate the public about the benefits of these technologies.**

## MEASURE EGS: A1 - COMMUNITY CHOICE AGGREGATION

Community Choice Aggregation (CCA) allows cities and counties, to combine the electricity demand of customers in their jurisdictions and procure electricity for these customers through their own generation or through the market. Benefits of aggregation include increased local control over electricity rates, possible savings to the customer, and the option to use more renewable energy.

The City is actively investigating the option to join a Community Choice Aggregation Joint Powers Authority to enhance the usage of Energy Generation technologies as listed in table EGS: A1.

**EGS: A1 Sub-strategies**

| | |
|---|---|
| EGS: A1.1 | Investigate the feasibility of Community Choice Aggregation. |

## MEASURE EGS: A2 - SITING AND PERMITTING

To accelerate the implementation of renewable energy technologies, regulatory barriers need to be addressed to help ensure smooth deployment. Streamlining the siting and permitting process and reducing administrative burden to developers will help speed up the process of bringing these projects to reality.

The City will identify and develop measures to remove barriers for siting and permitting renewable energy technologies including those listed on table EGS: A2.

**EGS: A2 Sub-strategies**

| | |
|---|---|
| EGS: A2.1 | Accelerate implementation of renewable and alternative energy based technology through permitting process (e.g. reduced permit fees, streamlined permit approval process) – City can identify and remove regulatory barriers or procedural barriers to installing alternative energy technologies in building and development codes, design guidelines, and zoning ordinances; and work with related agencies, such as fire, water, health and others that may have policies or requirements that adversely impact the development or use of renewable energy technologies. |
| EGS: A2.2 | Encourage and support on-site installation and use of renewable and alternative energy generation systems for residential, commercial, institutional, and industrial uses. |

## MEASURE EGS: A3 - POLICIES AND ORDINANCES

Robust policies will help scale up the implementation of renewable energy technologies and will also make users more resilient to interruptions in power supply and price variations, while promoting the benefits of new local industries.

The City will explore policies for generating the electricity from renewable energy sources, through the sub-strategy in table EGS: A3.

**EGS: A3 Sub-strategies**

| | |
|---|---|
| EGS: A3.1 | Develop and adopt policies for generating energy from renewable and alternative energy sources such as solar power (includes PV and thermal), energy storage, microgrids, geothermal, biomass, and fuel cells. |

## MEASURE EGS: A4 - EDUCATION AND OUTREACH

Educating communities about the renewable energy generation sources and energy conservation is important to cause change in society towards a cleaner and greener future. Education and outreach strategies need to be catered to different stakeholder groups to address some of the key challenges facing the implementation of these technologies at the local level.

The City will work with different stakeholders and utilize different tools to create awareness towards renewable energy generation and storage including the sub-strategies listed in table EGS: A4.

**EGS: A4 Sub-strategies**

| | |
|---|---|
| EGS: A4.1 | Work with investor-owned utilities or CCAs and local, regional, and state partners to identify, implement, or promote financial tools to encourage on-site alternative and renewable energy generation projects. |
| EGS: A4.2 | Update the City's website to include links to information for renewable and alternative energy rebates, incentives, and case studies. |
| EGS: A4.3 | Promote community awareness to conserve energy in conjunction with using renewable and alternative energy. |

## MEASURE EGS: A5 - EXPLORE TECHNOLOGIES IN MUNICIPAL FACILITIES

Cities that utilize renewable energy and storage technologies in municipal facilities can help to increase energy capacity for municipal operations. These activities can also set an example for the community.

The City will work to explore renewable energy generation and storage options for municipal operations including the sub-strategy listed in table EGS: A5.

**EGS: A5 Sub-strategies**

| | |
|---|---|
| EGS: A5.1 | Explore renewable and alternative energy technologies – Explore renewable and alternative energy technologies including solar photovoltaics (PV), solar thermal, microgrids, energy storage, wind, geothermal, wave/tidal, and fuel cells to increase capacity for municipal operated and owned facilities and properties, and evaluate their suitability. |

# Implementation and Monitoring

The City CAP is a policy-level document that guides the implementation of the climate action plan's GHG reduction measures. This chapter describes the implementation and monitoring steps for cities to reach or exceed their GHG reduction goals. Successful implementation and monitoring will depend on cooperation, innovation, and participation by the city, residents, businesses, utilities, and other local government agencies. The following sections outline key steps that the City could follow for the implementation and monitoring of its CAP:

### Step 1 - Administration and Staffing

To help ensure success, the City would implement internal administration and staffing to:

- Create a Climate Action Team whether formal or informal to support and guide the City's efforts to conserve energy and reduce emissions.
- Designate an Implementation Coordinator to oversee, direct, and coordinate implementation of the CAP as well as monitoring and reporting of GHG reduction efforts.

The Climate Action Team would be responsible for the implementation of the CAP, coordinating among all involved city departments, and recommending modifications and changes to the CAP over time.

### Step 2 - Financing

Financing, whether through public sources or private investment, is key to implementing many of the CAP measures. A review of current (Nov. 2017) and potential funding sources was completed for the different strategies identified in this CAP. The inclusion of a discussion of any of these funding sources or approaches does not imply eligibility or specific funding for any individual project. The City, however, alone or in partnership and collaboration with the SBCCOG or other local, regional, state, and federal agencies or utility, is encouraged to use the funding sources (listed in table 9) as a starting point to implement their selected sustainability measures.

Table 9: Funding Sources

| Strategy | Federal Sources | State Sources | Local Sources |
|---|---|---|---|
| Accelerate the Market for Electric Vehicles | • Recreational Trails Program (for NEVs)<br>• Economic Development Administration (EDA) Grant<br>• Surface Transportation Block Grant Program (STBGP) (multi-modal complete streets)<br>• Transportation Investment Generating Economic Recovery (TIGER) Grant | • Infrastructure and Economic Development Bank - Infrastructure Revolving Fund Program<br>• Gasoline Taxes/Operations and Maintenance<br>• California Air Resource Board (CARB)<br>• California Energy Commission (CEC) | • Transportation/Mobility Improvement Programs (Measure M)<br>• Southern California Edison Charge Ready Program<br>• South Coast Air Quality Management District (SCAQMD) Programs |
| Adopt Active Transportation | • Surface Transportation Block Grant Program (STBGP)<br>• Economic Development Administration (EDA) Grant<br>• Recreational Trails Program (RTP)<br>• Safe Routes To School Program (SRTS) | • Infrastructure Revolving Fund Program<br>• Gasoline Taxes/Operations and Maintenance<br>• Caltrans ATP Grant | • Transportation/Mobility Improvement Programs (Measure M)<br>• Rule 20A Utility Set-asides<br>• Local Return on Measure M and Previous Initiatives<br>• Enhanced Infrastructure Financing District (EIFDs)<br>• Development impact fees |
| Integrate NOD | • Surface Transportation Block Grant Program (STBGP)<br>• Community Development Block Grant (CDBG) Program<br>• Economic Development Administration (EDA) Grant | • Infrastructure Revolving Fund Program<br>• Statewide Community Infrastructure Program<br>• Strategic Growth Council (SGC) Grant | • Transportation/Mobility Improvement Programs (Measure M)<br>• Rule 20A Utility Set-asides<br>• Community Facilities Districts (CFDs)<br>• Community Revitalization and Investment Areas (CRIAs)<br>• Local Return on Measure M and Previous Initiatives<br>• Landscape and lighting districts (LLDs) |
| Transit Network Infrastructure | • Surface Transportation Block Grant Program (STBGP) | • Low Carbon Transit Operations Program | • Los Angeles County Metropolitan Transportation Authority (Metro)<br>• Transportation/Mobility Improvement Programs (Measure M)<br>• Local Return on Measure M and Previous Initiatives<br>• Property and Business Improvement Districts (BIDs) |
| Land Use Element and Zoning Update (Affordable Housing) | • Community Development Block Grant (CDBG) Program | • Strategic Growth Council Transformative Climate Communities (TCC)<br>• Affordable Housing and Sustainable Communities (AHSC) Program | • Property and Business Improvement Districts (BIDs) |
| Energy Efficiency | • Solar America Cities Program<br>• Clean Cities program | • Property Assessed Clean Energy Financing<br>• California Solar Initiative<br>• Financing Authority for Resource Efficiency in California<br>• Self Generation Incentive Program | • Landscape and lighting districts (LLDs) |
| Waste, Greening, Energy Generation | • EPA's Water Finance Clearinghouse<br>• Economic Development Administration (EDA) Grant | • Low Carbon Transit Operations Program<br>• Reuse Assistance Grant Program | • Community Facilities Districts (CFDs)<br>• Development impact fees |

### Step 3 - Measure Implementation

Implementation involves incorporating GHG reduction measures into ongoing policy development, planning activities, and City operations. The first step will be to develop an implementation schedule for the reduction measures. As part of this process, City staff will focus on those reduction measures that are already underway or planned and have clear funding direction or strategies in place. Prioritizing for remaining measures will be based on the following factors:

- Availability of Funding
- Cost Effectiveness
- GHG Reduction Efficiency
- Level of City Control
- Time to Implement

### Step 4 - Public Participation

Integral to the process of effective implementation is the engagement and education of city residents and businesses. Their involvement is essential to help the City reach its reduction goals as much of the CAP depends on a combination of state and local government efforts, public and private sources of finance as well as voluntary commitment, creativity and participation of the community. Educational programs are an example of how the City can be a catalyst for public participation.

### Step 5 - Monitoring

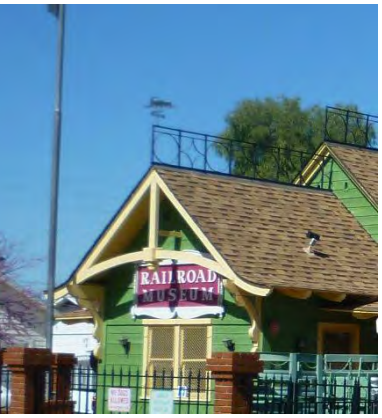
On-going monitoring and reporting of GHG reduction impacts and their cost effectiveness will enable City staff to make regular adjustments to the CAP. The monitoring and implementation process should anticipate the possible need to adjust to unforeseen circumstances, incorporated innovative new technologies, and evolve with the advancing science of climate change. Measure-Tracking tools are ways for the City to monitor the reductions that result from the implementation of GHG reduction actions. The Climate Action Implementation Coordinator or the City Climate Action Team could be tasked to maintain records of reduction measure implementation; additionally, as funding is available, they could insure that periodic updates to the emissions inventory are completed as a way to quantify GHG reductions. Conducting future inventories also allows the City to better assess their GHG emissions as better data and new methods for calculating reductions become available.

Additionally, the City can continue to receive assistance from the SBCCOG for their implementation and monitoring efforts.

Attachment 7

*Final Plan*

December 18, 2018 | # Hazard Mitigation Plan



emergency planning consultants

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# Credits

**Q&A | ELEMENT A: PLANNING PROCESS | A1**

**Q:** A1. Does the Plan document the planning process, including how it was prepared and who was involved in the process for each jurisdiction? (Requirement §201.6(c)(1))
**A:** See **Special Thanks** below.

## Special Thanks

### *Hazard Mitigation Planning Team:*

| *Agency* | *Name* | *Department* | *Position* |
|---|---|---|---|
| City of Lomita | Michael Sansbury | Parks | Field Operations Manager |
| | Laura Vander Neut, Planning Team Chair | City Manager's Office | Management Analyst, Emergency Services Coordinator |
| | Mark Andersen | Public Works | Field Operations Manager |
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| Disaster Management Area Coordinator | Jeff Robinson | Area G | Coordinator |
| Emergency Planning Consultants | Carolyn J. Harshman | Consultant | President |

## Acknowledgements

### *City of Lomita City Council*

- ✓ James Gazeley, Mayor
- ✓ Mark Waronek, Mayor Pro Tem
- ✓ Henry Sanchez, Jr., Council Member
- ✓ Michael G. Savidan, Council Member
- ✓ Ben Traina, Council Member

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| | |
|---|---|
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## Mapping

The maps in this plan were provided by the City of Lomita, County of Los Angeles, Federal Emergency Management Agency (FEMA), or were acquired from public Internet sources. Care was taken in the creation of the maps contained in this Plan, however they are provided "as is". The City of Lomita cannot accept any responsibility for any errors, omissions or positional accuracy, and therefore, there are no warranties that accompany these products (the maps). Although information from land surveys may have been used in the creation of these products, in no way does this product represent or constitute a land survey. Users are cautioned to field verify information on this product before making any decisions.

## Mandated Content

In an effort to assist the readers and reviewers of this document, the jurisdiction has inserted "markers" emphasizing mandated content as identified in the Disaster Mitigation Act of 2000 (Public Law – 390). Following is a sample marker:

**Q&A | ELEMENT A: PLANNING PROCESS | A1**

**Q A1:** Does the Plan document the planning process, including how it was prepared and who was involved in the process for each jurisdiction? (Requirement §201.6(c)(1))

**A:**

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# Part I: PLANNING PROCESS

## Introduction

The Hazard Mitigation Plan (Mitigation Plan) was prepared in response to Disaster Mitigation Act of 2000 (DMA 2000). DMA 2000 (also known as Public Law 106-390) requires state and local governments to prepare mitigation plans to document their mitigation planning process, and identify hazards, potential losses, mitigation needs, goals, and strategies. This type of planning supplements the City's comprehensive land use planning and emergency management planning programs. This document is a federally mandated update to the City of Lomita 2004 Hazard Mitigation Plan and ensures continuing eligibility for Hazard Mitigation Grant Program (HMGP) funding.

DMA 2000 was designed to establish a national program for pre-disaster mitigation, streamline disaster relief at the federal and state levels, and control federal disaster assistance costs. Congress believed these requirements would produce the following benefits:

- ✓ Reduce loss of life and property, human suffering, economic disruption, and disaster costs.
- ✓ Prioritize hazard mitigation at the local level with increased emphasis on planning and public involvement, assessing risks, implementing loss reduction measures, and ensuring critical facilities/services survive a disaster.
- ✓ Promote education and economic incentives to form community-based partnerships and leverage non-federal resources to commit to and implement long-term hazard mitigation activities.

The following FEMA definitions are used throughout this plan (Source: FEMA, 2002, *Getting Started, Building Support for Mitigation Planning*, FEMA 386-1):

Hazard Mitigation – "Any sustained action taken to reduce or eliminate the long-term risk to human life and property from hazards".

Planning – "The act or process of making or carrying out plans; specifically, the establishment of goals, policies, and procedures for a social or economic unit."

### Planning Approach

The four-step planning approach outlined in the FEMA publication, *Developing the Mitigation Plan: Identifying Mitigation Actions and Implementing Strategies* (FEMA 386-3) was used to develop this plan:

- ✓ **Develop mitigation goals and objectives -** The risk assessment (hazard characteristics, inventory, and findings), along with municipal policy documents, were utilized to develop mitigation goals and objectives.
- ✓ **Identify and prioritize mitigation actions -** Based on the risk assessment, goals and objectives, existing literature/resources, and input from participating entities, mitigation activities were identified for each hazard. Activities were 1) qualitatively evaluated

against the goals and objectives, and other criteria; 2) identified as high, medium, or low priority; and 3) presented in a series of hazard-specific tables.

- ✓ **Prepare implementation strategy -** Generally, high priority activities are recommended for implementation first. However, based on community needs and goals, project costs, and available funding, some medium or low priority activities may be implemented before some high priority items.
- ✓ **Document mitigation planning process -** The mitigation planning process is documented throughout this plan.

## Hazard Land Use Policy in California

Planning for hazards should be an integral element of any City's land use planning program. All California cities and counties have General Plans and the implementing ordinances that are required to comply with the statewide land use planning regulations.

The continuing challenge faced by local officials and state government is to keep the network of local plans effective in responding to the changing conditions and needs of California's diverse communities, particularly in light of the very active seismic region in which we live.

Planning for hazards requires a thorough understanding of the various hazards facing the City and region as a whole. Additionally, it's important to take an inventory of the structures and contents of various City holdings. These inventories should include the compendium of hazards facing the City, the built environment at risk, the personal property that may be damaged by hazard events and most of all, the people who live in the shadow of these hazards.

## State and Federal Partners in Hazard Mitigation

All mitigation is local and the primary responsibility for development and implementation of risk reduction strategies and policies lies with each local jurisdiction. Local jurisdictions, however, are not alone. Partners and resources exist at the regional, state and federal levels. Numerous California state agencies have a role in hazards and hazard mitigation.

Some of the key agencies include:

- ✓ California Office of Emergency Services (Cal OES) is responsible for disaster mitigation, preparedness, response, recovery, and the administration of federal funds after a major disaster declaration;
- ✓ Southern California Earthquake Center (SCEC) gathers information about earthquakes, integrates information on earthquake phenomena, and communicates this to end-users and the general public to increase earthquake awareness, reduce economic losses, and save lives.
- ✓ California Department of Forestry and Fire Protection (CAL FIRE) is responsible for all aspects of wildland fire protection on private and state properties, and administers forest practices regulations, including landslide mitigation, on non-federal lands.
- ✓ California Division of Mines and Geology (DMG) is responsible for geologic hazard characterization, public education, and the development of partnerships aimed at reducing risk.
- ✓ California Division of Water Resources (DWR) plans, designs, constructs, operates, and maintains the State Water Project; regulates dams; provides flood protection and assists

in emergency management. It also educates the public, serves local water needs by providing technical assistance

- ✓ FEMA provides hazard mitigation guidance, resource materials, and educational materials to support implementation of the capitalized DMA 2000.
- ✓ United States Census Bureau (USCB) provides demographic data on the populations affected by natural disasters.
- ✓ United States Department of Agriculture (USDA) provides data on matters pertaining to land management.

**Q&A | ELEMENT A: PLANNING PROCESS | A3**

**Q:** A3. Does the Plan document how the public was involved in the planning process during the drafting stage? (Requirement §201.6(b)(1))

**A:** See **Planning Phases Timeline** below.

## Stakeholders

A Hazard Mitigation Planning Team (Planning Team) consisting of department representatives from City of Lomita, County of Los Angeles, and Disaster Management Area Coordinators staff worked with Emergency Planning Consultants to create the updated Plan. **The Planning Team served as the primary stakeholders throughout the planning process.**

As required by DMA 2000, the Planning Team informed the general public and external agencies (including special districts and adjoining jurisdictions) of the planning process and provided opportunities for input during the plan writing phase. **The general public and external agencies served as secondary stakeholders in the planning process.**

## Hazard Mitigation Legislation

### *Hazard Mitigation Grant Program*

In 1974, Congress enacted the Robert T. Stafford Disaster Relief and Emergency Act, commonly referred to as the Stafford Act. In 1988, Congress established the Hazard Mitigation Grant Program (HMGP) via Section 404 of the Stafford Act. Regulations regarding HMGP implementation based on the DMA 2000 were initially changed by an Interim Final Rule (44 CFR Part 206, Subpart N) published in the Federal Register on February 26, 2002. A second Interim Final Rule was issued on October 1, 2002.

The HMGP helps states and local governments implement long-term hazard mitigation measures for natural hazards by providing federal funding following a federal disaster declaration. Eligible applicants include state and local agencies, Indian tribes or other tribal organizations, and certain nonprofit organizations.

In California, the HMGP is administered by Cal OES. Examples of typical HMGP projects include:

- ✓ Property acquisition and relocation projects
- ✓ Structural retrofitting to minimize damages from earthquake, flood, high wind, wildfire, or other natural hazards
- ✓ Elevation of flood-prone structures

- ✓ Vegetative management programs, such as:
- ✓ Brush control and maintenance
- ✓ Fuel break lines in shrubbery
- ✓ Fire-resistant vegetation in potential wildland fire areas

## *Pre-Disaster Mitigation Program*

The Pre-Disaster Mitigation Program (PDM) was authorized by §203 of the Stafford Act, 42 United States Code (USC), as amended by §102 of the DMA 2000. Funding is provided through the National Pre-Disaster Mitigation Fund to help state and local governments (including Indian tribal governments) implement cost-effective hazard mitigation activities that complement a comprehensive mitigation program.

The federal budget typically includes two types of grants (planning and competitive) under the PDM Program. Planning grants allocate funds to each state for Mitigation Plan development. Competitive grants distribute funds to states, local governments, and federally recognized Indian tribal governments via a competitive application process. FEMA reviews and ranks the submittals based on pre-determined criteria. The minimum eligibility requirements for competitive grants include participation in good standing in the National Flood Insurance Program (NFIP) and a FEMA-approved Mitigation Plan. (Source: http://www.fema.gov/fima/pdm.shtm)

## *Flood Mitigation Assistance Program*

The Flood Mitigation Assistance (FMA) Program was created as part of the National Flood Insurance Reform Act (NFIRA) of 1994 (42 U.S.C. 4101). Financial support is provided through the National Flood Insurance Fund to help states and communities implement measures to reduce or eliminate the long-term risk of flood damage to buildings, manufactured homes, and other structures insurable under the NFIP.

**"Floods and hurricanes happen. The hazard itself is not the disaster – it's our habits, it's how we build and live in those areas…that's the disaster."**

**Craig Fugate, FEMA Director**

Three types of grants are available under FMA: planning, project, and technical assistance. Planning grants are available to states and communities to prepare Flood Mitigation Plans. NFIP-participating communities with approved Flood Mitigation Plans can apply for project grants to implement measures to reduce flood losses. Technical assistance grants in the amount of 10 percent of the project grant are available to the state for program administration. Communities that receive planning and/or project grants must participate in the NFIP. Examples of eligible projects include elevation, acquisition, and relocation of NFIP-insured structures. (Source: http://www.fema.gov/fima/fma.shtm)

**Q&A | ELEMENT C. MITIGATION STRATEGY | C2**

**Q:** C2. Does the Plan address each jurisdiction's participation in the NFIP and continued compliance with NFIP requirements, as appropriate? (Requirement §201.6(c)(3)(ii))

**A:** See **National Flood Insurance Program** below.

## National Flood Insurance Program

Established in 1968, the NFIP provides federally-backed flood insurance to homeowners, renters, and businesses in communities that adopt and enforce floodplain management ordinances to reduce future flood damage. The City of Lomita adopted a floodplain management ordinance and has Flood Insurance Rate Maps (FIRM) that show floodways, 100-year flood zones, and 500-year flood zones. Los Angeles County Public Works Department is designated as floodplain administrator.

### *NFIP Participation*

The City of Lomita participates in NFIP. Unfortunately, FEMA flood maps are not entirely accurate. These studies and maps represent flood risk at the point in time when FEMA completed the studies and does not incorporate planning for floodplain changes in the future due to new development. Although FEMA is considering changing that policy, it is optional for local communities. The FEMA FIRM maps for the City of Lomita were last updated September 26, 2008. The FEMA FIRM maps above represent the current status of the FIRM maps. Human-caused and natural changes to the environment have changed the dynamics of storm water run-off since then.

Special Flood Hazards Areas (SFHA) are areas at or below a flood elevation that has a one percent or greater probability of being equaled or exceeded during any given year (this is also known as a 100-year flood event). This flood, which is referred to as the base flood, is the national standard on which the floodplain management and insurance requirements of the NFIP are based. All of Lomita is in Zone X and therefore not vulnerable to 100-year or 500-year flood events.

**Q&A | ELEMENT B: HAZARD IDENTIFICATION AND RISK ASSESSMENT | B4**

**Q:** B4. Does the Plan address NFIP insured structures within the jurisdiction that have been repetitively damaged by floods? (Requirement §201.6(c)(2)(ii))

**A:** See **Repetitive Loss Properties** below.

### *Repetitive Loss Properties*

Repetitive Loss Properties (RLPs) are most susceptible to flood damages; therefore, they have been the focus of flood hazard mitigation programs. Unlike a Countywide program, the Floodplain Management Plan (FMP) for repetitive loss properties involves highly diversified property profiles, drainage issues, and property owner's interest. It also requires public involvement processes unique to each RLP area. The objective of an FMP is to provide specific potential mitigation measures and activities to best address the problems and needs of communities with repetitive loss properties. A repetitive loss property is one for which two or more claims of $1,000 or more have been paid by the National Flood Insurance Program (NFIP)

within any given ten-year period. According to FEMA resources, there are no Repetitive Loss Properties (RLPs) within the City of Lomita.

## State and Federal Guidance in Hazard Mitigation

While local jurisdictions have primary responsibility for developing and implementing hazard mitigation strategies, they are not alone. Various state and federal partners and resources can help local agencies with mitigation planning.

The Mitigation Plan was prepared in accordance with the following regulations and guidance documents:

- ✓ DMA 2000 (Public Law 106-390, October 10, 2000)
- ✓ 44 CFR Parts 201 and 206, Mitigation Planning and Hazard Mitigation Grant Program, Interim Final Rule, October 1, 2002
- ✓ 44 CFR Parts 201 and 206, Mitigation Planning and Hazard Mitigation Grant Program, Interim Final Rule, February 26, 2002
- ✓ How-To Guide for Using HAZUS-MH for Risk Assessment, (FEMA 433), February 2004
- ✓ Mitigation Planning "How-to" Series (FEMA 386-1 through 9 available at: http://www.fema.gov/fima/planhowto.shtm)
- ✓ Getting Started: Building Support For Mitigation Planning (FEMA 386-1)
- ✓ Understanding Your Risks: Identifying Hazards and Estimating Losses (FEMA 386-2)
- ✓ Developing the Mitigation Plan: Identifying Mitigation Actions and Implementing Strategies (FEMA 386-3)
- ✓ Bringing the Plan to Life: Implementing the Mitigation Plan (FEMA 386-4)
- ✓ Using Benefit-Cost Review in Mitigation Planning (FEMA 386-5)
- ✓ Integrating Historic Property and Cultural Resource Considerations into Mitigation Planning (FEMA 386-6)
- ✓ Integrating Manmade Hazards Into Mitigation Planning (FEMA 386-7)
- ✓ Multi-Jurisdictional Mitigation Planning (FEMA 386-8)
- ✓ Using the Mitigation Plan to Prepare Successful Mitigation Projects (FEMA 386-9)
- ✓ State and Local Plan Interim Criteria Under the DMA 2000, July 11, 2002, FEMA
- ✓ Mitigation Planning Workshop For Local Governments-Instructor Guide, July 2002, FEMA
- ✓ Report on Costs and Benefits of Natural Hazard Mitigation, Document #294, FEMA
- ✓ LHMP Development Guide – Appendix A - Resource, Document, and Tool List for Local Mitigation Planning, December 2, 2003, Cal OES
- ✓ Local Mitigation Plan Review Guide (FEMA 2011)
- ✓ Local Mitigation Planning Handbook (FEMA 2013)

## How is the Plan Organized?

The structure of the plan enables the reader to use a section of interest to them and allows the City to review and update sections when new data is available. The ease of incorporating new data into the plan will result in a Mitigation Plan that remains current and relevant.

Following is a description of each section of the plan:

## Part I: Planning Process

### Introduction

Describes the background and purpose of developing a mitigation plan.

### Planning Process

Describes the mitigation planning process including: stakeholders and integration of existing data and plans.

## Part II: Risk Assessment

### Community Profile

Summarizes the history, geography, demographics, and socioeconomics of the City.

### Risk Assessment

This section provides information on hazard identification, vulnerability and risk associated with hazards in the City.

### City-Specific Hazard Analysis

Describes the hazards posing a significant threat to the City including:

**Earthquake | Localized Flooding | Windstorm | Drought**

Each City-Specific Hazard Analysis includes information on previous occurrences, local conditions, hazard assessment, and local impacts.

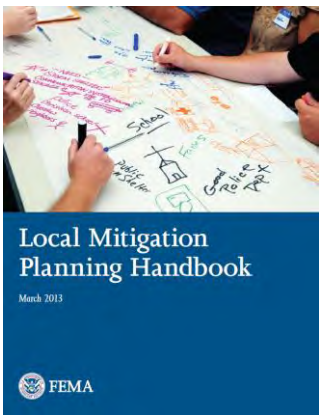
## Part III: Mitigation Strategies

### Mitigation Strategies

Documents the goals, community capabilities, and priority setting methods supporting the Plan. Also highlights the Mitigation Actions Matrix: 1) goals met; 2) identification, assignment, timing, and funding of mitigation activities; 3) priorities; 4) plan implementation method; and 5) activity status.

### Plan Maintenance

Establishes tools and guidelines for maintaining and implementing the Mitigation Plan.




## Part IV: Appendix

The plan appendices are designed to provide users of the Mitigation Plan with additional information to assist them in understanding the contents of the mitigation plan, and potential resources to assist them with implementation.

### General Hazard Overviews

Generalized subject matter information discussing the science and background associated with the identified hazards.

### Attachments

FEMA Letter of Approval
City Council Staff Report

City Council Resolution
Planning Team sign-in sheets
General public web postings and notices
References
Listing of Maps, Tables, and Figures

## Plan Adoption and Approval

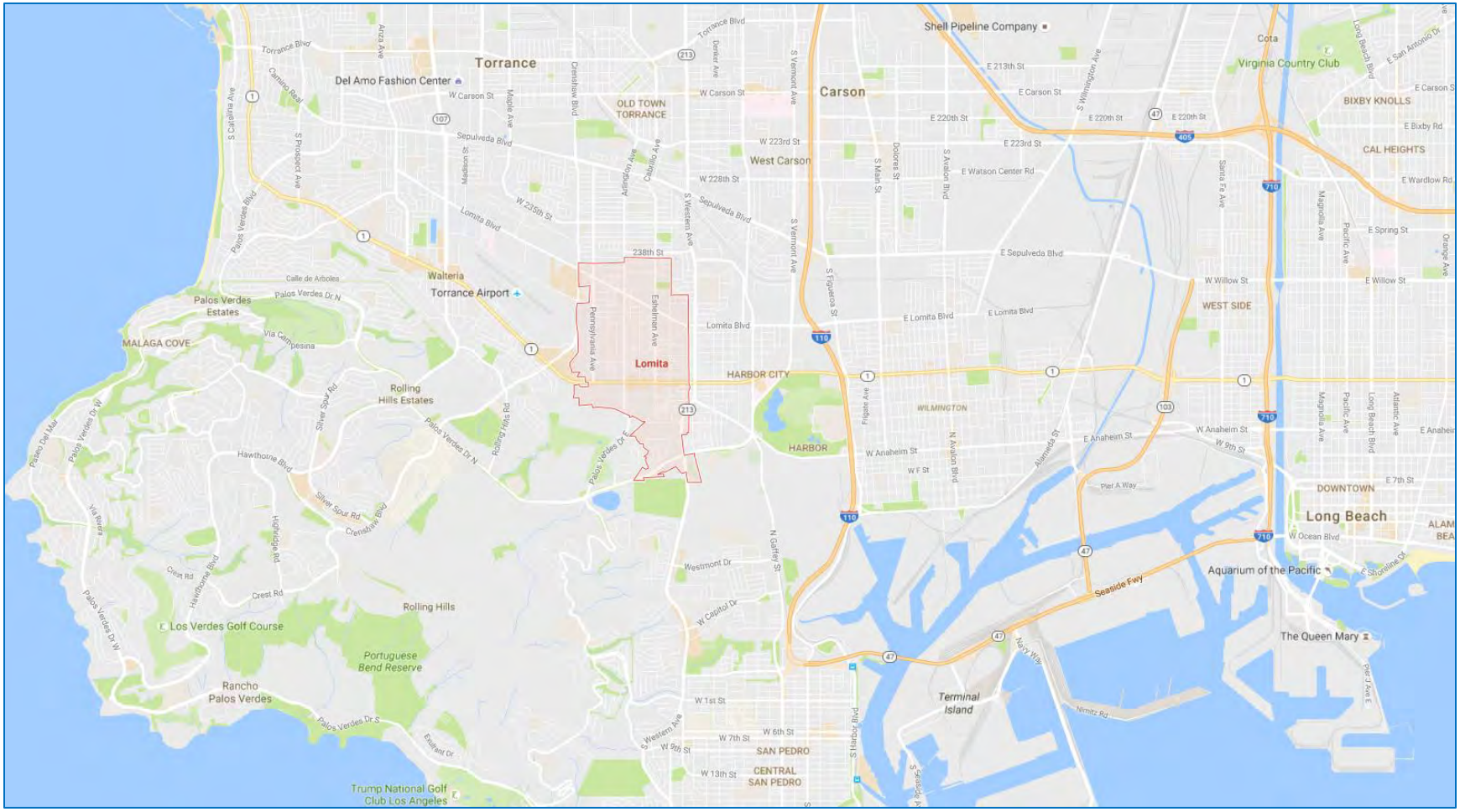
As per DMA 2000 and supporting Federal regulations, the Mitigation Plan is required to be adopted by the City Council and approved by FEMA.

While the Second Draft was still being used to gather input from the general public and external agencies, the Planning Team provided the City Council with a courtesy copy of the Plan along with a briefing on the formal process of Plan approval and adoption. On the consent agenda, the City Council approved submission of the Plan to Cal OES and FEMA for review and conditional approval. Following receipt of the conditional approval, the City Council meeting was scheduled, official notices posted as per jurisdictional protocol, staff report prepared, and item heard. See the **Planning Process Section** for details.

## Who Does the Mitigation Plan Affect?

The Mitigation Plan affects the areas within the City of Lomita boundaries and City owned facilities and land. This plan provides a framework for planning for natural hazards. The resources and background information in the plan are applicable Citywide and to City-owned facilities outside of the City boundaries, and the goals and recommendations provide groundwork for local mitigation plans and partnerships. **Map: City of Lomita** shows the regional proximity of the City to its adjoining communities.

## Map: City of Lomita
## (Source: Google Maps)



# Planning Process

Throughout the project, the City followed its traditional approach to developing policy documents which included preparation of a First Draft Plan for review by the City's Hazard Mitigation Planning Team who served as the primary stakeholders. Next, following amendments to reflect the input of the Planning Team, a Second Draft Plan was shared with the secondary stakeholders – the general public and external agencies (special districts and adjoining jurisdictions) during the plan writing phase. Simultaneously, the City Council was also provided a "courtesy copy" (Second Draft Plan) and informed that the plan writing phase was still underway and input from the general public and external agencies was still underway. Upon the closing date, a Third Draft Plan would include all input gathered and the Plan would be forwarded to Cal OES and FEMA along with a request for a conditional approval. On the consent agenda, the City Council approved submission of the Third Draft Plan to Cal OES and FEMA with the understanding that it would be coming back to them for adoption.

Next, the Planning Team completed amendments to the Plan to reflect mandated input by Cal OES and FEMA. The Fourth Draft Plan was then posted as per jurisdictional protocols, including hard copy postings, website postings, and notification to the stakeholder external agencies. Comments gathered in advance of the City Council meeting were incorporated into a City Council Staff Report. Following adoption by the City Council, the Final Draft Plan was re-submitted to FEMA with a request for final approval. The planning process described above is portrayed below in a timeline:

**Q&A | ELEMENT A: PLANNING PROCESS | A1**

**Q:** A1. Does the Plan document the planning process, including how it was prepared and who was involved in the process for each jurisdiction? (Requirement §201.6(c)(1))

**A:** See **Planning Phases Timeline** below.

**Q&A | ELEMENT A: PLANNING PROCESS | A2**

**Q:** A2. Does the Plan document an opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, agencies that have the authority to regulate development as well as other interests to be involved in the planning process? (Requirement §201.6(b)(2))

**A:** See **Planning Phases Timeline** below.

**Q&A | ELEMENT A: PLANNING PROCESS | A3**

**Q:** A3. Does the Plan document how the public was involved in the planning process during the drafting stage? (Requirement §201.6(b)(1))

**A:** See **Planning Phases Timeline** below.

**Q&A | ELEMENT E: PLAN ADOPTION | E1**

**Q:** E1. Does the Plan include documentation that the plan has been formally adopted by the governing body of the jurisdiction requesting approval? (Requirement §201.6(c)(5))

**A:** See **Planning Phases Timeline** below.

## Figure: Planning Phases Timeline

| PLANNING PHASES TIMELINE | | | | |
|---|---|---|---|---|
| **Plan Writing Phase (First & Second Draft Plan)** | **Plan Review Phase (Third Draft Plan)** | **Plan Adoption Phase (Fourth Draft Plan)** | **Plan Approval Phase (Final Plan)** | **Plan Implementation Phase** |
| • Planning Team input – research, meetings, writing, review of First Draft Plan<br>• Incorporate input from the Planning Team into Second Draft Plan<br>• Invite public and external agencies to provide input to the Second Draft Plan.<br>• Present Second Draft to City Council to authorize distribution to Cal OES and FEMA<br>• Incorporate input into the Third Draft Plan | • Third Draft Plan submitted to Cal OES and FEMA for approval pending adoption<br>• Address any mandated revisions identified by Cal OES and FEMA | • Schedule Fourth Draft Plan for City Council adoption.<br>• Post meeting notice and plan including invitation to external agencies.<br>• Incorporate input gathered during posting period into the City Council staff report.<br>• Fourth Draft Plan distributed to City Council in advance of meeting<br>• Present Fourth Draft Plan to the City Council for adoption<br>• Incorporate input from City Council public meeting into Final Plan | • Submit proof of City Council adoption to FEMA with request for final approval<br>• Receive FEMA approval<br>• Incorporate FEMA approval into the Final Plan | • Conduct quarterly Planning Team meetings<br>• Integrate mitigation action items into budget, CIP and other funding and strategic documents |

## Plan Methodology

The Planning Team discussed knowledge of natural hazards and past historical events, as well as planning and zoning codes, ordinances, and recent planning decisions.

The rest of this section describes the mitigation planning process including 1) Planning Team involvement, 2) extended Planning Team support (department heads), 3) public and external agency involvement; and 4) integration of existing data and plans.

**Q&A | ELEMENT A: PLANNING PROCESS | A1**

**Q:** A1. Does the Plan document the planning process, including how it was prepared and who was involved in the process for each jurisdiction? (Requirement §201.6(c)(1))

**A:** See **Table: Planning Team Level of Participation** and **Planning Team Involvement** below.

**Q&A | ELEMENT A: PLANNING PROCESS | A2**

**Q:** A2. Does the Plan document an opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, agencies that have the authority to regulate development as well as other interests to be involved in the planning process? (Requirement §201.6(b)(2))

**A:** See **Planning Team Involvement** below.

## Planning Team Involvement

The Planning Team consisted of representatives from City of Lomita departments related to hazard mitigation processes. The Chair of the Planning Team (see Credits) communicated with Department Heads about the pending update to the Mitigation Plan and requested names of department representatives. Then the Chair sent an email to department representatives describing the nature of the Mitigation Plan and the need for their participation and attendance at three Planning Team meetings. The Team served as the primary stakeholders throughout the planning process. Citizens and businesses ("general public") along with external agencies served as secondary stakeholders in the planning process. The Planning Team was responsible for the following tasks:

- ✓ Confirming planning goals
- ✓ Prepare timeline for plan update
- ✓ Ensure plan meets DMA 2000 requirements
- ✓ Organize and solicit involvement of public and external agencies
- ✓ Analyze existing data and reports
- ✓ Update hazard information
- ✓ Review HAZUS loss projection estimates
- ✓ Update status of Mitigation Actions Items
- ✓ Develop new Mitigation Action items
- ✓ Participate in Planning Team meetings and City Council public meeting

The Planning Team, with support from other City staff and local organizations, identified and profiled hazards, determined hazard rankings, estimated potential exposure or losses, evaluated development trends and specific risks, and developed mitigation goals and action items. Specifically, following is a breakdown of the meetings and topics covered. Agendas are located in the **Attachments**:

| | Meeting #1<br>April 28, 2016 | Meeting #2<br>May 28, 2016 | Meeting #3<br>July 21, 2016 |
|---|---|---|---|
| Hazard Identification and Ranking | X | | |
| Update and Development New Mitigation Action Items | | X | |
| Review First Draft Plan | | | X |

**Table: Planning Team Level of Participation**

| Name | Research and Writing of Plan | Planning Team Meeting 4/28/2016 | Planning Team Meeting 5/28/2016 | Planning Team Meeting 7/21/2016 | Planning Team Input on First Draft Plan | Invitation for Input from general public, and external agencies of the Second Draft Plan | Submit Second Draft Plan to City Council on consent agenda as an informational item prior to submission to Cal OES/FEMA | Submit Third Draft Plan to Cal OES/FEMA | Present Fourth Draft Plan to City Council at Public Meeting for Plan Adoption | Submit Proof of Adoption to FEMA | Publish Final Plan incorporating FEMA final approval |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Laura Vander Neut, Planning Team Chair | X | X | X | X | X | X | X | X | X | X | X |
| Michael Sansbury | | X | X | | X | | | | | | |
| Mark Andersen | | X | X | X | X | | | | | | |
| Susan Kamada | | X | X | X | X | | | | | | |
| Alicia Velasco | | X | X | | X | | | | | | |
| John Despot | | X | X | | X | | | | | | |
| Laura Walters | | X | X | X | X | | | | | | |
| Jeff Robinson | | X | X | X | X | | | | | | |

### Table: Planning Team Timeline

| | March 2016 | April | May | June | July | August | September | October | November | December | January 2017 | February-July | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Research and Writing of First Draft Plan | X | X | X | X | X | | | | | | | | | | | | | |
| Planning Team Meetings | | X | X | | X | | | | | | | | | | | | | |
| Planning Team Input on First Draft Plan | | | | | X | | | | | | | | | | | | | |
| Invitation for Input by general public and external agencies of the Second Draft Plan | | | | | | X | | | | | | | | | | | | |
| Submit Second Draft Plan to City Council as information item to forward to Cal OES/FEMA | | | | | | X | | | | | | | | | | | | |
| Incorporate input from public, external agencies, and City Council into Third Draft Plan | | | | | | | | | | X | | | | | | | | |
| Third Draft Plan into Cal OES/FEMA for Review and Approval Pending Adoption | | | | | | | | | | X | X | X | | | | | | |

| | March 2016 | April | May | June | July | August | September | October | November | December | January 2017 | February-July | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Receive Approval Pending Adoption from FEMA | | | | | | | | | | | | | | | | | | |
| Submit Fourth Draft Plan to City Council | | | | | | | | | | | | | | | | | | |
| Forward Proof of Council Adoption to FEMA | | | | | | | | | | | | | | | | | | |
| FEMA Issues Approval | | | | | | | | | | | | | | | | | | |
| Publish Final Plan | | | | | | | | | | | | | | | | | | |

**Q&A | ELEMENT A: PLANNING PROCESS | A2**

**Q:** A2. Does the Plan document an opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, agencies that have the authority to regulate development as well as other interests to be involved in the planning process? (Requirement §201.6(b)(2))

**A:** See **General Public and External Agency Involvement** below.

**Q&A | ELEMENT A: PLANNING PROCESS | A3**

**Q:** A3. Does the Plan document how the public was involved in the planning process during the drafting stage? (Requirement §201.6(b)(1))

**A:** See **General Public and External Agency Involvement** below.

## General Public and External Agency Involvement

The Planning Team provided data, expertise, and other input during plan writing phase. This effort was supplemented through the assistance of the general public and external agencies (special districts and adjoining jurisdictions). The City posted a public notice (agenda) announcing the availability of the Second Draft Plan on its website and other customary posting locations (e.g. City Hall). Copies of the postings are located in the **Appendix**. The postings directed the general public to the City's website where the Second Draft Plan was available for download along with a request to submit input directly to the Chair of the Planning Team.

External agencies were invited via email (see **Attachments**) and provided an electronic link to the City's website.

No feedback was received from the general public however one external agency did provide input as shown below. The comments and how the comments were handled were incorporated into the Third Draft Plan prior to submission to Cal OES and FEMA:

**Table: General Public and External Agency Involvement**

| Agency | Name | Job Title | Email | Comments and Resolution |
|---|---|---|---|---|
| **General Public** | | | | None |
| **External Agencies** | | | | |
| City of El Segundo | Chris Donovan | Fire Chief | CDonovan@ElSegundo.org | None |
| City of Gardena | Vince Osorio | Police Lieutenant | vosorio@gardenapd.org | None |
| City of Hawthorne | Dennis Hernandez | Risk Manager | dhernandez@cityofhawthorne.org | None |
| City of Hermosa Beach | Erin Concas | Emergency Management Coordinator | econcas@hermosabch.org | None |
| City of Inglewood | Claudio Taniguchi | Emergency Preparedness Coordinator | ctaniguchi@cityofinglewood.org | None |

| | | | | |
|---|---|---|---|---|
| City of Lawndale | Jaime Guerrero | Emergency Preparedness Coordinator | jguerrero@lawndalecity.org | **Comment 1:** The U.S. Census has provided new American Community Survey data with a 2014 date that may provide the most current social, economic, housing, and demographic characteristics of your city. Here is the link I found. https://www.census.gov/acs/www/data/data-tables-and-tools/data-profiles/2014/<br>**Resolution 1**: Planning Team opted to keep the Housing Element as the "source".<br>**Comment 2:** Would recommend indicating where Lomita is located on the fault map on page 41.<br>**Resolution 2**: Revised map<br>**Comment 3**: Would recommend indicating the "North" direction indicator icon on your maps….it is on some, but not all.<br>**Resolution 3:** Revised maps<br>**Comment 4:** The shake map scenarios used on page 53, page 61, and page 69 appear to be a little old with dates of 2001 and 2006. USGS has more recent earthquake shake map scenarios that possibly may provide more recent information. As technology improves, so does much of the planning data that these models provide. You can find similar models (intensity wise and fault) in the 2012 section of the USGS shake map scenarios…here is the link. http://earthquake.usgs.gov/earthquakes/shakemap/list.php?y=2012&s=1 |

| | | | | |
|---|---|---|---|---|
| | | | | **Resolution 4:** Updated maps to newest scenarios |
| City of Manhattan Beach | Ronald Laursen | Fire Battalion Chief | rlaursen@citymb.info | None |
| City of Palos Verdes Estates | Marcelle Herrera | Community Relations Officer/Emergency Services Coordinator | mherrera@pvestates.org | None |
| City of Rancho Palos Verdes | Tracy Bonano | Senior Analyst / Emergency Manager | tracyb@rpvca.gov | None |
| City of Redondo Beach | Issac Yang | Fire Division Chief, Special Services/Disaster Preparedness | Issac.Yang@redondo.org | None |
| City of Rolling Hills | Ray Cruz | City Manager | rcruz@cityofrh.net | None |
| City of Rolling Hills Estates | Greg Grammer | Assistant City Manager | GregG@ci.rolling-hills-estates.ca.us | None |
| City of Torrance | Dariusz Wawryk | Police Sergeant | DWAWRYK@TorranceCA.gov | None |
| Los Angeles County Public Works, Building & Safety Division | Kit Bagnell | Asst. Superintendent of Building | kbagnell@dpw.lacounty.gov | None |
| SoCal Gas | Faviola Ochoa | Public Affairs Manager, South Bay | FaviOchoa@semprautilities.com | None |
| So. California Edison | John Tierney | Account Manager | John.tierney@sce.com | None |
| California Water Service Company | Dan Trejo | Asst. District Manager | dtrejo@calwater.com | None |

In advance of the City Council public meeting to provide input to the Second Draft Plan, the general public (via City Council public notice at City Hall and website) and external agencies (via email invitation) were informed of the Plan and encouraged to provide input during the plan writing phase. Gathered comments from the City Council, public and external agencies were noted in the Third Draft Plan prior to submission to Cal OES.

**Q&A | ELEMENT C. MITIGATION STRATEGY | C1**

**Q:** C1. Does the plan document each jurisdiction's existing authorities, policies, programs and resources and its ability to expand on and improve these existing policies and programs? (Requirement §201.6(c)(3))

**A:** See **Capability Assessment – Existing Processes and Programs** below.

## Capability Assessment – Existing Resources to Support Mitigation

The City will incorporate mitigation planning as an integral component of daily operations. This will be accomplished by the Planning Team working with their respective departments to integrate mitigation strategies into the planning documents and operational guidelines within the City. In addition to the Capability Assessment below, the Planning Team will strive to identify

additional policies, programs, practices, and procedures that could be created or modified to address mitigation activities (see Plan Maintenance Section).

**Table: Capability Assessment - Existing Resources to Support Mitigation**

| Resource Type | Resource Name | Ability to Support Mitigation |
|---|---|---|
| Personnel | Administrative Services | *Administrative Services Department is responsible for business license, finance/accounting functions including accounts payable and accounts receivable, human resources, risk management, payroll and utility billing. The Administrative Services Department also prepares the City's annual operating budget.* |
| Personnel | General Administration | *The department consists of the following divisions and functions: City Clerk, City Manager's Office, Economic Development, Information Technology, LA County Sheriff's Department Coordination, transportation program management including the Lifeline, Dial-a-Ride and Dial-a-Taxi programs, parking citations and emergency preparedness.* |
| Personnel | Community and Economic Development | *Community and Economic Development Department consists of the following divisions and functions: Planning, Economic Development, Neighborhood Preservation, oversight of LA County Animal Control, and Film Permits. In addition, the department ensures business growth and other improvements to the local economy, as well as acting as a liaison between the City and local businesses. Mitigation actions relating to planning and economic development can be managed by this department.* |
| Personnel | Building and Safety | *Building and Safety Department is outsourced to the County of Los Angeles Public Works Department. Building and Safety safeguards the community by preserving public health, safety, and welfare through effective application of building laws and regulations.* |
| Personnel | Public Works | *Public Works Department is responsible for City-owned infrastructure, including streets, bike lanes and sidewalks, storm drains, water and wastewater systems, traffic signals, and streetlights. It also provides water and wastewater services to the City, and handles water conservation programs. Mitigation actions involving new or retrofitted public infrastructure, as well as those related to water conservation, fall within the purview of the Public Works Department.* |
| Personnel | City Attorney | *City Attorney is outsourced to a private law firm who provides legal counsel to the City Council, the City Manager, and the various City departments, represents the City in litigation or to manage outside* |

| Resource Type | Resource Name | Ability to Support Mitigation |
|---|---|---|
| | | *counsel representing the City in litigation, helps the City avoid litigation whenever possible, drafts ordinances and resolutions, prosecutes violations of the Municipal Code, manages the cost of legal services, and supports the City Council in the development and adoption of policy.* |
| Personnel | Fire | *Fire and emergency medical services are outsourced to the Los Angeles County Fire Department. The department provides fire suppression, fire prevention, hazardous materials response, and life safety services to Lomita.* |
| Personnel | Law Enforcement | *Law enforcement services are outsourced to the Los Angeles County Sheriff's Department. The department provides law enforcement and crime prevention services to Lomita.* |
| Personnel | Hazard Mitigation Steering Committee | *Hazard Mitigation Steering Committee is made up of representatives from each of the department assigned mitigation action items in the Hazard Mitigation Plan. In addition to responsibility to prepare each of the 5-year plan updates as required by FEMA, the Steering Committee is responsible for implementing, monitoring, and evaluating the plan during its quarterly meetings. The Steering Committee plays a pivotal role in writing, implementing, and funding mitigation action items.* |
| Personnel | Parks and Recreation Department | *Parks and Recreation Department is responsible for all adult and youth recreation classes and activities, city facilities maintenance (parks and city buildings) and certain landscaped medians throughout the City, special events and the Lomita Railroad Museum.* |
| Plans | Emergency Operations Plan | *Emergency Operations Plan is a reference and guidebook to operations during a major emergency impacting Lomita. The Plan includes a discussion on a wide range of hazards, organization and staffing of the Emergency Operations Center, and connectivity with field responders and external agencies. The Emergency Operations Plan is an excellent source of hazard information for the Hazard Mitigation Plan.* |
| Plans | Hazard Mitigation Plan | *The City's Hazard Mitigation Plan identifies the risks from natural hazards present in the community and includes strategies to reduce these risks. Updates to the Plan are coordinated with the hazard information and mitigation activities identified in the County of Los Angeles HMP as well as the HMP for the State of California in order to ensure a more consistent and unified approach to hazard mitigation.* |
| Plans | General Plan | *General Plan outlines long-term direction for* |

| Resource Type | Resource Name | Ability to Support Mitigation |
|---|---|---|
| | | *development and policy in Lomita. There are opportunities to coordinate local hazard mitigation actions with policies governed by the General Plan. Next update to General Plan Safety Element should include cross-reference to Hazard Mitigation Plan. Also, General Plan is an excellent resource to assist with implementing many of the mitigation action items identified in the Hazard Mitigation Plan.* |
| Plans | Capital Improvement Program | *The Capital Improvement Program directs construction activities for City-owned facilities and infrastructure for the next five years. Mitigation actions may involve construction of new or upgraded facilities and infrastructure.* |
| Plans | Urban Water Management Plan | *2015 Urban Water Management Plan provides long-range planning of water supplies and water use to ensure a stable water supply and compliance with water conservation efforts. Mitigation actions that involve reducing water use may be incorporated into the next update to the Urban Water Management Plan.* |
| Plans | Storm Drain Study | *2008 Storm Drain Study was conducted by Los Angeles County Department of Public Works - Design Division. The study included an assessment of six locations within the City that had been reported to have experienced localized flooding. The study evaluated the existing storm drain facilities and other conditions at each location and gave a recommendation for improving conditions to reduce the likelihood of flooding.* |
| Policy | Zoning Ordinance | *Zoning Ordinance implements the City's General Plan by establishing specific regulations for development. It includes standards for where development can be located, how buildings must be sized, shaped, and positioned, and what types of activities can occur in an area. Hazard mitigation actions that pertain to new or substantially redeveloped buildings can be adopted into the Zoning Ordinance.* |
| Policy | Building Code | *Building Code specifies how new structures can be built. It includes the California Building Code, in addition to any amendments made by the City. Mitigation actions may involve amending the Building Code to improve a building's safety or structural stability.* |

**Q&A | ELEMENT A: PLANNING PROCESS | A4**

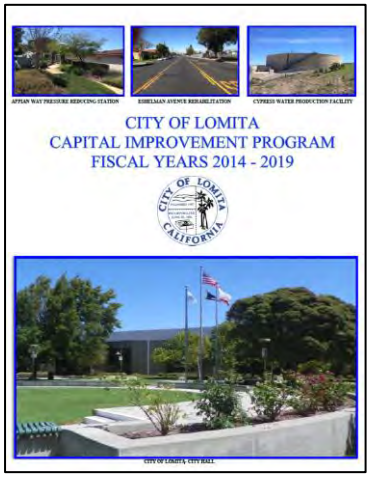
**Q:** A4. Does the Plan describe the review and incorporation of existing plans, studies, reports, and technical information? (Requirement §201.6(b)(3))

**A:** See **Use of Existing Data** below.

## Use of Existing Data

The Planning Team gathered and reviewed existing data and plans during plan writing and specifically noted as "sources". Numerous electronic and hard copy documents were used to support the planning process. The resources are listed below and along with a reference to where the information was used in the Plan:

- ✓ City of Lomita General Plan
  - Land Use Element – Risk Assessment, Community Profile
  - Housing Element – Community Profile
  - Safety Element – Risk Assessment, Hazard-Specific Sections, General Hazard Overviews
- ✓ Urban Water Management Plan (2015) – Hazard-Specific Sections
- ✓ Capital Improvement Program (2014-2019) - Mitigation Actions Matrix
- ✓ County of Los Angeles All-Hazards Mitigation Plan (2014) – Risk Assessment
- ✓ California State Hazard Mitigation Plan (2013) – Risk Assessment
- ✓ HAZUS maps and reports – Hazard-Specific Sections
- ✓ FEMA "How To" Mitigation Series (386-1 to 386-9) - Introduction
- ✓ National Oceanic and Atmospheric Administration statistics – Community Profile
- ✓ FEMA Flood Insurance Rate Maps – Flood Hazards




**Q&A | ELEMENT E: PLAN ADOPTION | E1**

**Q:** E1. Does the Plan include documentation that the plan has been formally adopted by the governing body of the jurisdiction requesting approval? (Requirement §201.6(c)(5))

**A:** See **Plan Adoption Process** below.

## Plan Adoption Process

Following distribution of the Second Draft Plan to the general public and external agencies, the Plan was presented as an information item to the City Council on August 16, 2016 along with a request for permission to forward the document to Cal OES and FEMA for review and conditional approval. All related documentation is in the **Attachments**.

Adoption of the plan by the local governing body demonstrates the City's commitment to meeting mitigation goals and objectives. Governing body approval legitimizes the plan and authorizes responsible agencies to execute their responsibilities.

The City Council must adopt the Mitigation Plan before the Plan can receive a final approval by FEMA. The resolution of adoption by the City Council is in the **Attachments**.

In preparation for the public meeting with the City Council on December 4, 2018, the Planning Team prepared a Staff Report including an overview of the Planning Process, Risk Assessment, Mitigation Goals, and Mitigation Actions.

The staff presentation concluded with a summary of the input received during the public review of the document. The meeting participants were encouraged to present their views and make suggestions on possible mitigation actions.

Following the Council adoption, proof of the adoption was submitted to FEMA along with a request to issue a final approval.

## Plan Approval

FEMA issued an Approval pending adoption notice on October 4, 2018. Following receipt of City Council's adoption, FEMA approved the Plan on December 18, 2018. A copy of the FEMA Letter of Approval is in the **Attachments**.

# Part II: RISK ASSESSMENT

## Community Profile

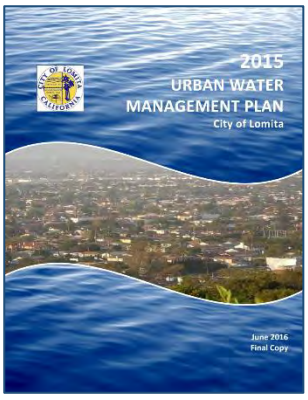
### Geography and the Environment

According to the General Plan, the City of Lomita has an area of 1.97 square miles and is located in the South-Western portion of Los Angeles County.

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 Los Angeles Harbor Region of 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 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.

### Climate




According to the City of Lomita's Urban Water Management Plan (2015), the City has a Mediterranean climate with moderate, dry summers with an average temperature of about 70°F and cool, wet winters with an average temperature of 54°F. The average annual rainfall for the region is 14.6 inches. Historically, the City receives just under average rainfall than other cities in the area (about 1 inch less than the regional average of 14.6).

As the State of California and the Los Angeles region has undergone a several-year drought, rainfall has been much lower in the City. However, rainfall totals should increase as the City is expected to be in an El Niño year for 2016.

Furthermore, actual rainfall in the Southern California region tends to fall in large amounts during sporadic and often heavy storms rather than consistently over storms at somewhat regular intervals. In short rainfall in Southern California might be characterized as feast or famine within a single year.

### Land and Development

The City of Lomita General Plan provides the framework for the growth and development of the City, including, the use and development of private land, including residential, industrial and commercial areas. This Plan is one of the City's most important tools in addressing environmental challenges including transportation and air quality; growth management; conservation of natural resources; clean water and open spaces.

The environment of most Los Angeles County cities is nearly identical with that of their immediate neighbors and the transition from one incorporated municipality to another is seamless to most people. Consequently, many Los Angeles County communities are at-risk for the same natural hazards.

**Q&A | ELEMENT D: MITIGATION STRATEGY | D1**

**Q:** D1. Was the plan revised to reflect changes in development? (Requirement §201.6(d)(3))
**A:** See **Changes in Development** below

### *Changes in Development*

This section is intended to discuss recent development (since the writing of the first Mitigation Plan) as well as planned potential development, or conditions that may affect the risks and vulnerabilities (e.g. addition of high-risk industrial uses). Since the adoption of the 2004 Mitigation Plan, there have been no significant alterations to the development pattern of the City in the hazard areas via the General Plan or Zoning Ordinance. In light of the minor economic downturn in the community since the last Plan, it's likely the vulnerability has actually decreased. Additionally, there has been no development allowed in specific geographically-defined hazard-prone areas (e.g. floodplains). This conclusion was reached after a discussion by the Planning Team.

## Population and Demographics

According to the City's General Plan - Housing Element, in 1964, at the time of Lomita's incorporation, the City's population was approximately 15,000 residents. By the time of the 2010 Census, the population grew to 20,256.

The census data indicates that the City's population was relatively stable between 1970 and 1980. During the decade following 1970, the City's population actually declined. Since 2000, the City's population growth rate has been stagnant. From 2000 to 2010 Lomita experienced an average rate of growth of just 0.1 percent annually. The variables affecting this relatively low growth may be attributed to the lack of vacant land in the City and its aging population. Similarly, the population of Los Angeles County experienced a growth rate of 0.3 percent per year. Lomita's population growth in the past decade is slightly less than that experienced in the County as a whole.

According the City of Lomita General Plan - Housing Element, the demographic makeup of the City is as follows:

**Table: City of Lomita Demographics**
**(Source: City of Lomita General Plan – Housing Element 2013-2021)**

| Racial/Ethnic Group | 2000 | 2010 | Change | Change % |
|---|---|---|---|---|
| **White** | 13,263 | 11,987 | -1,276 | -9.6% |
| **Black** | 838 | 1,075 | 237 | 28.3% |
| **American Indian Eskimo** | 141 | 174 | 33 | 23.4% |
| **Asian or Pacific Islander** | 2,392 | 2,923 | 531 | 22.2% |
| **Other** | 3,412 | 4,097 | 685 | 20.1% |
| **Total** | 20,046 | 20,256 | 210 | 1.0% |
| **Hispanic** | 5,252 | 6,652 | 1,400 | 26.7% |

## Housing and Community Development

**Table: City of Lomita Housing**
**(Source: City of Lomita General Plan – Housing Element 2013-2021)**

| 2010 | Number | Percent % |
|---|---|---|
| **Housing Type:** | | |
| 1-unit, detached | 3,972 | 49.0 % |
| 1-unit, attached | 955 | 11.8 % |
| 2-4 Units | 516 | 6.4 % |
| 5+ Units | 2,179 | 27.0 % |
| Mobile homes/Other | 476 | 5.8 % |
| **Housing Statistics:** | | |
| Total Available Housing Units | 7,871 | 100 % |
| Owner-Occupied Housing | 3,585 | 45.5 % |
| Renter-Occupied | 4,286 | 54.5 % |
| **Average Household Size:** | 2.49 persons | |
| **Median Home Price:** | $401,000 | |

The City participates in the Community Development Block Grant (CDBG) program. The primary resource available to address non-housing community development needs is the CDBG. The U.S. Department of Housing and Urban Development (HUD) provides funding for City of Lomita's Community Program. Annually, the City receives approximately $150,000 in CDBG funds.

## Employment and Industry

The employment opportunities in Lomita are located mainly in the commercial retail and service sectors found along the major roadways in the City. This limited employment base suggests that most residents work outside the City in major employment centers in Torrance, Long Beach, the Harbor, and the Carson-Compton area.

**Table: City of Lomita Industry**
**(Source: City of Lomita General Plan – Housing Element 2013-2021)**

| Industry | Number | Percent % |
|---|---|---|
| Agriculture, forestry, fishing and hunting, and mining | 102 | 0.95% |
| Construction | 662 | 6.14% |
| Manufacturing | 1,301 | 12.07% |
| Wholesale Trade | 573 | 5.31% |
| Retail Trade | 1,117 | 10.36% |
| Transportation and Warehousing, and Utilities | 635 | 5.89% |
| Information | 211 | 1.96% |
| Finance and insurance, and real estate and rental and leasing | 493 | 4.57% |
| Professional, scientific, and management, and administrative and waste management services | 1,169 | 10.84% |
| Educational services, and health care and social assistance | 2,239 | 20.76% |
| Arts, entertainment, and recreation, and accommodation and food services | 1,506 | 13.97% |
| Other services, except public administration | 580 | 5.38% |
| Public administration | 195 | 1.81% |

**Table: City of Lomita Occupation**
**(Source: City of Lomita General Plan – Housing Element 2013-2021)**

| Occupation | Number | Percent |
|---|---|---|
| Civilian employed population (16 years and over) | 10,149 | 100.0 % |
| Management, business, science, and arts occupations | 3,565 | 35.1 % |
| Service occupations | 1,689 | 16.6 % |
| Sales and office occupations | 3,276 | 32.2 % |
| Natural resources, construction, and maintenance occupations | 858 | 8.5 % |
| Production, transportation, and material moving occupations | 761 | 7.5 % |

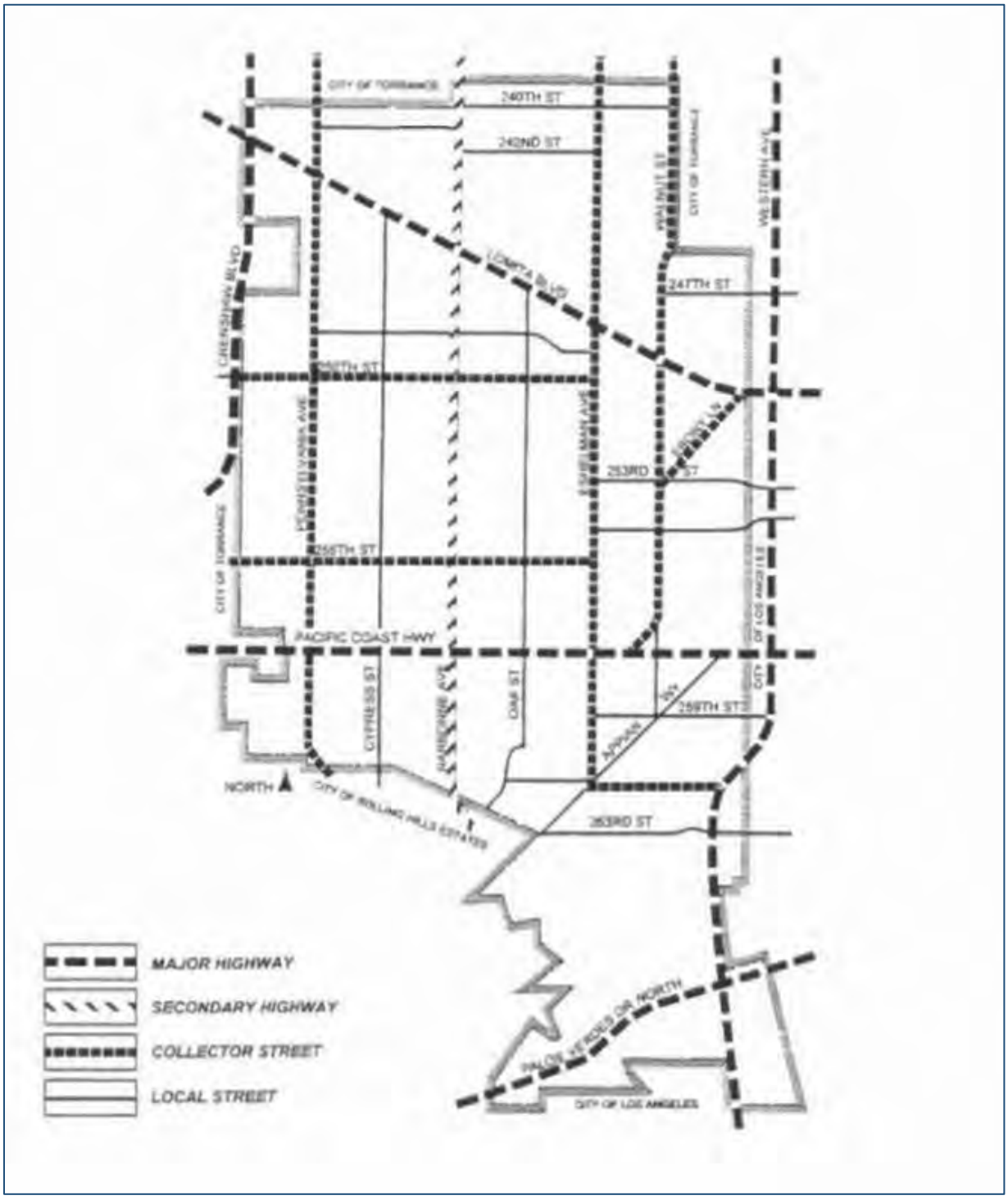
## Transportation and Commuting Patterns

There are approximately 55 miles of roadways in the City. The street system is defined by major north-south streets such as Crenshaw Boulevard, Narbonne Avenue, Eshelman Avenue, and Western Avenue and east-west streets including Pacific Coast Highway, Lomita Boulevard and Palos Verdes Drive North. Other local residential streets generally form an uneven grid at varying intervals reflecting earlier subdivision patterns. Streets within the southernmost portion of the City are more curvilinear and follow the local topography.

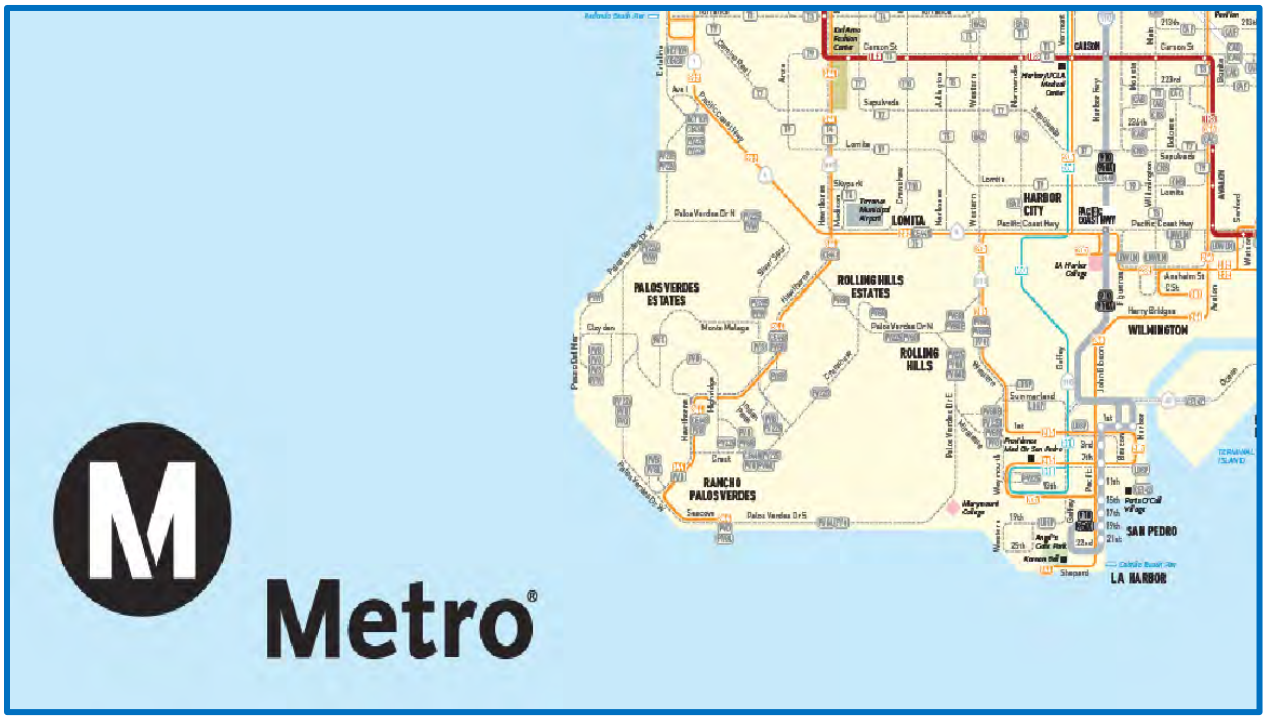
Freeway access to the City is provided indirectly by Pacific Coast Highway (SR-1) which runs in an east-west direction through the City's southern section. Pacific Coast Highway connects to the Harbor Freeway (SR-110) approximately 3.5 miles to the east. Western Avenue and Crenshaw Avenue are major arterial roadways along the western and eastern borders of the City of Lomita and provide connections to the San Diego Freeway (I-405) approximately 8 miles to the north.

The City of Lomita receives bus service from the Metropolitan Transit Authority (MTA), Torrance Transit, GTrans, and LADOT Commuter Express. Routes that serve the City are T5, T9, T10, 232, CE448, GA2, and 205.

## Map: Major Arterial Roads
## (Source: City of Lomita General Plan – Circulation Element 1998)



## Map: Public Transit
## (Source: Metro Bus Service Map 2015)



# Risk Assessment

## What is a Risk Assessment?

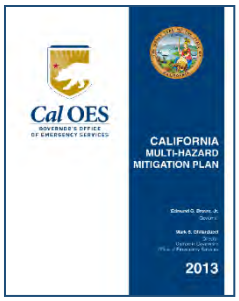
Conducting a risk assessment can provide information regarding: the location of hazards; the value of existing land and property in hazard locations; and an analysis of risk to life, property, and the environment that may result from natural hazard events. Specifically, the five levels of a risk assessment are as follows:

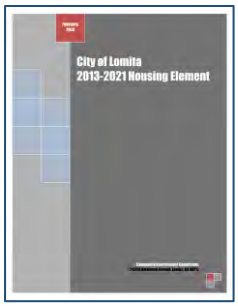
1. *Hazard Identification*
2. *Profiling Hazard Events*
3. *Vulnerability Assessment/Inventory of Existing Assets*
4. *Risk Analysis*
5. *Assessing Vulnerability/Analyzing Development Trends*

### *1) Hazard Identification*

This section is the description of the geographic extent, potential intensity, and the probability of occurrence of a given hazard. Maps are used in this plan to display hazard identification data. The City of Lomita utilized the categorization of hazards as identified in California's State Hazard Mitigation Plan, including: Earthquakes, Floods, Levee failures, Wildfires, Landslides and earth movements, Tsunami, Climate-related hazards, Volcanoes, and Other hazards.

The Planning Team reviewed existing documents to determine which of these hazards pose the most significant threat to the City. In other words, which hazard would likely result in a local declaration of emergency.




The geographic extent of each of the identified hazards was identified by the Planning Team utilizing maps and data contained in the City's General Plan and City's Emergency Operations Plan. In addition, numerous internet resources and the County of Los Angeles Hazard Mitigation Plan served as valuable resources. Utilizing the Calculated Priority Risk Index (CPRI) ranking technique, the Planning Team concluded the following hazards posed a significant threat against the City:

**Earthquake | Localized Flooding | Windstorm | Drought**

The hazard ranking system is described in **Table: Calculated Priority Risk Index**, while the actual ranking is shown in **Table: Calculated Priority Risk Index Ranking for City of Lomita**.

**Table: Calculated Priority Risk Index**
**(Source: Federal Emergency Management Agency)**

| CPRI Category | Degree of Risk | | | Assigned Weighting Factor |
|---|---|---|---|---|
| | Level ID | Description | Index Value | |
| Probability | Unlikely | Extremely rare with no documented history of occurrences or events.<br>Annual probability of less than 1 in 1,000 years. | 1 | 45% |
| | Possibly | Rare occurrences.<br>Annual probability of between 1 in 100 years and 1 in 1,000 years. | 2 | |
| | Likely | Occasional occurrences with at least 2 or more documented historic events.<br>Annual probability of between 1 in 10 years and 1 in 100 years. | 3 | |
| | Highly Likely | Frequent events with a well-documented history of occurrence.<br>Annual probability of greater than 1 every year. | 4 | |
| Magnitude/ Severity | Negligible | Negligible property damages (less than 5% of critical and non-critical facilities and infrastructure.<br>Injuries or illnesses are treatable with first aid and there are no deaths.<br>Negligible loss of quality of life. Shut down of critical public facilities for less than 24 hours. | 1 | 30% |
| | Limited | Slight property damage (greater than 5% and less than 25% of critical and non-critical facilities and infrastructure). Injuries or illnesses do not result in permanent disability, and there are no deaths. Moderate loss of quality of life. Shut down of critical public facilities for more than 1 day and less than 1 week. | 2 | |
| | Critical | Moderate property damage (greater than 25% and less than 50% of critical and non-critical facilities and infrastructure). Injuries or illnesses result in permanent disability and at least 1 death. Shut down of critical public facilities for more than 1 week and less than 1 month. | 3 | |
| | Catastrophic | Severe property damage (greater than 50% of critical and non-critical facilities and infrastructure). Injuries and illnesses result in permanent disability and multiple deaths.<br>Shut down of critical public facilities for more than 1 month. | 4 | |
| Warning Time | > 24 hours | Population will receive greater than 24 hours of warning. | 1 | 15% |
| | 12–24 hours | Population will receive between 12-24 hours of warning. | 2 | |
| | 6-12 hours | Population will receive between 6-12 hours of warning. | 3 | |
| | < 6 hours | Population will receive less than 6 hours of warning. | 4 | |
| Duration | < 6 hours | Disaster event will last less than 6 hours | 1 | 10% |
| | < 24 hours | Disaster event will last less than 6-24 hours | 2 | |
| | < 1 week | Disaster event will last between 24 hours and 1 week. | 3 | |
| | > 1 week | Disaster event will last more than 1 week | 4 | |

**Table: Calculated Priority Risk Index Ranking for City of Lomita**

| Hazard | Probability | Weighted 45% (x.45) | Magnitude Severity | Weighted 30% (x.3) | Warning Time | Weighted 15% (x.15) | Duration | Weighted 10% (x.1) | CPRI Ranking |
|---|---|---|---|---|---|---|---|---|---|
| Earthquake – San Andreas M7.8 | 3 | 1.35 | 2 | 0.6 | 4 | 0.6 | 1 | 0.1 | **2.65** |
| Earthquake – Newport/Inglewood M6.9 | 3 | 1.35 | 3 | 0.9 | 4 | 0.6 | 1 | 0.1 | **2.95** |
| Earthquake – Palos Verdes M7.1 | 2 | 0.9 | 4 | 1.2 | 4 | 0.6 | 1 | 0.1 | **2.80** |
| Localized Flooding | 4 | 1.80 | 1 | 0.3 | 1 | 0.15 | 2 | 0.2 | **2.45** |
| Windstorm | 4 | 1.80 | 1 | 0.3 | 1 | 0.15 | 2 | 0.2 | **2.45** |
| Drought | 3 | 1.35 | 1 | 0.3 | 1 | 0.15 | 4 | 0.4 | **2.20** |

## *2) Profiling Hazard Events*

This process describes the causes and characteristics of each hazard and what part of the City's facilities, infrastructure, and environment may be vulnerable to each specific hazard. A profile of each hazard discussed in this plan is provided in the Hazard-Specific Sections. **Table: Vulnerability: Location, Extent, and Probability for City of Lomita** indicates a generalized perspective of the community's vulnerability of the various hazards according to extent (or degree), location, and probability.

**Q&A | ELEMENT B: HAZARD IDENTIFICATION AND RISK ASSESSMENT | B1**

**Q:** B1. Does the Plan include a description of the type, location, and extent of all natural hazards that can affect each jurisdiction(s)? (Requirement §201.6(c)(2)(i))

**A:** See **Table: Vulnerability: Location, Extent, and Probability for City of Lomita** below

**Q&A | ELEMENT B: HAZARD IDENTIFICATION AND RISK ASSESSMENT | B2**

**Q:** B2. Does the Plan include information on previous occurrences of hazard events and on the probability of future hazard events for each jurisdiction? (Requirement §201.6(c)(2)(i))

**A:** See **Table: Vulnerability: Location, Extent, and Probability for City of Lomita** below

**Table: Vulnerability: Location, Extent, and Probability for City of Lomita**

| Hazard | Location (Where) | Extent (How Big an Event) | Probability (How Often)* | Most Recent Occurrence |
|---|---|---|---|---|
| Earthquake | Entire Project Area | The Southern California Earthquake Center (SCEC) in 2007 concluded that there is a 99.7 % probability that an earthquake of M6.7 or greater will hit California within 30 years.[1] | Moderate | 1933 – Long Beach Earthquake<br><br>1994 – Northridge Earthquake |
| Localized Flooding | Isolated pockets of Project Area. See Flooding Hazards - Local Conditions | Localized Urban Flooding from Severe Weather | High | Not for several decades since construction of the storm drain system. |
| Windstorm | Entire Project Area | 30 miles per hour or greater | High | April 2016 |
| Drought | Entire Project Area | Droughts in urban areas vary considerably in scope and intensity. Likely emergency water shortage regulations would restrict such activities as watering of landscape, washing of cars, and other non-safety related activities. | Moderate | None |
| * Probability is defined as: Low = 1:1,000 years, Moderate = 1:100 years, High = 1:10 years | | | | |
| [1] Uniform California Earthquake Rupture Forecast | | | | |

## *3) Vulnerability Assessment/Inventory of Existing Assets*

This is a combination of hazard identification with an inventory of the existing (or planned) property development(s) and population(s) exposed to a hazard. Critical facilities are of particular concern because these locations provide essential equipment or provide services to the general public that are necessary to preserve important public safety, emergency response, and/or disaster recovery functions. The critical facilities have been identified and are illustrated in **Table: City of Lomita Critical Facilities Vulnerable to Hazards**.

## *4) Risk Analysis*

Estimating potential losses involves assessing the damage, injuries, and financial costs likely to be sustained in a geographic area over a given period of time. This level of analysis involves using mathematical models. The two measurable components of risk analysis are magnitude of the harm that may result and the likelihood of the harm occurring. Describing vulnerability in terms of dollar losses provides the community and the state with a common framework in which to measure the effects of hazards on assets. For each hazard where data was available, quantitative estimates for potential losses have been included in the hazard assessment. Data

was not available to make vulnerability determinations in terms of dollar losses for all of the identified hazards. The **Mitigation Actions Matrix** includes an action item to conduct such an assessment in the future.

### *5) Assessing Vulnerability/ Analyzing Development Trends*

This step provides a general description of City facilities and contents in relation to the identified hazards so that mitigation options can be considered in land use planning and future land use decisions. This Mitigation Plan provides comprehensive description of the character of the City of Lomita in the **Community Profile Section**. This description includes the geography and environment, population and demographics, land use and development, housing and community development, employment and industry, and transportation and commuting patterns. Analyzing these components of the City of Lomita can help in identifying potential problem areas and can serve as a guide for incorporating the goals and ideas contained in this mitigation plan into other community development plans.

Hazard assessments are subject to the availability of hazard-specific data. Gathering data for a hazard assessment requires a commitment of resources on the part of participating organizations and agencies. Each hazard-specific section of the plan includes a section on hazard identification using data and information from City, County, state, or federal sources.

Regardless of the data available for hazard assessments, there are numerous strategies the City can take to reduce risk. These strategies are described in the action items detailed in the Mitigation Actions Matrix in the **Mitigation Strategies Section**. Mitigation strategies can further reduce disruption to critical services, reduce the risk to human life, and alleviate damage to personal and public property and infrastructure.

## Critical and Essential Facilities

Facilities critical to government response activities (i.e., life safety and property and environmental protection) include: local government 9-1-1 dispatch centers, emergency operations centers, local police and fire stations, local public works facilities, local communications centers, schools (shelters), and hospitals. Also, facilities that, if damaged, could cause serious secondary impacts are also considered "critical". A hazardous materials facility is one example of this type of critical facility.

Essential facilities are those facilities that are vital to the continued delivery of key City services or that may significantly impact the City's ability to recover from the disaster. These facilities include but are not limited to: schools, public services building, community corrections centers, a courthouse, juvenile services buildings, and other public facilities.

**Q&A | ELEMENT B: HAZARD IDENTIFICATION AND RISK ASSESSMENT | B3**

**Q:** B3. Is there a description of each identified hazard's impact on the community as well as an overall summary of the community's vulnerability for each jurisdiction? (Requirement §201.6(c)(2)(ii))

**A:** See **Critical and Essential Facilities Vulnerable to Hazards** below

**Table: Critical and Essential Facilities Vulnerable to Hazards** illustrates the critical and essential facilities providing services to the City of Lomita, including hazard vulnerabilities.

**Table: Critical and Essential Facilities Vulnerable to Hazards**
**(Sources: General Plan, Master Water Plan)**

| Facility Description | Earthquake | Localized Flooding | Windstorm | Drought |
|---|---|---|---|---|
| **City Hall -** Located at 24300 Narbonne Avenue | X | | X | X |
| **Lomita Park – Tom Rico Rec Center -** Located at 24428 Eshelman Avenue | X | X | X | X |
| **Lomita Park – Stephenson Center -** Located at 24428 Eshelman Avenue provides daily senior services. | X | X | X | X |
| **Cypress Water Production Facility -** Located at 26112 Cypress Street has a 5.3-million-gallon capacity. | X | | X | X |
| **Harbor Hills Elevated Reservoir**<br>An elevated steel reservoir built in 1940 and is located on Palos Verdes Drive North, west of Western Avenue in the City of Lomita. The reservoir is made of riveted steel and has a capacity of 100,000 gallons. This reservoir is 22 feet in diameter, 35 feet tall and stands 75 feet above ground. The influent and effluent piping is combined through a 10-inch main that supplies Zone III. This reservoir was rehabilitated in 2014 and meets all current standards. | X | | X | X |
| **Well No. 5**<br>Located at 26112 Cypress Street is a main component of the Cypress Water Production Facility. | X | | X | X |
| **Los Angeles County Fire Department - Fire Station No. 6**<br>Located at 25517 Narbonne Avenue | X | | X | X |
| **Hospital – Torrance Memorial Medical Center**<br>Located at 3330 Lomita Boulevard in Torrance provides emergency care and other medical services. | X | | X | X |
| **Los Angeles County Sheriff Department – Lomita Station**<br>Located at 26123 Narbonne Avenue | X | | X | X |
| **Lomita Water Maintenance**<br>Located at 24373 Walnut Avenue | X | | X | X |
| **Water Pump Station**<br>26255 Appian Way | X | X | X | X |

## Location of Land Uses by Hazard

City of Lomita's General Plan – Land Use Element identifies a broad range of land uses including residential, commercial/industrial, park, and public/institutional. al terms, the land uses are categorized as residential, commercial/industrial, park, and public/institutional. Following is a generalized assessment of the proximity of hazards to those land uses.

**Q&A | ELEMENT B: HAZARD IDENTIFICATION AND RISK ASSESSMENT | B3**

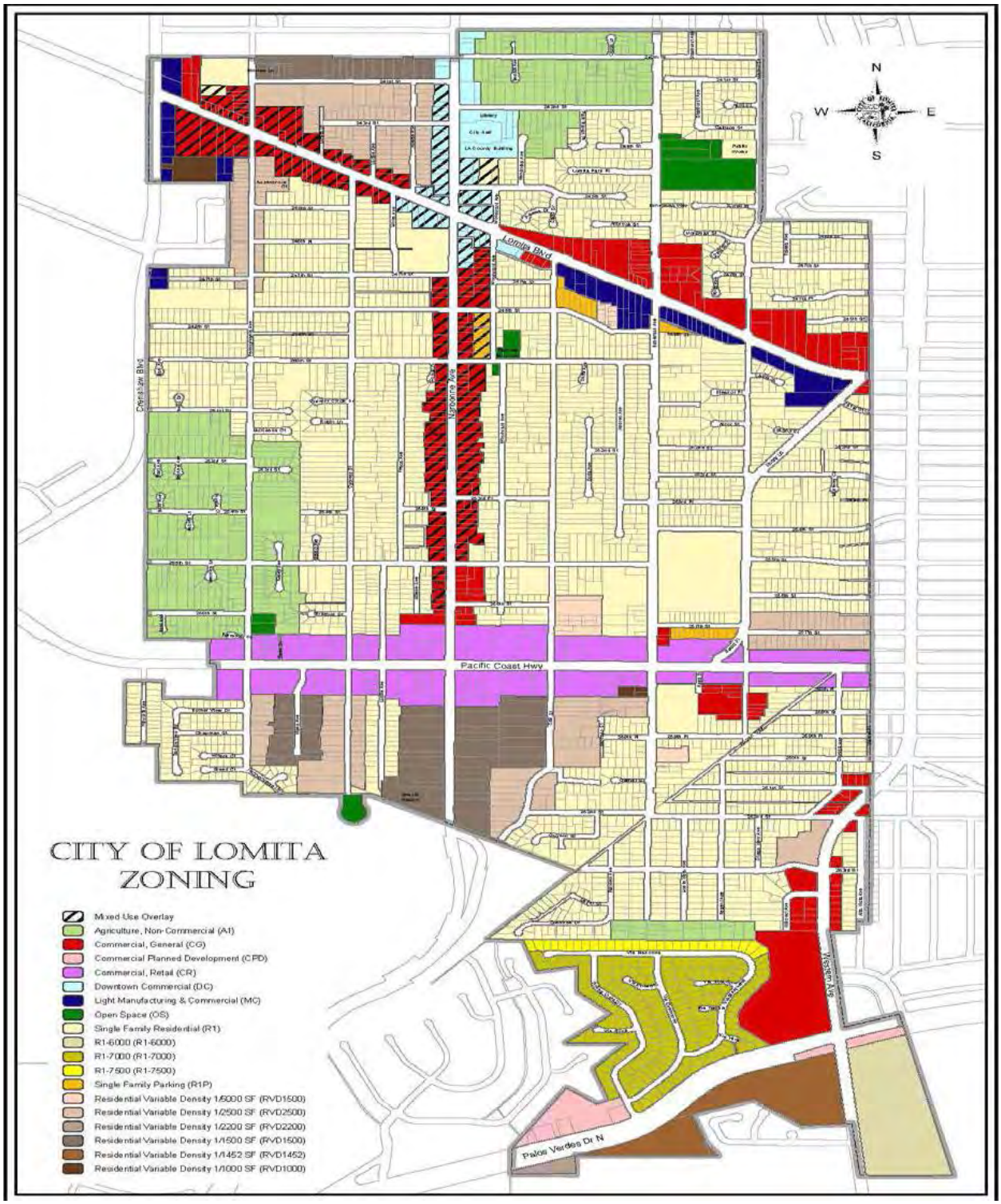
**Q:** B3. Is there a description of each identified hazard's impact on the community as well as an overall summary of the community's vulnerability for each jurisdiction? (Requirement §201.6(c)(2)(ii))

**A:** See **Location of Land Uses by Hazard** below

**Table: Location of Land Uses by Hazard**
**(Source: EPC Analysis of City of Lomita General Plan – Land Use Element)**

| Category of Structure | Earthquake | Localized Flooding | Windstorm | Drought |
|---|---|---|---|---|
| Residential | X | X | X | X |
| Commercial/Industrial | X | | X | X |
| Park | X | | X | X |
| Public/Institutional | X | | X | X |

## Map: Zoning
## (Source: City of Lomita)



# Earthquake Hazards

**Q&A | ELEMENT B: HAZARD IDENTIFICATION AND RISK ASSESSMENT | B2**

**Q:** B2. Does the Plan include information on previous occurrences of hazard events and on the probability of future hazard events for each jurisdiction? (Requirement §201.6(c)(2)(i))
**A:** See below

## Previous Occurrences of Earthquakes in the City of Lomita

The two following earthquake events significantly impacted the region surrounding Lomita.

According to USGS, the 1933 Long Beach earthquake caused serious damage to weak masonry structures on land fill from Los Angeles south to Laguna Beach. Property damage was estimated at $40 million, and 115 people were killed.

Severe property damage occurred at Compton, Long Beach, and other towns in the area. Most of the spectacular damage was due to land fill, or deep water-soaked alluvium or sand, and to badly designed buildings. Minor disturbances of ground water, secondary cracks in the ground, and slight earth slumps occurred, but surface faulting was not observed. Along the shore between Long Beach and Newport Beach, the settling or lateral movement of road fills across marshy land caused much damage to the concrete highway surfaces and to approaches to highway bridges.

More recently in January 1994, the magnitude 6.7 Northridge Earthquake (thrust fault) which produced severe ground motion, caused 57 deaths, 9,253 injuries and left over 20,000 displaced. Scientists have stated that such devastating shaking should be considered the norm near any large thrust earthquake. Recent reports from scientists of the U.S. Geological Survey and the Southern California Earthquake Center say that the Los Angeles Area could expect one earthquake every year of magnitude 5.0 or more for the foreseeable future.

## Previous Occurrences of Earthquakes in Los Angeles County

Southern California has a history of powerful and relatively frequent earthquakes, dating back to the powerful magnitude 8.0+ 1857 San Andreas Earthquake which did substantial damage to the relatively few buildings that existed at the time.

Paleoseismological research indicates that large magnitude (8.0+) earthquakes occur on the San Andreas Fault at intervals between 45 and 332 years with an average interval of 140 years. Other lesser faults have also caused very damaging earthquakes since 1857. Notable earthquakes include the 1933 Long Beach Earthquake, the 1971 San Fernando Earthquake, the 1987 Whittier Earthquake and the 1994 Northridge Earthquake.

## Local Conditions

According to the City of Lomita General Plan - Safety Element (1998), the City lies within a metropolitan area that has historically been seismically active. Faults are prevalent throughout California and are commonly classified as either “active” or “potentially active.” An active fault is a break that has moved in recent geologic time (the last 11,000 years) and that is likely to move

within the next approximately 100 years. Active faults are the primary focus of concern in attempting to prevent earthquake hazards. A potentially active fault is one that has shifted but not in the recent geologic period (or, between 11,000 and 3,000,000 years ago) and is therefore considered dormant or unlikely to move in the future.

Several active faults have been identified within close proximity to the boundaries of the City which, most importantly, indicates that the community falls under the State Earthquake Fault Zoning Act and the State Hazards Mapping Act. These Acts require that local governments, in the general plan update process, adopt policies and criteria to ensure the structural adequacy of buildings erected across active faults for human occupancy. In some cases, the development of structures must be prohibited. Verification that the above Acts pertain to Lomita was obtained through correspondence with the State Department of Conservation and is on file with the City Planning Division.

Earthquakes that could affect the City would most likely originate from the San Andreas, Newport-Inglewood, or Palos Verdes Faults. These faults are close enough in proximity or expected to generate strong enough shaking that could affect the City. The level of seismicity in Lomita, both as to maximum credible earthquake intensity and likely earthquake occurrences, is considered to be approximately the same as for the Los Angeles Basin.

Despite the fact that Lomita faces limited threats from interior seismicity, there are a number of active faults in southern California that could potentially move and thus result in hazards to the community.

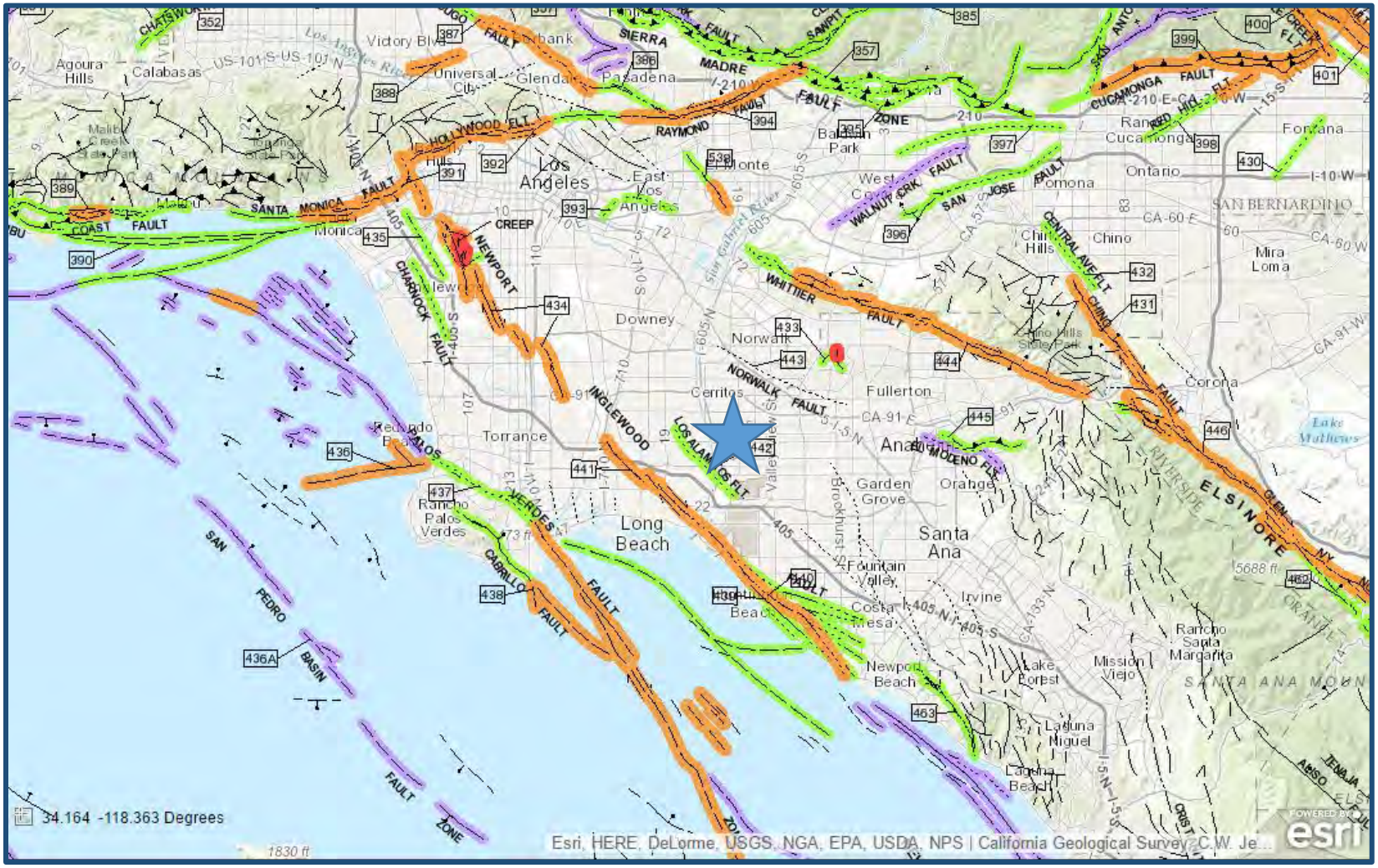
The San Andreas Fault is approximately 55 miles northeast of the City, and is considered the most seismically active fault in the southern California region.

Geologic evidence suggests that the San Andreas Fault has a 50 percent chance of producing a magnitude 7.5 to 8.5 quake (comparable to the great San Francisco earthquake of 1906) within the next 30 years. The other active faults closest to or within 20 miles of Lomita include the Newport-Inglewood and the Palos Verdes Fault. A significant earthquake originating along any of these or other regional faults could cause damage to buildings and infrastructure as well as injuries and fatalities in Lomita.

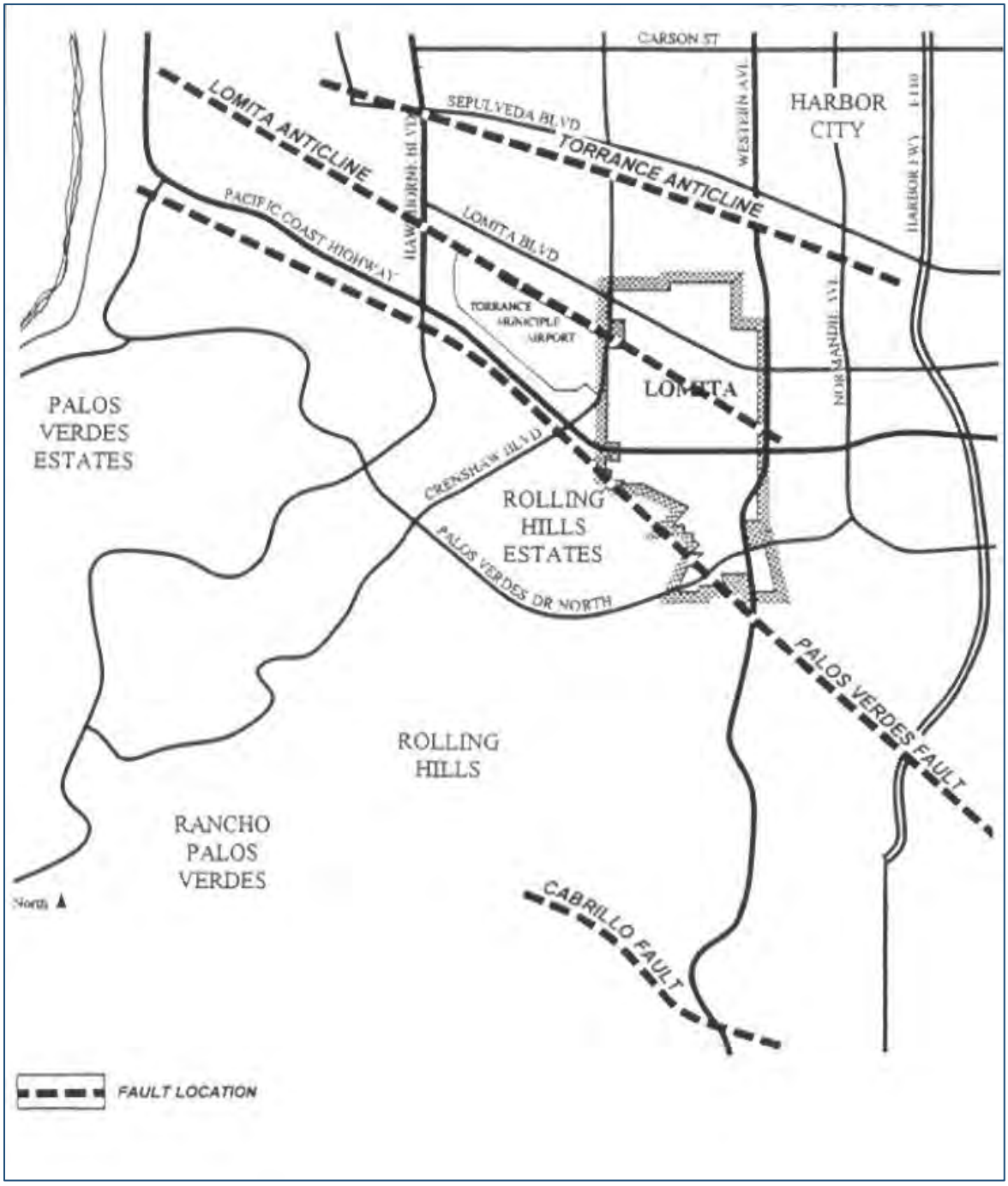
In addition to the loss of production capabilities, the economic impact on the City from a major earthquake would be considerable in terms of loss of employment and loss of tax base. Also, a major earthquake could cause serious damage and/or outage to computer facilities. The loss of such facilities could curtail or seriously disrupt the operations of banks, insurance companies, and other elements of the financial community. In turn, this could affect the ability of local government, business and the population to make payments and purchases.

**Map: Regional Faults** plots the various major faults located near the City of Lomita. The closest active faults to Lomita are the Palos Verdes and Newport-Inglewood Faults.

**Map: Regional Faults**
**(Source: State of California Department of Conservation)**
(Location of Lomita indicated with Blue Star)



**Map: Local Faults**
**(Source: City of Lomita General Plan – Safety Element 1998)**



**Q&A | ELEMENT B: HAZARD IDENTIFICATION AND RISK ASSESSMENT | B3**

**Q:** B3. Is there a description of each identified hazard's impact on the community as well as an overall summary of the community's vulnerability for each jurisdiction? (Requirement §201.6(c)(2)(ii))

**A:** See **Impact of Earthquakes in the City of Lomita** below

## Impact of Earthquakes in the City of Lomita

Based on the risk assessment, it is evident that earthquakes will continue to have potentially devastating economic impacts to certain areas of the City. Impacts that are not quantified, but can be anticipated in future events, include:

- ✓ Injury and loss of life;
- ✓ Commercial and residential structural damage;
- ✓ Disruption of and damage to public infrastructure;
- ✓ Secondary health hazards e.g. mold and mildew;
- ✓ Damage to roads/bridges resulting in loss of mobility;
- ✓ Significant economic impact (jobs, sales, tax revenue) upon the community;
- ✓ Negative impact on commercial and residential property values; and
- ✓ Significant disruption to students and teachers as temporary facilities and relocations would likely be needed.

### *Earthquake-Induced Landslides*

Earthquake-induced landslides are secondary earthquake hazards that occur from ground shaking. They can destroy the roads, buildings, utilities, and other critical facilities necessary to respond and recover from an earthquake. Many communities in Southern California have a high likelihood of encountering such risks, especially in areas with steep slopes.

**Map: Landslide and Liquefaction Zones** shows the relatively low risk of earthquake-induced landslide risk within the City. The closest area of earthquake-induced landslide potential is on the southwestern boundary of the City with Rolling Hills Estates. Although this area is prone to landslides, it does not fall within the City boundaries.

### *Liquefaction*

Liquefaction is a phenomenon in which the strength and stiffness of a soil is reduced by earthquake shaking or other events. Liquefaction occurs in saturated soils, which are soils in which the space between individual soil particles is completely filled with water. This water exerts a pressure on the soil particles that influences how tightly the particles themselves are pressed together. Prior to an earthquake, the water pressure is relatively low. However, earthquake shaking can cause the water pressure to increase to the point where the soil particles can readily move with respect to each other. Because liquefaction only occurs in saturated soil, its effects are most commonly observed in low lying areas. Typically, liquefaction is associated with shallow groundwater, which is less than 50 feet beneath the earth's surface.

In the City of Lomita, the groundwater table (used to determine the risk of liquefaction) is mostly over 100 feet below the surface. This results in a lack of groundwater near the surface, leaving much of the City in a low liquefaction-risk area. Additionally, the fossiliferous coarse sand soils upon which Lomita is built facilitate liquefaction prevention.

## Exposure

The data in this section was generated using the HAZUS-MH program for earthquakes. Once the location and size of a hypothetical earthquake are identified, HAZUS-MH estimates the intensity of the ground shaking, the number of buildings damaged, the number of casualties, the amount of damage to transportation systems and utilities, the number of people displaced from their homes, and the estimated cost of repair and clean up.

### *Building Inventory*

HAZUS estimates that there are 6 thousand buildings in the region which have an aggregate total replacement value of 2,000 (millions of dollars). In terms of building construction types found in the region, wood frame construction makes up 82% of the building inventory. The remaining percentage is distributed between the other general building types.

### Critical Facility Inventory

HAZUS breaks critical facilities into two (2) groups: essential facilities and high potential loss facilities (HPL). Essential facilities include hospitals, medical clinics, schools, fire stations, police stations and emergency operations facilities. High potential loss facilities include dams, levees, military installations, nuclear power plants and hazardous material sites.

**Table: Critical Facility Inventory – HAZUS**

| Essential Facilities | Count |
|---|---|
| Hospitals | 0 |
| Schools | 10 |
| Fire Stations | 0 |
| Police Stations | 1 |
| Emergency Operations Facilities | 0 |

| High Potential Loss (HPL) Facilities | Count |
|---|---|
| Dams | 0 |
| Levees | 0 |
| Military Installations | 0 |
| Nuclear Power Plants | 0 |
| Hazardous Material Sites | 0 |

### Transportation *and Utility Lifeline Inventory*

Within HAZUS, the lifeline inventory is divided between transportation and utility lifeline systems. Transportation systems include highways, railways, light rail, bus, ports, ferry and airports. Utility systems include potable water, wastewater, natural gas, crude & refined oil, electric power and communications.

## Casualties

HAZUS estimates the number of people that will be injured and killed by the earthquake. The casualties are broken down into four (4) severity levels that describe the extent of the injuries. The levels are described as follows;

- ✓ **Severity Level 1:** Injuries will require medical attention but hospitalization is not needed.
- ✓ **Severity Level 2:** Injuries will require hospitalization but are not considered life-threatening
- ✓ **Severity Level 3:** Injuries will require hospitalization and can become life threatening if not promptly treated.
- ✓ **Severity Level 4:** Victims are killed by the earthquake.

The casualty estimates are provided for three (3) times of day: 2:00 AM, 2:00 PM and 5:00 PM. These times represent the periods of the day that different sectors of the community are at their peak occupancy loads. The 2:00 AM estimate considers that the residential occupancy load is maximum, the 2:00 PM estimate considers that the educational, commercial and industrial sector loads are maximum and 5:00 PM represents peak commute time.

## Building-Related Losses

Building losses are broken into two categories: direct building losses and business interruption losses. The direct building losses are the estimated costs to repair or replace the damage caused to the building and its contents. The business interruption losses are the losses associated with inability to operate a business because of the damage sustained during the earthquake. Business interruption losses also include the temporary living expenses for those people displaced from their homes because of the earthquake.

# HAZUS Earthquake Event Summary Results

## San Andreas M8.0 Earthquake Scenario

### *Building Damage*

**Table: Expected Building Damage by Occupancy – San Andreas M8.0**

| | None | Slight | Moderate | Extensive | Complete |
|---|---|---|---|---|---|
| | Count | Count | Count | Count | Count |
| Agriculture | 14 | 1 | 0 | 0 | 0 |
| Commercial | 333 | 13 | 1 | 0 | 0 |
| Education | 13 | 0 | 0 | 0 | 0 |
| Government | 5 | 0 | 0 | 0 | 0 |
| Industrial | 95 | 5 | 1 | 0 | 0 |
| Other Residential | 792 | 92 | 14 | 0 | 0 |
| Religion | 35 | 1 | 0 | 0 | 0 |
| Single Family | 4,796 | 123 | 1 | 0 | 0 |
| **Total** | **6,083** | **235** | **17** | **0** | **0** |

**Table: Expected Building Damage by Building Type – San Andreas M8.0**

| | None | Slight | Moderate | Extensive | Complete |
|---|---|---|---|---|---|
| | Count | Count | Count | Count | Count |
| Wood | 5,069 | 130 | 1 | 0 | 0 |
| Steel | 106 | 6 | 1 | 0 | 0 |
| Concrete | 99 | 3 | 0 | 0 | 0 |
| Precast | 92 | 5 | 1 | 0 | 0 |
| RM | 172 | 3 | 0 | 0 | 0 |
| URM | 29 | 3 | 0 | 0 | 0 |
| MH | 515 | 85 | 14 | 0 | 0 |
| **Total** | **6,083** | **235** | **17** | **0** | **0** |

## *Transportation and Utility Lifeline Damage*

### Table: Expected Utility System Pipeline Damage – San Andreas M8.0

| System | Total Pipelines (Length km) | Number of Leaks | Number of Breaks |
|---|---|---|---|
| **Potable Water** | 743 | 1014 | 254 |
| **Waste Water** | 446 | 727 | 182 |
| **Natural Gas** | 297 | 208 | 52 |
| **Oil** | 0 | 0 | 0 |

### Table: Expected Potable Water and Electric Power System Performance – San Andreas M8.0

| | Total # of Households | Number of Households without Service | | | | |
|---|---|---|---|---|---|---|
| | | At Day 1 | At Day 3 | At Day 7 | At Day 30 | At Day 90 |
| **Potable Water** | **7,869** | 7,135 | 6,678 | 4,139 | 0 | 0 |
| **Electric Power** | | 0 | 0 | 0 | 0 | 0 |

## Casualties

The table below represents a summary of casualties estimated for San Andreas M8.0 earthquake scenario.

**Table: Casualty Estimates – San Andreas M8.0**

| Time | Sector | Level 1 | Level 2 | Level 3 | Level 4 |
|---|---|---|---|---|---|
| **2AM** | Commercial | 0 | 0 | 0 | 0 |
| | Commuting | 0 | 0 | 0 | 0 |
| | Educational | 0 | 0 | 0 | 0 |
| | Hotels | 0 | 0 | 0 | 0 |
| | Industrial | 0 | 0 | 0 | 0 |
| | Other-Residential | 0 | 0 | 0 | 0 |
| | Single-Family | 0 | 0 | 0 | 0 |
| | **TOTAL** | **0** | **0** | **0** | **0** |
| **2PM** | Commercial | 0 | 0 | 0 | 0 |
| | Commuting | 0 | 0 | 0 | 0 |
| | Educational | 0 | 0 | 0 | 0 |
| | Hotels | 0 | 0 | 0 | 0 |
| | Industrial | 0 | 0 | 0 | 0 |
| | Other-Residential | 0 | 0 | 0 | 0 |
| | Single-Family | 0 | 0 | 0 | 0 |
| | **TOTAL** | **0** | **0** | **0** | **0** |
| **5PM** | Commercial | 0 | 0 | 0 | 0 |
| | Commuting | 0 | 0 | 0 | 0 |
| | Educational | 0 | 0 | 0 | 0 |
| | Hotels | 0 | 0 | 0 | 0 |
| | Industrial | 0 | 0 | 0 | 0 |
| | Other-Residential | 0 | 0 | 0 | 0 |
| | Single-Family | 0 | 0 | 0 | 0 |
| | **TOTAL** | **0** | **0** | **0** | **0** |

## *Economic Losses*

The total economic loss estimated for the San Andreas M8.0 earthquake scenario is $14.89 million dollars which includes building and lifeline related losses based on the region's available inventory. The following tables provide more detailed information about these losses.

**Table: Building-Related Economic Losses ($ Dollars) – San Andreas M8.0**

| Category | Area | Single Family | Other Residential | Commercial | Industrial | Others | Total |
|---|---|---|---|---|---|---|---|
| **Income Losses** | Wage | $0 | $700 | $27,300 | $700 | $3,400 | $32,100 |
| | Capital-Related | $0 | $300 | $24,800 | $400 | $700 | $26,200 |
| | Rental | $6,100 | $14,500 | $25,300 | $300 | $900 | $47,100 |
| | Relocation | $3,900 | $19,800 | $18,100 | $2,000 | $4,400 | $48,200 |
| | **Subtotal** | **$10,000** | **$35,300** | **$95,500** | **$3,400** | **$9,400** | **$153,600** |
| **Capital Stock Losses** | Structural | $156,900 | $69,500 | $48,200 | $9,700 | $12,500 | $296,800 |
| | Non-Structural | $1,704,200 | $966,300 | $754,700 | $150,900 | $186,000 | $3,762,100 |
| | Content | $792,900 | $333,500 | $521,000 | $99,800 | $129,300 | $1,876,500 |
| | Inventory | $0 | $0 | $10,900 | $15,900 | $1,100 | $27,900 |
| | **Subtotal** | **$2,654,000** | **$1,369,300** | **$1,334,800** | **$276,300** | **$328,900** | **$5,963,300** |
| | **TOTAL** | **$2,664,000** | **$1,404,600** | **$1,430,300** | **$279,700** | **$338,300** | **$6,116,900** |

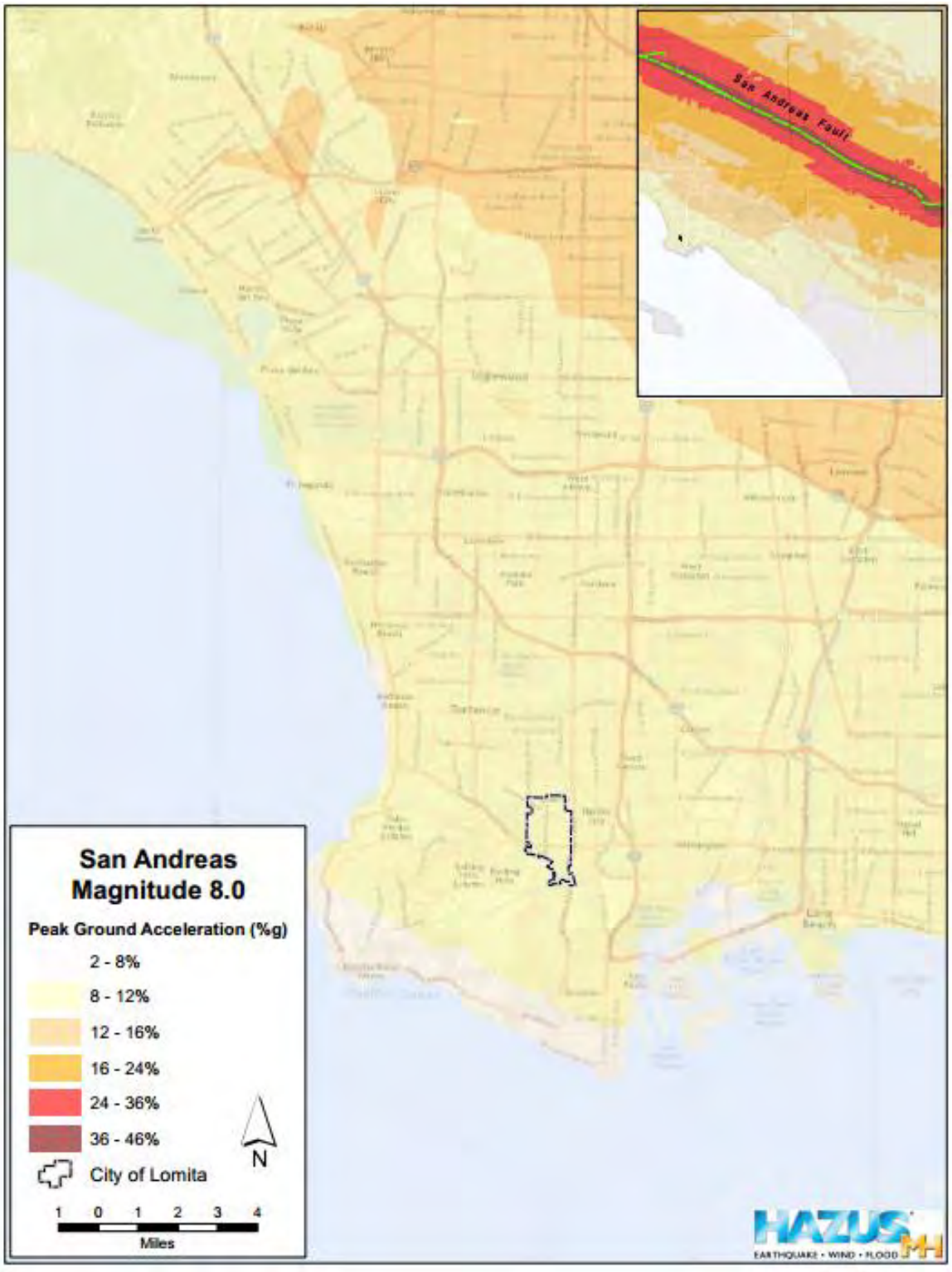
### Table: Transportation System Economic Losses ($ Dollars) – San Andreas M8.0

| System | Component | Total Inventory Value | Economic Loss | Loss Ratio % |
|---|---|---|---|---|
| **Highway** | Segments | $60,263,300 | $0 | 0% |
| | Bridges | $0 | $0 | 0% |
| | Tunnels | $0 | $0 | 0% |
| **Railways** | Segments | $0 | $0 | 0% |
| | Bridges | $0 | $0 | 0% |
| | Tunnels | $0 | $0 | 0% |
| | Facilities | $0 | $0 | 0% |
| **Light Rail** | Segments | $0 | $0 | 0% |
| | Bridges | $0 | $0 | 0% |
| | Tunnels | $0 | $0 | 0% |
| | Facilities | $0 | $0 | 0% |
| **Bus** | Facilities | $0 | $0 | 0% |
| **Ferry** | Facilities | $0 | $0 | 0% |
| **Port** | Facilities | $0 | $0 | 0% |
| **Airport** | Facilities | $0 | $0 | 0% |
| | **TOTAL** | **$60,263,300** | **$0** | |

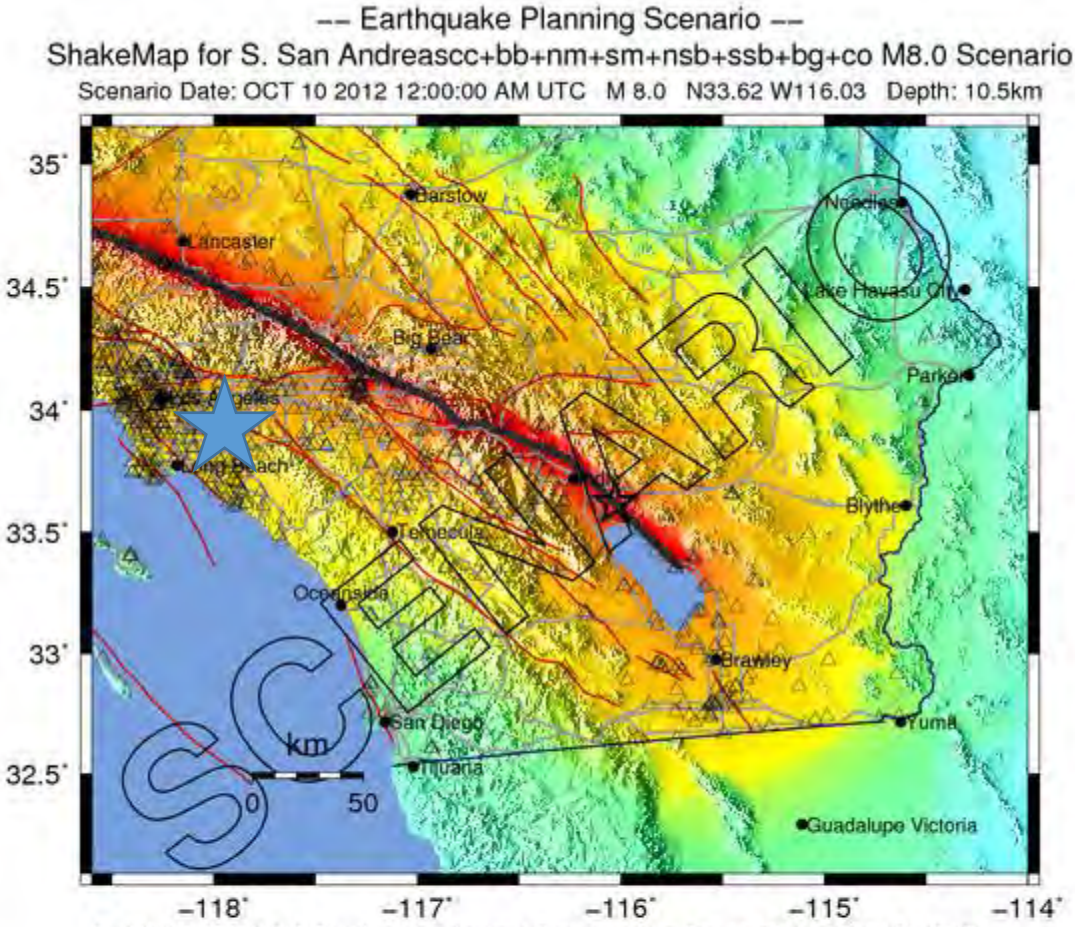
### Table: Utility System Economic Losses ($ Dollars) – San Andreas M8.0

| System | Component | Total Inventory Value | Economic Loss | Loss Ratio % |
|---|---|---|---|---|
| **Potable Water** | Pipelines | $0 | $0 | 0% |
| | Facilities | $0 | $0 | 0% |
| | Distribution Lines | $14,863,300 | $4,563,800 | 31% |
| **Waste Water** | Pipelines | $0 | $0 | 0% |
| | Facilities | $0 | $0 | 0% |
| | Distribution Lines | $8,918,000 | $3,270,700 | 37% |
| **Natural Gas** | Pipelines | $0 | $0 | 0% |
| | Facilities | $0 | $0 | 0% |
| | Distribution Lines | $5,945,300 | $938,100 | 16% |
| **Oil Systems** | Pipelines | $0 | $0 | 0% |
| | Facilities | $0 | $0 | 0% |
| **Electrical Power** | Facilities | $0 | $0 | 0% |
| **Communication** | Facilities | $0 | $0 | 0% |
| | **TOTAL** | **$29,726,600** | **$8,772,600** | |

**Map: Shake Intensity Map – San Andreas M8.0**
**(Source: Emergency Planning Consultants)**



**Map: Seismic Shaking Intensities for the San Andrea Fault M8.0**
**(Source: State of California Department of Conservation)**
**(Location of Lomita shown with Blue Star)**




| PERCEIVED SHAKING | Not felt | Weak | Light | Moderate | Strong | Very strong | Severe | Violent | Extreme |
|---|---|---|---|---|---|---|---|---|---|
| POTENTIAL DAMAGE | none | none | none | Very light | Light | Moderate | Mod./Heavy | Heavy | Very Heavy |
| PEAK ACC.(%g) | *<0.1* | *0.5* | *2.4* | *6.7* | *13* | 24 | 44 | 83 | >156 |
| PEAK VEL.(cm/s) | <0.07 | 0.4 | 1.9 | 5.8 | *11* | *22* | *43* | *83* | *>160* |
| INSTRUMENTAL INTENSITY | I | II–III | IV | V | VI | VII | VIII | IX | X+ |

Scale based upon Wald, et al.; 1999

# Newport-Inglewood M7.1 Earthquake Scenario

## *Building Damage*

### Table: Expected Building Damage by Occupancy – Newport-Inglewood M7.1

| | None | Slight | Moderate | Extensive | Complete |
|---|---|---|---|---|---|
| | Count | Count | Count | Count | Count |
| **Agriculture** | 7 | 4 | 3 | 1 | 0 |
| **Commercial** | 163 | 90 | 71 | 20 | 3 |
| **Education** | 7 | 4 | 2 | 0 | 0 |
| **Government** | 3 | 1 | 1 | 0 | 0 |
| **Industrial** | 44 | 26 | 23 | 7 | 1 |
| **Other Residential** | 263 | 247 | 263 | 111 | 13 |
| **Religion** | 18 | 10 | 7 | 2 | 0 |
| **Single Family** | 2,742 | 1,690 | 458 | 25 | 6 |
| **Total** | **3,247** | **2,071** | **827** | **166** | **24** |

### Table: Expected Building Damage by Building Type – Newport-Inglewood M7.1

| | None | Slight | Moderate | Extensive | Complete |
|---|---|---|---|---|---|
| | Count | Count | Count | Count | Count |
| **Wood** | 2,891 | 1,793 | 485 | 25 | 6 |
| **Steel** | 49 | 27 | 27 | 8 | 1 |
| **Concrete** | 48 | 28 | 20 | 6 | 1 |
| **Precast** | 40 | 24 | 25 | 8 | 1 |
| **RM** | 98 | 35 | 32 | 10 | 1 |
| **URM** | 11 | 9 | 8 | 3 | 1 |
| **MH** | 109 | 156 | 231 | 106 | 13 |
| **Total** | **3,247** | **2,071** | **827** | **166** | **24** |

## *Transportation and Utility Lifeline Damage*

**Table: Expected Utility System Pipeline Damage – Newport-Inglewood M7.1**

| System | Total Pipelines (Length km) | Number of Leaks | Number of Breaks |
|---|---|---|---|
| **Potable Water** | 743 | 74 | 18 |
| **Waste Water** | 446 | 53 | 13 |
| **Natural Gas** | 297 | 15 | 4 |
| **Oil** | 0 | 0 | 0 |

**Table: Expected Potable Water and Electric Power System Performance – Newport-Inglewood M7.1**

| | Total # of Households | Number of Households without Service | | | | |
|---|---|---|---|---|---|---|
| | | At Day 1 | At Day 3 | At Day 7 | At Day 30 | At Day 90 |
| **Potable Water** | **7,869** | 0 | 0 | 0 | 0 | 0 |
| **Electric Power** | | 0 | 0 | 0 | 0 | 0 |

## *Shelter Requirement*

HAZUS estimates the number of households that are expected to be displaced from their homes due to the earthquake and the number of displaced people that will require accommodations in temporary public shelters. The model estimates 77 households to be displaced due to the earthquake. Of these, 46 people (out of a total population of 19,759) will seek temporary shelter in public shelters.

## *Casualties*

The table below represents a summary of casualties estimated for the Newport-Inglewood M7.1 earthquake scenario.

**Table: Casualty Estimates – Newport-Inglewood M7.1**

| Time | Sector | Level 1 | Level 2 | Level 3 | Level 4 |
|---|---|---|---|---|---|
| **2AM** | Commercial | 0 | 0 | 0 | 0 |
| | Commuting | 0 | 0 | 0 | 0 |
| | Educational | 0 | 0 | 0 | 0 |
| | Hotels | 0 | 0 | 0 | 0 |
| | Industrial | 0 | 0 | 0 | 0 |
| | Other-Residential | 8 | 1 | 0 | 0 |
| | Single-Family | 7 | 1 | 0 | 0 |
| | **TOTAL** | **16** | **2** | **0** | **0** |
| **2PM** | Commercial | 16 | 3 | 0 | 1 |
| | Commuting | 0 | 0 | 0 | 0 |
| | Educational | 4 | 1 | 0 | 0 |
| | Hotels | 0 | 0 | 0 | 0 |
| | Industrial | 3 | 1 | 0 | 0 |
| | Other-Residential | 1 | 0 | 0 | 0 |
| | Single-Family | 1 | 0 | 0 | 0 |
| | **TOTAL** | **26** | **5** | **1** | **0** |
| **5PM** | Commercial | 11 | 2 | 0 | 0 |
| | Commuting | 0 | 0 | 0 | 0 |
| | Educational | 0 | 0 | 0 | 0 |
| | Hotels | 0 | 0 | 0 | 0 |
| | Industrial | 2 | 0 | 0 | 0 |
| | Other-Residential | 3 | 0 | 0 | 0 |
| | Single-Family | 3 | 0 | 0 | 0 |
| | **TOTAL** | **19** | **3** | **0** | **1** |

## *Economic Losses*

The total economic loss estimated for the Newport Inglewood M7.1 scenario earthquake is $111.09 million dollars which includes building and lifeline related losses based on the region's available inventory. The following tables provide more detailed information about these losses.

**Table: Building-Related Economic Losses ($ Dollars) – Newport-Inglewood M7.1**

| Category | Area | Single Family | Other Residential | Commercial | Industrial | Others | Total |
|---|---|---|---|---|---|---|---|
| **Income Losses** | Wage | $0 | $180,800 | $2,263,900 | $45,800 | $136,800 | $2,627,300 |
| | Capital-Related | $0 | $77,300 | $2,027,300 | $26,200 | $31,200 | $2,162,000 |
| | Rental | $659,700 | $1,085,000 | $1,209,700 | $15,300 | $58,400 | $3,028,100 |
| | Relocation | $2,450,600 | $1,303,900 | $1,727,200 | $107,100 | $474,400 | $6,063,200 |
| | **Subtotal** | **$3,110,300** | **$2,647,000** | **$7,228,100** | **$194,400** | **$700,800** | **$13,880,600** |
| **Capital Stock Losses** | Structural | $5,760,900 | $2,777,000 | $2,621,900 | $377,700 | $662,300 | $12,199,800 |
| | Non-Structural | $32,201,400 | $16,860,400 | $9,215,000 | $1,406,600 | $2,278,500 | $61,961,900 |
| | Content | $11,040,600 | $4,264,100 | $4,739,100 | $899,600 | $1,214,100 | $22,157,500 |
| | Inventory | $0 | $0 | $100,100 | $143,300 | $11,700 | $255,100 |
| | **Subtotal** | **$49,002,900** | **$23,901,500** | **$16,676,100** | **$2,827,200** | **$4,166,600** | **$96,574,300** |
| | **TOTAL** | **$52,113,200** | **$26,548,500** | **$23,904,200** | **$3,021,600** | **$4,867,400** | **$110,454,900** |

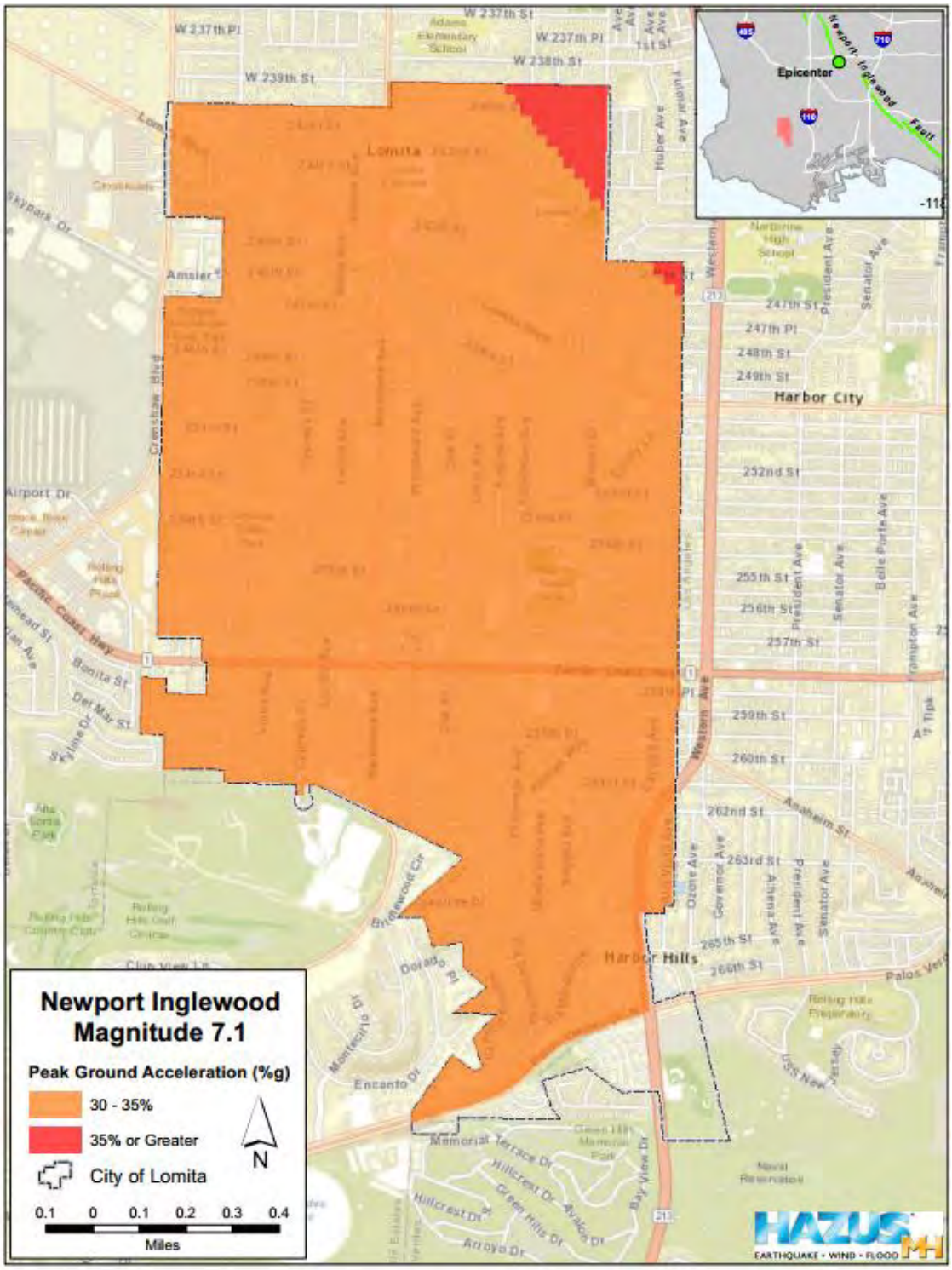
### Table: Transportation System Economic Losses ($ Dollars) – Newport-Inglewood M7.1

| System | Component | Total Inventory Value | Economic Loss | Loss Ratio % |
|---|---|---|---|---|
| **Highway** | Segments | $60,263,300 | $0 | 0% |
| | Bridges | $0 | $0 | 0% |
| | Tunnels | $0 | $0 | 0% |
| **Railways** | Segments | $0 | $0 | 0% |
| | Bridges | $0 | $0 | 0% |
| | Tunnels | $0 | $0 | 0% |
| | Facilities | $0 | $0 | 0% |
| **Light Rail** | Segments | $0 | $0 | 0% |
| | Bridges | $0 | $0 | 0% |
| | Tunnels | $0 | $0 | 0% |
| | Facilities | $0 | $0 | 0% |
| **Bus** | Facilities | $0 | $0 | 0% |
| **Ferry** | Facilities | $0 | $0 | 0% |
| **Port** | Facilities | $0 | $0 | 0% |
| **Airport** | Facilities | $0 | $0 | 0% |
| | **TOTAL** | **$60,263,300** | **$0** | |

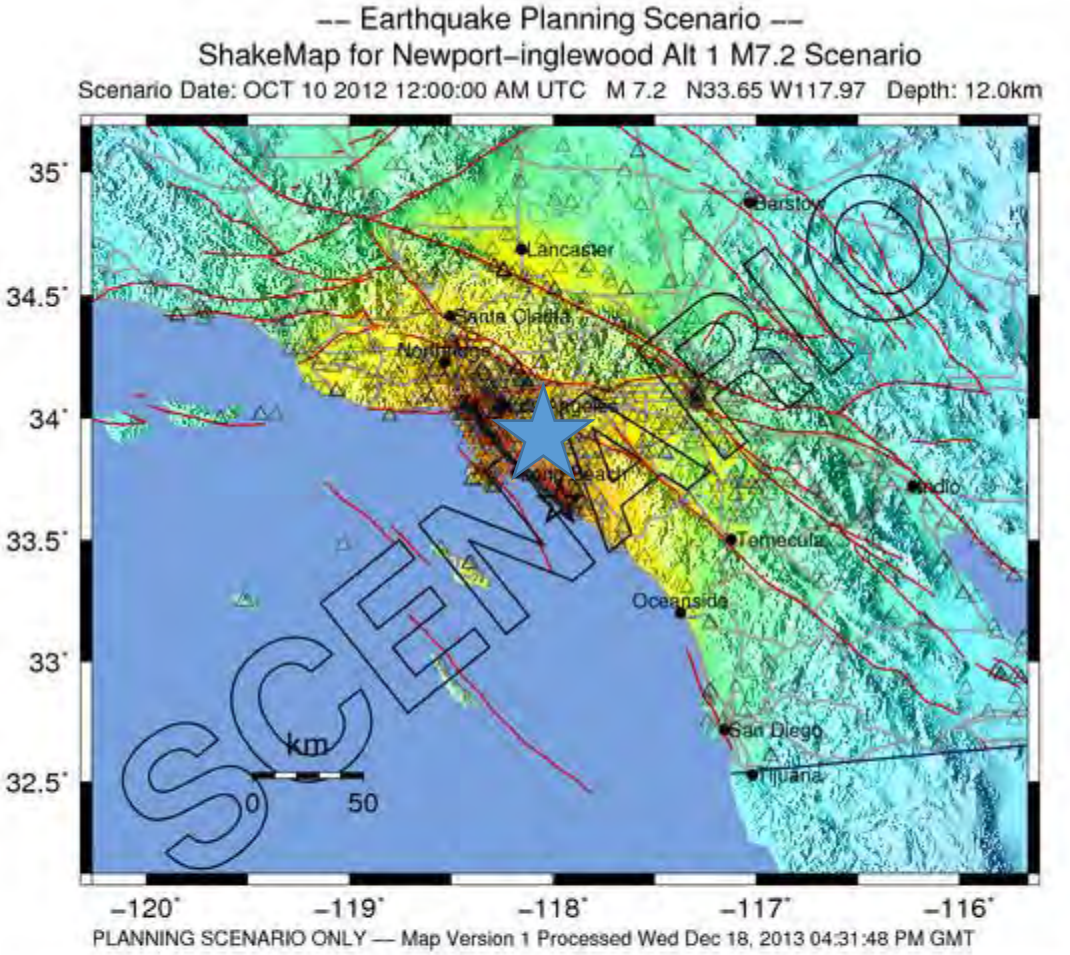
### Table: Utility System Economic Losses ($ Dollars) – Newport-Inglewood M7.1

| System | Component | Total Inventory Value | Economic Loss | Loss Ratio % |
|---|---|---|---|---|
| **Potable Water** | Pipelines | $0 | $0 | 0% |
| | Facilities | $0 | $0 | 0% |
| | Distribution Lines | $14,863,300 | $330,800 | 2% |
| **Waste Water** | Pipelines | $0 | $0 | 0% |
| | Facilities | $0 | $0 | 0% |
| | Distribution Lines | $8,918,000 | $237,100 | 3% |
| **Natural Gas** | Pipelines | $0 | $0 | 0% |
| | Facilities | $0 | $0 | 0% |
| | Distribution Lines | $5,945,300 | $68,000 | 1% |
| **Oil Systems** | Pipelines | $0 | $0 | 0% |
| | Facilities | $0 | $0 | 0% |
| **Electrical Power** | Facilities | $0 | $0 | 0% |
| **Communication** | Facilities | $0 | $0 | 0% |
| | **TOTAL** | **$29,726,600** | **$635,900** | |

**Map: Shake Intensity Map – Newport-Inglewood M7.1**
**(Source: Emergency Planning Consultants)**



**Map: Seismic Shaking Intensities for the Newport-Inglewood M6.9**
**(Source: State of California Department of Conservation)**
**(Location of Lomita shown with Blue Star)**




| PERCEIVED SHAKING | Not felt | Weak | Light | Moderate | Strong | Very strong | Severe | Violent | Extreme |
|---|---|---|---|---|---|---|---|---|---|
| POTENTIAL DAMAGE | none | none | none | Very light | Light | Moderate | Mod./Heavy | Heavy | Very Heavy |
| PEAK ACC.(%g) | *<0.1* | *0.5* | *2.4* | *6.7* | *13* | 24 | 44 | 83 | >156 |
| PEAK VEL.(cm/s) | <0.07 | 0.4 | 1.9 | 5.8 | *11* | *22* | *43* | *83* | *>160* |
| INSTRUMENTAL INTENSITY | I | II–III | IV | V | VI | VII | VIII | IX | X+ |

Scale based upon Wald, et al.; 1999

# Palos Verdes M7.3 Earthquake Scenario

## *Building Damage*

### Table: Expected Building Damage by Occupancy – Palos Verdes M7.3

| | None | Slight | Moderate | Extensive | Complete |
|---|---|---|---|---|---|
| | Count | Count | Count | Count | Count |
| **Agriculture** | 2 | 4 | 5 | 3 | 2 |
| **Commercial** | 33 | 65 | 117 | 87 | 45 |
| **Education** | 2 | 4 | 4 | 2 | 1 |
| **Government** | 1 | 1 | 1 | 1 | 1 |
| **Industrial** | 8 | 17 | 34 | 27 | 15 |
| **Other Residential** | 60 | 139 | 239 | 274 | 186 |
| **Religion** | 5 | 8 | 11 | 8 | 4 |
| **Single Family** | 1,082 | 2,128 | 1,454 | 198 | 58 |
| **Total** | **1,193** | **2,365** | **1,866** | **599** | **312** |

### Table: Expected Building Damage by Building Type – Palos Verdes M7.3

| | None | Slight | Moderate | Extensive | Complete |
|---|---|---|---|---|---|
| | Count | Count | Count | Count | Count |
| **Wood** | 1,141 | 2,252 | 1,540 | 206 | 62 |
| **Steel** | 8 | 15 | 38 | 34 | 18 |
| **Concrete** | 11 | 22 | 32 | 24 | 13 |
| **Precast** | 6 | 14 | 34 | 29 | 16 |
| **RM** | 22 | 29 | 58 | 48 | 18 |
| **URM** | 1 | 3 | 9 | 9 | 9 |
| **MH** | 4 | 31 | 154 | 249 | 176 |
| **Total** | **1,193** | **2,365** | **1,866** | **599** | **312** |

## *Transportation and Utility Lifeline Damage*

**Table: Expected Utility System Pipeline Damage – Palos Verdes M7.3**

| System | Total Pipelines (Length km) | Number of Leaks | Number of Breaks |
|---|---|---|---|
| **Potable Water** | 743 | 370 | 92 |
| **Waste Water** | 446 | 265 | 66 |
| **Natural Gas** | 297 | 76 | 19 |
| **Oil** | 0 | 0 | 0 |

**Table: Expected Potable Water and Electric Power System Performance – Palos Verdes M7.3**

| | Total # of Households | Number of Households without Service | | | | |
|---|---|---|---|---|---|---|
| | | At Day 1 | At Day 3 | At Day 7 | At Day 30 | At Day 90 |
| **Potable Water** | **7,869** | 3,575 | 345 | 0 | 0 | 0 |
| **Electric Power** | | 6,539 | 4,388 | 2,108 | 476 | 8 |

## *Shelter Requirement*

HAZUS estimates the number of households that are expected to be displaced from their homes due to the earthquake and the number of displaced people that will require accommodations in temporary public shelters. The model estimates 488 households to be displaced due to the earthquake. Of these, 291 people (out of a total population of 19,759) will seek temporary shelter in public shelters.

## *Casualties*

The table below represents a summary of casualties estimated for the Palos Verdes M7.3 earthquake scenario.

**Table: Casualty Estimates – Palos Verdes M7.3**

| Time | Sector | Level 1 | Level 2 | Level 3 | Level 4 |
|---|---|---|---|---|---|
| **2AM** | Commercial | 2 | 1 | 0 | 0 |
| | Commuting | 0 | 0 | 0 | 0 |
| | Educational | 0 | 0 | 0 | 0 |
| | Hotels | 0 | 0 | 0 | 0 |
| | Industrial | 3 | 1 | 0 | 0 |
| | Other-Residential | 46 | 11 | 1 | 2 |
| | Single-Family | 29 | 5 | 0 | 0 |
| | **TOTAL** | **80** | **17** | **2** | **3** |
| **2PM** | Commercial | 122 | 35 | 6 | 11 |
| | Commuting | 0 | 0 | 0 | 0 |
| | Educational | 35 | 10 | 2 | 3 |
| | Hotels | 0 | 0 | 0 | 0 |
| | Industrial | 23 | 6 | 1 | 2 |
| | Other-Residential | 9 | 2 | 0 | 0 |
| | Single-Family | 6 | 1 | 0 | 0 |
| | **TOTAL** | **194** | **55** | **9** | **17** |
| **5PM** | Commercial | 85 | 24 | 4 | 8 |
| | Commuting | 0 | 0 | 0 | 0 |
| | Educational | 3 | 1 | 0 | 0 |
| | Hotels | 0 | 0 | 0 | 0 |
| | Industrial | 14 | 4 | 1 | 1 |
| | Other-Residential | 17 | 4 | 0 | 1 |
| | Single-Family | 11 | 2 | 0 | 0 |
| | **TOTAL** | **131** | **35** | **5** | **10** |

## *Economic Losses*

The total economic loss estimated for the Palos Verdes M7.3 scenario earthquake is $406.95 million dollars which includes building and lifeline related losses based on the region's available inventory. The following tables provide more detailed information about these losses.

**Table: Building-Related Economic Losses ($ Dollars) – Palos Verdes M7.3**

| Category | Area | Single Family | Other Residential | Commercial | Industrial | Others | Total |
|---|---|---|---|---|---|---|---|
| **Income Losses** | Wage | $0 | $890,300 | $9,487,400 | $197,500 | $510,800 | $11,086,000 |
| | Capital-Related | $0 | $380,800 | $8,480,700 | $112,900 | $121,800 | $9,096,200 |
| | Rental | $2,568,600 | $4,457,500 | $4,476,600 | $55,200 | $241,100 | $11,799,000 |
| | Relocation | $9,848,500 | $4,425,200 | $6,441,500 | $318,400 | $1,963,800 | $22,997,400 |
| | **Subtotal** | **$12,417,100** | **$10,153,800** | **$28,886,200** | **$684,000** | **$2,837,500** | **$54,978,600** |
| **Capital Stock Losses** | Structural | $20,024,800 | $10,993,100 | $12,260,200 | $1,655,400 | $2,947,500 | $47,881,000 |
| | Non-Structural | $102,053,500 | $62,865,100 | $41,640,000 | $6,241,600 | $9,594,100 | $222,394,300 |
| | Content | $33,970,700 | $15,508,500 | $19,398,400 | $3,880,200 | $4,665,200 | $77,423,000 |
| | Inventory | $0 | $0 | $411,900 | $618,400 | $45,200 | $1,075,500 |
| | **Subtotal** | **$156,049,000** | **$89,366,700** | **$73,710,500** | **$12,395,600** | **$17,252,000** | **$348,773,800** |
| | **TOTAL** | **$168,466,100** | **$99,520,500** | **$102,596,700** | **$13,079,600** | **$20,089,500** | **$403,752,400** |

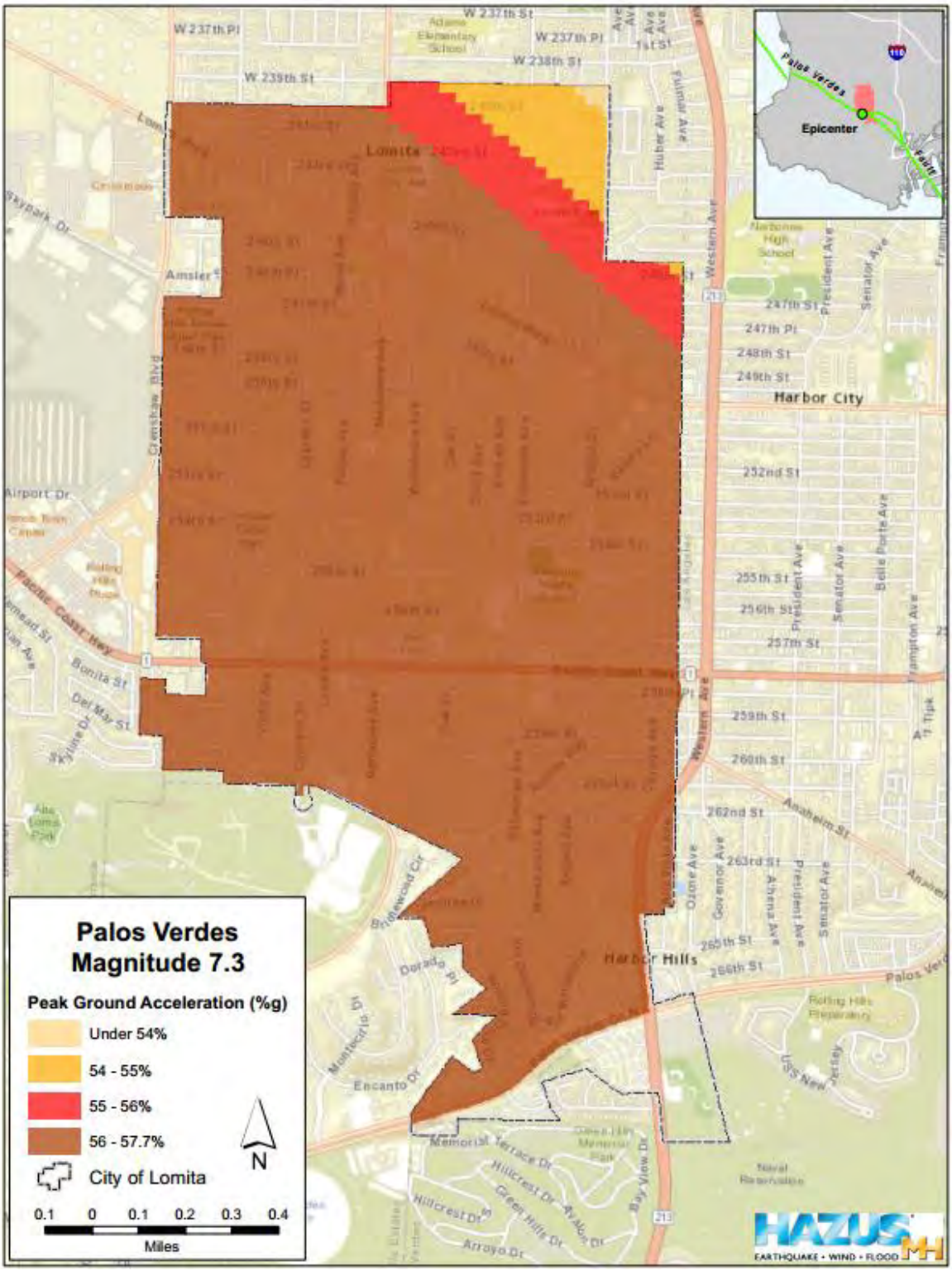
### Table: Transportation System Economic Losses ($ Dollars) – Palos Verdes M7.3

| System | Component | Total Inventory Value | Economic Loss | Loss Ratio % |
|---|---|---|---|---|
| **Highway** | Segments | $60,263,300 | $0 | 0% |
| | Bridges | $0 | $0 | 0% |
| | Tunnels | $0 | $0 | 0% |
| **Railways** | Segments | $0 | $0 | 0% |
| | Bridges | $0 | $0 | 0% |
| | Tunnels | $0 | $0 | 0% |
| | Facilities | $0 | $0 | 0% |
| **Light Rail** | Segments | $0 | $0 | 0% |
| | Bridges | $0 | $0 | 0% |
| | Tunnels | $0 | $0 | 0% |
| | Facilities | $0 | $0 | 0% |
| **Bus** | Facilities | $0 | $0 | 0% |
| **Ferry** | Facilities | $0 | $0 | 0% |
| **Port** | Facilities | $0 | $0 | 0% |
| **Airport** | Facilities | $0 | $0 | 0% |
| | **TOTAL** | **$60,263,300** | **$0** | |

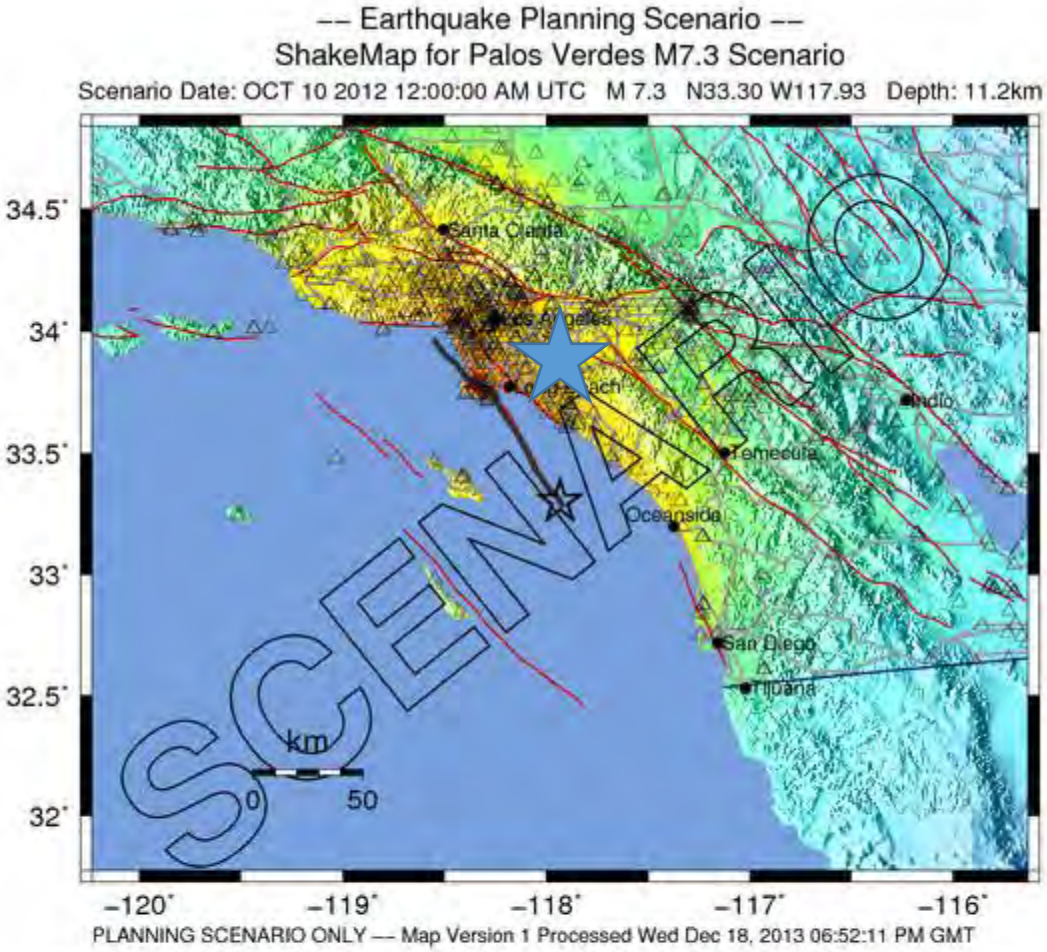
### Table: Utility System Economic Losses ($ Dollars) – Palos Verdes M7.3

| System | Component | Total Inventory Value | Economic Loss | Loss Ratio % |
|---|---|---|---|---|
| **Potable Water** | Pipelines | $0 | $0 | 0% |
| | Facilities | $0 | $0 | 0% |
| | Distribution Lines | $14,863,300 | $1,663,200 | 11% |
| **Waste Water** | Pipelines | $0 | $0 | 0% |
| | Facilities | $0 | $0 | 0% |
| | Distribution Lines | $8,918,000 | $1,192,000 | 13% |
| **Natural Gas** | Pipelines | $0 | $0 | 0% |
| | Facilities | $0 | $0 | 0% |
| | Distribution Lines | $5,945,300 | $341,900 | 6% |
| **Oil Systems** | Pipelines | $0 | $0 | 0% |
| | Facilities | $0 | $0 | 0% |
| **Electrical Power** | Facilities | $0 | $0 | 0% |
| **Communication** | Facilities | $0 | $0 | 0% |
| | **TOTAL** | **$29,726,600** | **$3,197,100** | |

**Map: Shake Intensity Map – Palos Verdes M7.3**
**(Source: Emergency Planning Consultants)**



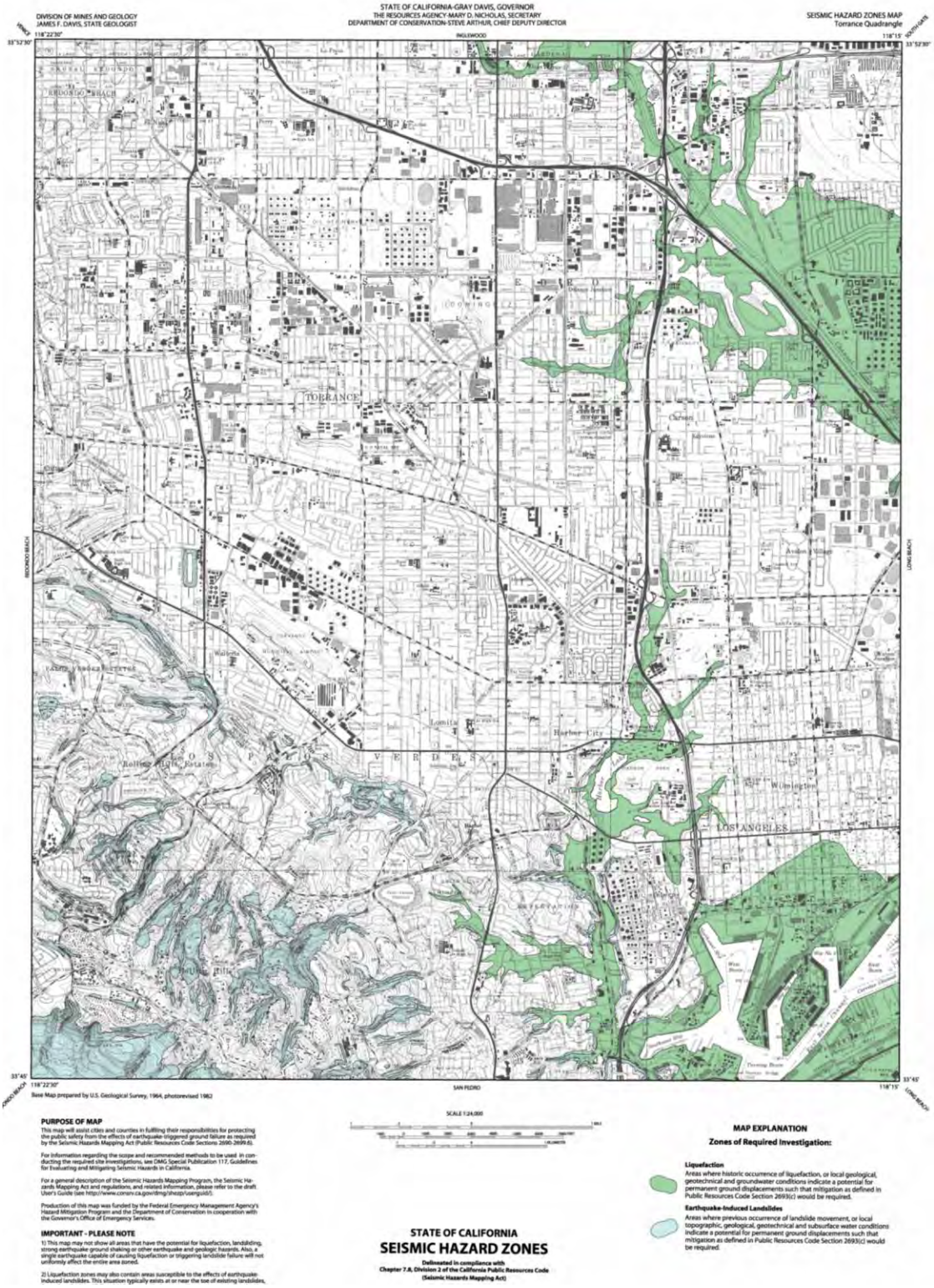
**Map: Seismic Shaking Intensities for the Palos Verdes M7.1**
**(Source: State of California Department of Conservation)**




| PERCEIVED SHAKING | Not felt | Weak | Light | Moderate | Strong | Very strong | Severe | Violent | Extreme |
|---|---|---|---|---|---|---|---|---|---|
| POTENTIAL DAMAGE | none | none | none | Very light | Light | Moderate | Mod./Heavy | Heavy | Very Heavy |
| PEAK ACC.(%g) | *<0.1* | *0.5* | *2.4* | *6.7* | *13* | 24 | 44 | 83 | >156 |
| PEAK VEL.(cm/s) | <0.07 | 0.4 | 1.9 | 5.8 | *11* | *22* | *43* | *83* | *>160* |
| INSTRUMENTAL INTENSITY | I | II–III | IV | V | VI | VII | VIII | IX | X+ |

Scale based upon Wald, et al.; 1999

## Map: Landslide and Liquefaction Zones in Lomita
## (Source: California Department of Conservation)



## *Structures and Building Code*

The built environment is susceptible to damage from earthquakes. Buildings that collapse can trap and bury people. Lives are at risk, and the cost to clean up the damages is great. In most California communities, including the City of Lomita, many buildings were built before 1993 when building codes were not as strict. In addition, retrofitting is not required except under certain conditions and can be expensive. Therefore, the number of buildings at risk remains high. The California Seismic Safety Commission makes annual reports on the progress of the retrofitting of unreinforced masonry buildings (URM). There are 15 URM buildings within the City have been identified for upgrade in order to meet current requirements.

Implementation of earthquake mitigation policy most often takes place at the local government level. The City of Lomita contracts with Los Angeles County Building & Safety Department to enforce building codes including those pertaining to earthquake hazards.

Additionally, the City has implemented basic building requirements that are above and beyond what the State demands for hazard mitigation. Newly constructed buildings in Lomita that are built in an area subject to earthquake-induced landslide or liquefaction are typically built with extra foundation support. Such support is found in the post-tension reinforced concrete foundation; this same technique is used by coastal cities to prevent home destruction during cases of liquefaction.

Generally, these codes seek to discourage development in areas that could be prone to flooding, landslide, wildfire and / or seismic hazards; and where development is permitted, that the applicable construction standards are met. Developers in hazard-prone areas may be required to retain a qualified professional engineer to evaluate level of risk on the site and recommend appropriate mitigation measures.

# Flood Hazards

**Q&A | ELEMENT B: HAZARD IDENTIFICATION AND RISK ASSESSMENT | B2**

**Q:** B2. Does the Plan include information on previous occurrences of hazard events and on the probability of future hazard events for each jurisdiction? (Requirement §201.6(c)(2)(i))

**A:** See **Previous Occurrences of Flooding in the City of Lomita** below

## Previous Occurrences of Flooding in the City of Lomita

The most recent storm event resulting in localized flooding took place in April 2016. The storm was accompanied with severe winds which resulted in property damages. See the Windstorm Hazards Section for additional information.

In general, according to the Planning Team, since construction of the storm drain system several decades ago, flooding has not posed a serious threat to Lomita. According to FEMA Flood Insurance Rate Maps, Lomita does not lie within a 100- or 500- year floodplain. However, the potential for localized flooding still exists (see Local Conditions below).

## Previous Occurrences of Flooding in Los Angeles County

Los Angeles County records reveal since 1861, the Los Angeles River has flooded 30 times, on average once every 6.1 years. But averages are deceiving, for the Los Angeles basin goes through periods of drought and then periods of above average rainfall. Between 1889 and 1891 the river flooded every year, from 1941 to 1945, the river flooded 5 times. Conversely, from 1896 to 1914, and again from 1944 to 1969, a period of 25 years, the river did not have serious floods.

Average annual precipitation in Los Angeles County ranges from 13 inches on the coast to approximately 40 inches on the highest point of the Peninsular Mountain Range that transects the County. Several factors determine the severity of floods, including rainfall intensity and duration. A large amount of rainfall over a short time span can result in flash flood conditions. A sudden thunderstorm or heavy rain, dam failure, or sudden spills can cause flash flooding. The National Weather Service's definition of a flash flood is a flood occurring in a watershed where the time of travel of the peak of flow from one end of the watershed to the other is less than six hours.

The towering mountains that give the Los Angeles region its spectacular views also wring a great deal of rain out of the storm clouds that pass through. Because the mountains are so steep, the rainwater moves rapidly down the slopes and across the coastal plains on its way to the ocean.

Naturally, this rainfall moves rapidly downstream, often with severe consequences for anything in its path. In extreme cases, flood-generated debris flows will roar down a canyon at speeds near 40 miles per hour with a wall of mud, debris and water, tens of feet high. Flooding occurs when climate, geology, and hydrology combine to create conditions where water flows outside of its usual course.

## Local Conditions

According to the City's General Plan, most potential flooding problems in the City are related to the inadequacy of the existing drainage devices. Due to increased urbanization and increased runoff, the existing storm drainage is presently inadequate to channel runoff from a 100-year storm. Ponding behind inadequate culverts, catch basins, curbs and gutters could result in inundation of private properties. Specific storm drain deficiencies that exist in the City of Lomita are located as follows:

- Eshelman Ave./262nd Street/Appian Way
- Pennsylvania Avenue from approximately 251st to 254th Street
- Western terminus of 256th Street
- Lomita Blvd and Pennsylvania

**Q&A | ELEMENT C. MITIGATION STRATEGY | C2**

**Q:** C2. Does the Plan address each jurisdiction's participation in the NFIP and continued compliance with NFIP requirements, as appropriate? (Requirement §201.6(c)(3)(ii))

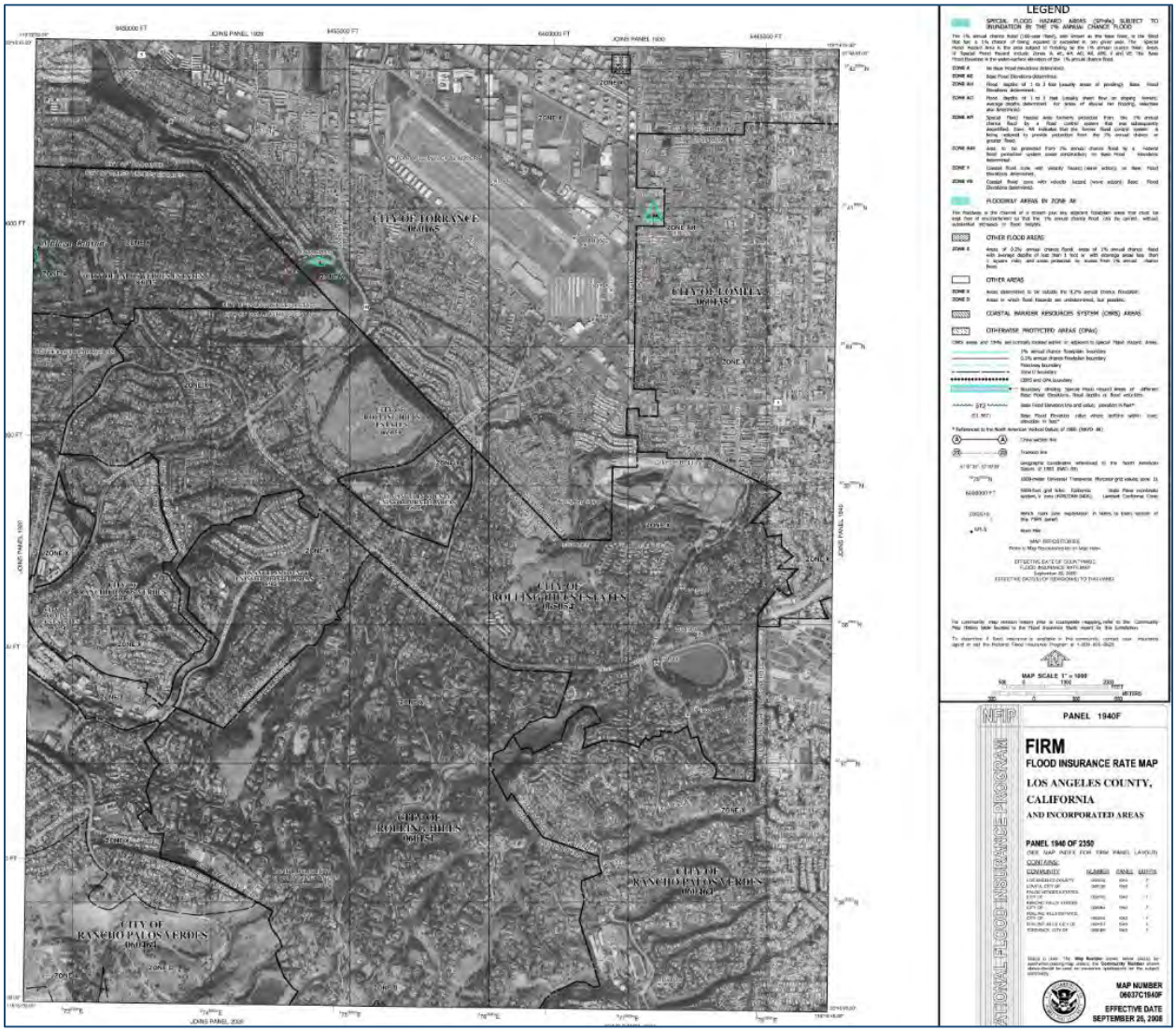
**A:** See **National Flood Insurance Program** below.

### *National Flood Insurance Program*

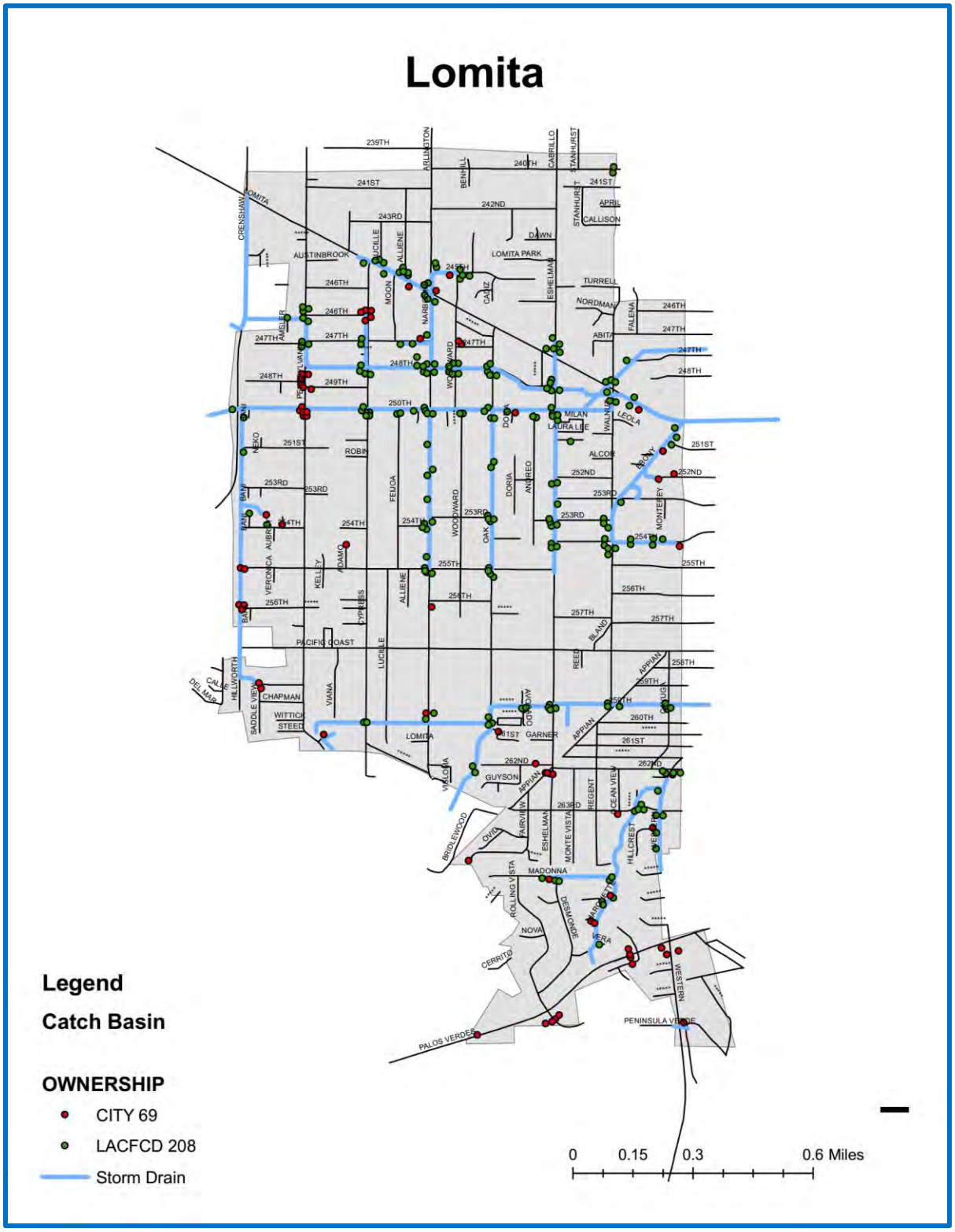
The City participates in the National Flood Insurance Program (NFIP). Created by Congress in 1968, the NFIP makes flood insurance available in communities that enact minimum floodplain management rules consistent with the Code of Federal Regulations §60.3.

According to **Map: Flood Insurance Rate Map**, the City is designated as "Flood Zone X". Zone X is defined as the area outside the 100-year and 500-year flood areas.

## Map: Flood Insurance Rate Map
## (Source: FEMA Flood Map Service Center)



**Map: Storm Drain Locations**
**(Source: City of Lomita Public Works Department)**



**Q&A | ELEMENT B: HAZARD IDENTIFICATION AND RISK ASSESSMENT | B3**

**Q:** B3. Is there a description of each identified hazard's impact on the community as well as an overall summary of the community's vulnerability for each jurisdiction? (Requirement §201.6(c)(2)(ii))

**A:** See **Impact of Flooding in the City of Lomita** below

## Impact of Flooding in the City of Lomita

Floods and their impacts vary by location and severity of any given flood event, and likely only affect certain areas of the County during specific times. Based on the risk assessment, it is evident that floods will continue to have devastating economic impact to certain areas of the City.

Impact that is not quantified, but anticipated in future events includes:

- ✓ Injury and loss of life;
- ✓ Commercial and residential structural damage;
- ✓ Disruption of and damage to public infrastructure;
- ✓ Secondary health hazards e.g. mold and mildew
- ✓ Damage to roads/bridges resulting in loss of mobility
- ✓ Significant economic impact (jobs, sales, tax revenue) upon the community
- ✓ Negative impact on commercial and residential property values and
- ✓ Significant disruption to students and teachers as temporary facilities and relocations would likely be needed.

Note: also refer to the Risk Assessment Section for two tables that define the vulnerability of Lomita to hazards:

Table: Critical and Essential Facilities Vulnerable to Hazards
Table: Location of Land Uses by Hazard

# Windstorm Hazards

**Q&A | ELEMENT B: HAZARD IDENTIFICATION AND RISK ASSESSMENT | B2**

**Q:** B2. Does the Plan include information on previous occurrences of hazard events and on the probability of future hazard events for each jurisdiction? (Requirement §201.6(c)(2)(i))

**A:** See **Previous Occurrences of Windstorms in the City of Lomita** below

## Previous Occurrences of Windstorms in the City of Lomita

Lomita was most recently impacted by severe windstorms in April 2016 when a large winter windstorm caused several reports of damage including fallen branches, debris, and uprooted trees. Sporadic power outages were also commonplace.

Severe windstorms pose a significant risk to life and property in Lomita by creating conditions that disrupt essential systems such as public utilities, telecommunications, and transportation routes. High winds can result in physical damage to local homes and businesses. High winds can also have destructive impact to nature and infrastructure, especially trees and power lines.

Based on local history, most incidents of high wind in the City of Lomita are the result of the either Santa Ana winds or off-shore conditions.

## Local Conditions

Historically within the region, high wind conditions have caused injury, death, property damage, and fanned wildfires. Windstorms with significant intensity have been responsible for the sinking of watercraft and the downing of aircraft resulting in the loss of life. Santa Ana winds have exceeded 100 mph in regional locations. Such high wind events have resulted in temporary closure of highways (I-15 and 215). Fortunately, the City is not located near passes where the highest velocities are generated.

**Q&A | ELEMENT B: HAZARD IDENTIFICATION AND RISK ASSESSMENT | B3**

**Q:** B3. Is there a description of each identified hazard's impact on the community as well as an overall summary of the community's vulnerability for each jurisdiction? (Requirement §201.6(c)(2)(ii))

**A:** See **Impacts of Windstorms in the City of Lomita** below

## Impacts of Windstorms in the City of Lomita

Based on the risk assessment, it is evident that Windstorms continue to have potentially devastating economic impact to certain areas of the City.

Impacts that can be anticipated in future include:

- ✓ Injury and loss of life
- ✓ Commercial and residential structural damage
- ✓ Disruption of and damage to public infrastructure

- ✓ Secondary health hazards e.g. mold and mildew
- ✓ Damage to roads/bridges resulting in loss of mobility
- ✓ Significant economic impact (jobs, sales, tax revenue) upon the community
- ✓ Negative impact on commercial and residential property values
- ✓ Significant disruption to students and teachers as temporary facilities and relocations would likely be needed.

# Drought Hazards

**Q&A | ELEMENT B: HAZARD IDENTIFICATION AND RISK ASSESSMENT | B2**

**Q:** B2. Does the Plan include information on previous occurrences of hazard events and on the probability of future hazard events for each jurisdiction? (Requirement §201.6(c)(2)(i))
**A:** See below

## Previous Occurrences of Drought in the City of Lomita

The 2004 Mitigation Plan did not identify drought as a significant hazard since there is no severe history of drought within the City of Lomita. Although those conditions have not changed, the Governor of California declared a Drought State of Emergency on January 17, 2014. On April 1, 2015, the Governor issued an Executive Order mandating water reductions throughout California.

In light of the possibility that impacts to Lomita could increase in significance, the Planning Team decided to add "drought" as a hazard to the update of the 2016 Plan. City leaders have also taken action to face the possibility of a continuing or worsening drought. The Drought Management Plan Ordinance was passed in 2009, which outlines three response levels through which the City can react to drought with additional water use restrictions and conservation measures. In response to the current statewide drought, the City declared a Drought Response Level 1 on May 12, 2015 in accordance with the Drought Management Plan.

## Previous Occurrences of Drought in Los Angeles County

The region's Mediterranean climate makes it especially susceptible to variations in rainfall. Though the potential risk to the City of Lomita is in no way unique, severe water shortages could have a bearing on the economic well-being of the community. Comparison of climate (rainfall) records from Los Angeles with water well records beginning in 1930 from the San Gabriel Valley indicates the existence of wet and dry cycles on a 10-year scale as well as for much longer periods. The climate record for the Los Angeles region beginning in 1890 suggests drying conditions over the last century. With respect to the present day, climate data also suggests that the last significant wet period was the 1940s. Well level data and other sources seem to indicate the historic high groundwater levels (reflecting recharge from rainfall) occurred in the same decade. Since that time, rainfall (and groundwater level trends) appears to be in decline. This slight declining trend, however, is not believed to be significant. Climatologists compiled rainfall data from 96 stations in the State that spanned a 100-year period between 1890 and 1990. An interesting note is that during the first 50 years of the reporting period, there was only one year (1890) that had more than 35 inches of rainfall, whereas the second 50-year period recording of 5 year intervals (1941, 1958, 1978, 1982, and 1983) that exceeded 35 inches of rainfall in a single year. The year of maximum rainfall was 1890 when the average annual rainfall was 43.11 inches. The second wettest year on record occurred in 1983 when the State's average was 42.75 inches.

The driest year of the 100-year reported in the study was 1924 when the State's average rainfall was only 10.50 inches. The region with the most stations reporting the driest year in 1924 was the San Francisco Bay area. The second driest year was 1977 when the average was 11.57 inches. The most recent major drought (1987 to 1990) occurred at the end of a sequence of

very wet years (1978 to 1983). The debate continues on the degree to which global climate change will have an effect on local micro-climates. The semi-arid southwest is particularly susceptible to variations in rainfall. A study that documented annual precipitation for California since 1600 from reconstructed tree ring data indicates that there was a prolonged dry spell from about 1755 to 1820 in California. Fluctuations in precipitation could contribute indirectly to a number of hazards including wildfire and the availability of water supplies.

## Local Conditions

According to the City of Lomita Urban Water Management Plan (2015), prior to the City's incorporation in 1964, the water system was owned and operated by the Los Angeles County Waterworks District No. 13 (District). The District was initially granted a water supply permit in August 1954. At that time, water was supplied by several wells, and a Metropolitan Water District 12-inch connection for imported water.

In 1990, ownership of the water system was transferred to the City. Since then, the City has handled the operations, maintenance, and upgrading of the system. The District was retained as a contractor primarily to work on the water quality monitoring, which includes collections, sampling, analyses, and production of the annual water quality report; the written correspondence between the system and the regulatory agencies; and meter protection.

The City's Water Division performs most maintenance activities such as new installations, pipeline repair and flushing, valve exercising, and telemetry. The Lomita City Council governs the City Water Division.

A significant drought hit the State of California back in 2011. The drought has depleted reservoir levels all across the state. In January of 2014, Governor Brown declared a state of emergency and directed state officials to take all necessary actions to prepare for water shortages. As the drought prolonged into 2015, to help cope with the drought, Governor Brown gave an executive order in April 2015 which mandated a statewide 25 percent reduction in water use. In January of 2016, the DWR and the U.S. Bureau of Reclamation have finalized the 2016 Drought Contingency Plan that outlines State Water Project and Central Valley Project operations for February 2016 to November 2016. The plan was developed in coordination with staff from State and federal agencies. Although the drought has more significantly impacted surfaces waters and other agencies that use water for agriculture, the City of Lomita is still affected by the drought, primarily due to reduced reliability of imported water.

**Q&A | ELEMENT B: HAZARD IDENTIFICATION AND RISK ASSESSMENT | B3**

**Q:** B3. Is there a description of each identified hazard's impact on the community as well as an overall summary of the community's vulnerability for each jurisdiction? (Requirement §201.6(c)(2)(ii))

**A:** See **Impacts of Drought in the City of Lomita** below

## Impacts of Drought in the City of Lomita

Based on the risk assessment, it is evident that drought events continue to have potentially devastating economic impacts to certain areas of the City.

Impacts that are not quantified, but can be anticipated in future events, include:

- ✓ Injury and loss of life
- ✓ Disruption of and damage to public infrastructure
- ✓ Significant economic impact (jobs, sales, tax revenue) upon the community
- ✓ Negative impact on commercial and residential property values
- ✓ Uncontrolled fires and associated injuries and damage

# PART III: MITIGATION STRATEGIES

## Mitigation Strategies

### Overview of Mitigation Strategy

As the cost of damage from natural disasters continues to increase nationwide, the City of Lomita recognizes the importance of identifying effective ways to reduce vulnerability to disasters. Mitigation Plans assist communities in reducing risk from natural hazards by identifying resources, information and strategies for risk reduction, while helping to guide and coordinate mitigation activities throughout the City.

The plan provides a set of action items to reduce risk from natural hazards through education and outreach programs, and to foster the development of partnerships. Further, the plan provides for the implementation of preventative activities, including programs that restrict and control development in areas subject to damage from natural hazards.

The resources and information within the Mitigation Plan:

1. Establish a basis for coordination and collaboration among agencies and the public in the City of Lomita;
2. Identify and prioritize future mitigation projects; and
3. Assist in meeting the requirements of federal assistance programs

The Mitigation Plan is integrated with other City plans including the City of Lomita Emergency Operations Plan, the General Plan, the Capital Improvement Plan, as well as department specific standard operating procedures.

### Mitigation Measure Categories

Following is FEMA's list of mitigation categories. The activities identified by the Planning Team are consistent with the six broad categories of mitigation actions outlined in FEMA publication 386-3 *Developing the Mitigation Plan: Identifying Mitigation Actions and Implementing Strategies*.

- ✓ **Prevention:** Government administrative or regulatory actions or processes that influence the way land and buildings are developed and built. These actions also include public activities to reduce hazard losses. Examples include planning and zoning, building codes, capital improvement programs, open space preservation, and storm water management regulations.
- ✓ **Property Protection:** Actions that involve modification of existing buildings or structures to protect them from a hazard, or removal from the hazard area. Examples include acquisition, elevation, relocation, structural retrofits, storm shutters, and shatter-resistant glass.
- ✓ **Public Education and Awareness:** Actions to inform and educate citizens, property owners, and elected officials about hazards and potential ways to mitigate them.

Such actions include outreach projects, real estate disclosure, hazard information centers, and school-age and adult education programs.

- ✓ **Natural Resource Protection:** Actions that, in addition to minimizing hazard losses preserve or restore the functions of natural systems. Examples include sediment and erosion control, stream corridor restoration, watershed management, forest and vegetation management, and wetland restoration and preservation.
- ✓ **Emergency Services:** Actions that protect people and property during and immediately following a disaster or hazard event. Services include warning systems, emergency response services, and protection of critical facilities.
- ✓ **Structural Projects:** Actions that involve the construction of structures to reduce the impact of a hazard. Such structures include dams, levees, floodwalls, retaining walls, and safe rooms.

**Q&A | ELEMENT C. MITIGATION STRATEGY | C3**

**Q:** C3. Does the Plan include goals to reduce/avoid long-term vulnerabilities to the identified hazards? (Requirement §201.6(c)(3)(i))

**A:** See below.

## Goals

The Planning Team developed mitigation goals to avoid or reduce long-term vulnerabilities to hazards. These general principles clarify desired outcomes.

The goals are based on the risk assessment and Planning Team input and represents a long-term vision for hazard reduction or enhanced mitigation capabilities. They are compatible with community needs and goals expressed in other planning documents prepared by the City.

Each goal is supported by mitigation action items. The Planning Team developed these action items through its knowledge of the local area, risk assessment, review of past efforts, identification of mitigation activities, and qualitative analysis.

The five mitigation goals and descriptions are listed below.

FEMA defines **Goals** as general guidelines that explain what you want to achieve. They are usually broad policy-type statements, long-term, and represent global visions.

FEMA defines **Mitigation Activities** as specific actions that help you achieve your goals and objectives.

### *Protect Life and Property*

Implement activities that assist in protecting lives by making homes, businesses, infrastructure, critical facilities, and other property more resistant to losses from natural, human-caused, and technological hazards.

Improve hazard assessment information to make recommendations for avoiding new development in high hazard areas and encouraging preventative measures for existing development in areas vulnerable to natural, human-caused, and technological hazards.

### *Enhance Public Awareness*

Develop and implement education and outreach programs to increase public awareness of the risks associated with natural, human-caused, and technological hazards.

Provide information on tools; partnership opportunities, and funding resources to assist in implementing mitigation activities.

### *Preserve Natural Systems*

Support management and land use planning practices with hazard mitigation to protect life.

Preserve, rehabilitate, and enhance natural systems to serve hazard mitigation functions.

### *Encourage Partnerships and Implementation*

Strengthen communication and coordinate participation with public agencies, citizens, non-profit organizations, business, and industry to support implementation.

Encourage leadership within the City and public organizations to prioritize and implement local and regional hazard mitigation activities.

### *Strengthen Emergency Services*

Establish policy to ensure mitigation projects for critical facilities, services, and infrastructure.

Strengthen emergency operations by increasing collaboration and coordination among public agencies, non-profit organizations, business, and industry.

Coordinate and integrate hazard mitigation activities where appropriate, with emergency operations plans and procedures.

The Planning Team also developed hazard-specific mitigation goals, which appear in the **Mitigation Strategies Section**.

## How are the Mitigation Action Items Organized?

The action items are a listing of activities in which City agencies and citizens can be engaged to reduce risk. Each action item includes an estimate of the timeline for implementation.

The action items are organized within the following **Mitigation Actions Matrix**, which lists all of the multi-hazard (actions that reduce risks for more than one specific hazard) and hazard-specific action items included in the mitigation plan. Data collection and research and the public participation process resulted in the development of these action items. The Matrix includes the following information for each action item:

### *Funding Source*

The action items can be funded through a variety of sources, possibly including: operating budget/general fund, development fees, Community Development Block Grant (CDBG), Hazard

Mitigation Grant Program (HMGP), other Grants, private funding, Capital Improvement Plan, and other funding opportunities.

## Coordinating Organization

The Mitigation Actions Matrix assigns primary responsibility for each of the action items. The hierarchies of the assignments vary – some are positions, other departments, and other committees. The primary responsibility for implementing the action items falls to the entity shown as the "Coordinating Organization". The coordinating organization is the agency with regulatory responsibility to address hazards, or that is willing and able to organize resources, find appropriate funding, or oversee activity implementation, monitoring, and evaluation. Coordinating organizations may include local, County, or regional agencies that are capable of or responsible for implementing activities and programs.

## Plan Goals Addressed

The plan goals addressed by each action item are included as a way to monitor and evaluate how well the mitigation plan is achieving its goals once implementation begins.

The plan goals are organized into the following five areas:

- ✓ Protect Life and Property
- ✓ Enhance Public Awareness
- ✓ Preserve Natural Systems
- ✓ Encourage Partnerships and Implementation
- ✓ Strengthen Emergency Services

## Building and Infrastructure

This addresses the issue of whether or not a particular action item results in the reduction of the effects of hazards on new and existing buildings and infrastructure.

## Comments

The purpose of the "Comments" is to capture the notes and status of the various action items. Since Planning Team members frequently change between plan updates and annual reviews, the Comments provide a sort of history to help in tracking the progress and status of each action. Comments are expressed in terms of Completed, Revised, Deleted, New, Deferred, and Notes.

## Planning Mechanism

It's important that each action item be implemented. Perhaps the best way to ensure implementation is through integration with one or many of the City's existing "planning mechanisms" including the General Plan, Capital Improvement Program, General Fund and Grants. Opportunities for integration will be simple and easy in cases where the action item is already compatible with the content of the planning mechanism. As an example, if the action item calls for the creation of a floodplain ordinance and the same action is already identified in the General Plan's policies, then the General Plan will assist in implementation. On the

contrary, if preparation of a floodplain ordinance is not already included in the General Plan policies then the item will need to be added during the next update to the General Plan. The next General Plan update will likely not take place for another 20 years.

The Capital Improvement Program, depending on the budgetary environment, is updated every 5 years. The CIP includes infrastructure projects built and owned by the City of Lomita. As such, the CIP is an excellent medium for funding and implementing action items from the Mitigation Plan. The Mitigation Actions Matrix includes several items from the existing CIP. The authors of the CIP served on the Planning Team and are already looking to funding addition Mitigation Plan action items in future CIPs.

The General Fund is the budget document that guides all of the City's expenditures and is updated on an annual basis. Although primarily a funding mechanism, it also includes descriptions and details associated with tasks and projects.

Grants come from a wide variety of sources – some annually and other triggered by events like disasters. Whatever the source, the City uses the General Fund to identify successful grants as funding sources.

**Q&A | ELEMENT C. MITIGATION STRATEGY | C5**

**Q:** C5. Does the Plan contain an action plan that describes how the actions identified will be prioritized (including cost benefit review), implemented, and administered by each jurisdiction? (Requirement §201.6(c)(3)(iv)); (Requirement §201.6(c)(3)(iii))

**A:** See **Benefit/Cost and Priority Ratings** below**.**

## *Benefit/Cost Ratings*

The benefits of proposed projects were weighed against estimated costs as part of the project prioritization process. The benefit/cost analysis was not of the detailed variety required by FEMA for project grant eligibility under the Hazard Mitigation Grant Program (HMGP) and Pre-Disaster Mitigation (PDM) grant program. A less formal approach was used because some projects may not be implemented for up to 10 years, and associated costs and benefits could change dramatically in that time. Therefore, a review of the apparent benefits versus the apparent cost of each project was performed. Parameters were established for assigning subjective ratings (high, medium, and low) to the costs and benefits of these projects.

**Cost ratings** were defined as follows:

**High:** Existing funding will not cover the cost of the project; implementation would require new revenue through an alternative source (for example, bonds, grants, and fee increases).

**Medium:** The project could be implemented with existing funding but would require a reapportionment of the budget or a budget amendment, or the cost of the project would have to be spread over multiple years.

**Low**: The project could be funded under the existing budget. The project is part of or can be part of an ongoing existing program.

**Benefit ratings** were defined as follows:

**High**: Project will provide an immediate reduction of risk exposure for life and property.

**Medium**: Project will have a long-term impact on the reduction of risk exposure for life and property, or project will provide an immediate reduction in the risk exposure for property.

**Low**: Long-term benefits of the project are difficult to quantify in the short term.

## *Ranking Priorities*

To assist with implementing the Hazard Mitigation Plan the Planning Team adopted the following process for establishing an overall ranking for each of the mitigation action items. Designations of "High", "Medium", and "Low" priority have been assigned to each action item using the following tool:

Does the Action:
- solve the problem?
- address Vulnerability Assessment?
- reduce the exposure or vulnerability to the highest priority hazard?
- address multiple hazards?
- benefits equal or exceed costs?
- implement a goal, policy, or project identified in the General Plan or Capital Improvement Plan?

Can the Action:
- be implemented with existing funds?
- be implemented by existing state or federal grant programs?
- be completed within the 5-year life cycle of the LHMP?
- be implemented with currently available technologies?

Will the Action:
- be accepted by the community?
- be supported by community leaders?
- adversely impact segments of the population or neighborhoods?
- require a change in local ordinances or zoning laws?
- positive or neutral impact on the environment?
- comply with all local, state and federal environmental laws and regulations?

Is there:
- sufficient staffing to undertake the project?
- existing authority to undertake the project?

During the prioritization meeting of the Planning Team, department representatives were provided worksheets for each of their assigned action items. Answers to the criteria above determined the priority according to the following scale.

- 1-6 = Low priority
- 7-12 = Medium priority
- 13-18 = High priority

**Q&A | ELEMENT C. MITIGATION STRATEGY | C1**

**Q:** C1. Does the plan document each jurisdiction's existing authorities, policies, programs and resources and its ability to expand on and improve these existing policies and programs? (Requirement §201.6(c)(3))

**A:** See **Mitigation Actions Matrix** below.

**Q&A | ELEMENT C. MITIGATION STRATEGY | C4**

**Q:** C4. Does the Plan identify and analyze a comprehensive range of specific mitigation actions and projects for each jurisdiction being considered to reduce the effects of hazards, with emphasis on new and existing buildings and infrastructure? (Requirement §201.6(c)(3)(ii))

**A:** See **Mitigation Actions Matrix** below.

**Q&A | ELEMENT C. MITIGATION STRATEGY | C5**

**Q:** C5. Does the Plan contain an action plan that describes how the actions identified will be prioritized (including cost benefit review), implemented, and administered by each jurisdiction? (Requirement §201.6(c)(3)(iv)); (Requirement §201.6(c)(3)(iii))

**A:** See **Mitigation Actions Matrix** below.

**Q&A | ELEMENT D. MITIGATION STRATEGY | D2**

**Q:** D2. Was the plan revised to reflect progress in local mitigation efforts? (Requirement §201.6(d)(3))

**A:** See **Mitigation Actions Matrix** below.

**Q&A | ELEMENT D. MITIGATION STRATEGY | D3**

**Q:** D3. Was the plan revised to reflect changes in priorities? (Requirement §201.6(d)(3))

**A:** See **Mitigation Actions Matrix** below.

## Mitigation Actions Matrix

Following is **Table: Mitigation Actions Matrix** which identifies the existing and future mitigation activities developed by the Planning Team.

**Table: Mitigation Actions Matrix**

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Goal: Protect Life and Property | Goal: Public Awareness | Goal: Natural Systems | Goal: Emergency Services | Goal: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **MULTI-HAZARD ACTION ITEMS** | | | | | | | | | | | | | | |
| MH-1 Integrate the goals and action items from the City of Lomita Natural Hazard Mitigation Plan into existing regulatory documents and programs, where | Hazard Mitigation Steering Committee | Ongoing | | | | | X | GF | GP, CIP, GF | H | L | H | Revised funding, planning, and benefit/cost | |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Goal: Protect Life and Property | Goal: Public Awareness | Goal: Natural Systems | Goal: Emergency Services | Goal: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| appropriate. | | | | | | | | | | | | | | |
| MH-2 Identify and pursue funding opportunities to develop and implement City mitigation activities. | City Administration, Steering Committee | Ongoing | | | | | X | GF | CIP | M | L | M | Revised funding, planning, and benefit/cost | |
| MH-3 Establish a formal role for the City of Lomita Natural Hazards Mitigation Steering Committee to develop a sustainable process for | Hazard Mitigation Steering Committee | Ongoing | | | | | X | GF | GF | H | L | H | Revised funding, planning, and benefit/cost | |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Goal: Protect Life and Property | Goal: Public Awareness | Goal: Natural Systems | Goal: Emergency Services | Goal: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| implementing, monitoring, and evaluating City mitigation activities. | | | | | | | | | | | | | | |
| ~~MH-4 Develop public and private partnerships to foster natural hazard mitigation program coordination and collaboration in the City of Lomita.~~ | ~~Hazard Mitigation Steering Committee~~ | ~~Ongoing~~ | | | | | ~~X~~ | | | ~~M~~ | | | Deleted | |
| MH-4 Identify and partner with | Hazard Mitigation | Ongoing | | X | | | X | GF | GF | M | L | M | Revised action item, goals, | |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Goal: Protect Life and Property | Goal: Public Awareness | Goal: Natural Systems | Goal: Emergency Services | Goal: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| organizations within the City of Lomita that have programs or interests in natural hazards mitigation to increase public awareness of hazard mitigation. | Steering Committee | | | | | | | | | | | | funding, planning, benefit/cost | |
| ~~MH-5 Develop inventories of at-risk City buildings and facilities and prioritize mitigation projects that will reduce risk,~~ | ~~Public Works Department~~ | ~~2-4 years~~ | ~~X~~ | | | | | | | ~~M /L~~ | | | Deleted - redundant | |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Goal: Protect Life and Property | Goal: Public Awareness | Goal: Natural Systems | Goal: Emergency Services | Goal: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ~~facilitate recovery and resumption to prevent the loss of City funding.~~ | | | | | | | | | | | | | | |
| MH-5 Enhance community education by linking emergency services preparedness with natural hazard mitigation programs. | City Administration, Steering Committee | Ongoing | | | | X | | GF | GF | M /L | L | M | Revised action item, funding, planning, benefit/cost | |
| MH-6 Coordinate with neighboring jurisdictions to | Public Works Department | Ongoing | X | | | X | | GF/GR | CIP | M /L | H | M | Revised action item. | Y |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Goal: Protect Life and Property | Goal: Public Awareness | Goal: Natural Systems | Goal: Emergency Services | Goal: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| monitor the status of their respective infrastructures that could potentially impact the City, such as storm drain systems and emergency transportation routes. | | | | | | | | | | | | | | |
| MH-7 Continue to maintain City street trees to minimize potential of falling limbs, including removal of | Public Works Department | Ongoing | X | | | | | GF | GF | H | L | H | Revised action item. Note: the City has successfully implemented an ongoing maintenance | |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Goal: Protect Life and Property | Goal: Public Awareness | Goal: Natural Systems | Goal: Emergency Services | Goal: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| diseases trees. | | | | | | | | | | | | | schedule for all City trees and also responds to citizen concerns regarding diseased trees when necessary. | |
| MH-8 Develop, enhance, and implement education programs aimed at mitigating natural hazards, and reducing the risk to employees | Hazard Mitigation Steering Committee | Ongoing | X | X | | | | | GF | M | L | M | Revised funding, benefit/cost | |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Goal: Protect Life and Property | Goal: Public Awareness | Goal: Natural Systems | Goal: Emergency Services | Goal: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| and citizens residing near or within the City. | | | | | | | | | | | | | | |
| MH-9 Make the City of Lomita Natural Hazards Mitigation Plan available to the public by publishing the plan electronically on the City web site. | Hazard Mitigation Steering Committee | Ongoing | X | X | | | | | | M | L | H | Revised benefit/cost | |
| MH-10 Develop and implement disaster response training for all employees which | City Administration, Steering Committee | Ongoing | X | X | | | | GF | GF | H | L | M | Revised action item. Note: the City requires all full time employees to | |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Goal: Protect Life and Property | Goal: Public Awareness | Goal: Natural Systems | Goal: Emergency Services | Goal: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| includes a hazard mitigation component. | | | | | | | | | | | | | be CERT trained which includes information on mitigating hazards within the home and workplace. | |
| ~~MH-10 Complete all work needed/listed in the City's Capital Improvement Plan that reduces hazards to employees and protects facilities.~~ | ~~Hazard Mitigation Steering Committee~~ | ~~Ongoing~~ | ~~X~~ | | | | | | | ~~M~~ | | | Deleted - Replaced with specific projects from the CIP | |
| MH-11 Utilize | Safety | Ongoing | | X | | | | GF | GF | M | L | M | Moved from | |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Goal: Protect Life and Property | Goal: Public Awareness | Goal: Natural Systems | Goal: Emergency Services | Goal: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| staff meetings and the employee newsletter to inform staff about Hazard Mitigation activities. | Committee, City Administration | | | | | | | | | | | | EQ action items. Added benefit/cost | |
| MH-12 Provide all Area G cities with access to the City's Hazard Mitigation plan. | Steering Committee | 1 year | | | | | X | GF | GF | M | L | M | Moved from EQ action items. Added benefit/cost | |
| MH-13 Installation of an Emergency Power Generator-City Hall.* | City Administration, Public Works Department | 1-2 years | | | | X | | GF/GR | CIP | H | L | H | New action item | Y |
| MH-14 Water Meter | Public Works Department | 1-2 years | X | | | X | | WF | CIP | H | L | H | New action item | Y |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Goal: Protect Life and Property | Goal: Public Awareness | Goal: Natural Systems | Goal: Emergency Services | Goal: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Replacement-Phase 2.* | | | | | | | | | | | | | | |
| MH-15 Installation of an Emergency Power Generator-Lomita Park.* | Parks & Recreation Department | 2-5 years | | | | X | | UK | CIP | H | M | H | New action item | Y |
| MH-16 Water and Street Improvement-Walnut St from Ebony Ln to Pacific Coast Highway.* | Public Works Department | 2-5 years | X | | | X | | UK | CIP | H | H | H | New action item | Y |
| MH-17 Disaster Recovery Alternative Site Location.* | General Administration | 2-5 years | | | | X | | UK | CIP | H | H | H | New action item | |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Goal: Protect Life and Property | Goal: Public Awareness | Goal: Natural Systems | Goal: Emergency Services | Goal: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MH-18 Water and Street Improvement-248th St from East City Limit to End.* | Public Works Department | 2-5 years | X | | | X | | UK | CIP | H | H | H | New action item | Y |
| MH-19 Water and Street Improvement-246th St from Falena Ave to East City Limit.* | Public Works Department | 2-5 years | X | | | X | | UK | CIP | H | H | H | New action item | Y |
| MH-20 Water and Street Improvement-247th Pl from East City Limit to End.* | Public Works Department | 2-5 years | X | | | X | | UK | CIP | H | H | H | New action item | Y |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Goal: Protect Life and Property | Goal: Public Awareness | Goal: Natural Systems | Goal: Emergency Services | Goal: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MH-21 Water and Street Improvement- Eshelman Ave from Garner St to 262nd Street.* | Public Works Department | 2-5 years | X | | | X | | UK | CIP | H | H | H | New action item | Y |
| MH-22 Water and Street Improvement- Forrester Dr. (Alley) West of Cypress Street.* | Public Works Department | 2-5 years | X | | | X | | UK | CIP | H | H | H | New action item | Y |
| MH-23 Water and Street Improvement- 250th Street from Eshelman Avenue to West | Public Works Department | 2-5 years | X | | | X | | UK | CIP | H | H | H | New action item | Y |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Goal: Protect Life and Property | Goal: Public Awareness | Goal: Natural Systems | Goal: Emergency Services | Goal: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| End.* | | | | | | | | | | | | | | |
| * Additional details on this project are available in the 2014-2019 City of Lomita Capital Improvement Plan. | | | | | | | | | | | | | | |
| MH-24 Replace 2" water pipes throughout the Lomita Water System to eliminate dead end pipes, improve water circulation, and reduce risk of breaks and leaks. (2015 Water Master Plan, Priority #1) Length of pipe to be replaced: | Public Works Department | 1-2 years | X | | | X | | WF | CIP | H | M | H | New action item | Y |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Goal: Protect Life and Property | Goal: Public Awareness | Goal: Natural Systems | Goal: Emergency Services | Goal: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1,701 feet Total cost: Approx. $221,130.** | | | | | | | | | | | | | | |
| MH-25 Replace all 1928 or earlier built pipelines that will improve fire flow conditions and reduce risk of breaks and leaks (2015 Water Master Plan, Priority #2). Length of pipe to be replaced: 11,595 feet | Public Works Department | 2-5 years | X | | | X | | UK | CIP | H | H | H | New action item | Y |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Goal: Protect Life and Property | Goal: Public Awareness | Goal: Natural Systems | Goal: Emergency Services | Goal: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total cost: Approx. $1,542,440.** | | | | | | | | | | | | | | |
| MH-26 Replace all remaining 1928 or earlier built pipelines regardless of their impact on the fire flow requirement. The City believes the risk of failure for these old pipelines is high and if they fail, they will substantially | Public Works Department | 5-10 years | X | | | X | | UK | CIP | H | H | H | New action item | Y |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Goal: Protect Life and Property | Goal: Public Awareness | Goal: Natural Systems | Goal: Emergency Services | Goal: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| impact the fire flow and the fire flow conditions will change from low to very poor. (2015 Water Master Plan, Priority #3) Length of pipe to be replaced: 23,147 feet Total cost: Approx. $3,482,500.** | | | | | | | | | | | | | | |
| MH-27 Replace all remaining pipes as required | Public Works Department | 10+ years | X | | | X | | UK | CIP | H | H | H | New action item | Y |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Goal: Protect Life and Property | Goal: Public Awareness | Goal: Natural Systems | Goal: Emergency Services | Goal: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| to meet the fire flow conditions. (2015 Water Master Plan, Priority #4) Length of pipe to be replaced: 9,605 feet Total cost: Approx. $1,283,860.** | | | | | | | | | | | | | | |
| MH-28 Install fire suppression sprinkler system in City Hall. | Facilities Maintenance Division | 5-10 years | X | | | X | | UK | CIP | H | H | M | New Action Item | Y |
| MH-29 Install specialized fire suppression | Facilities Maintenance Division | 5-10 years | X | | | X | | UK | CIP | H | H | M | New Action Item | Y |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Goal: Protect Life and Property | Goal: Public Awareness | Goal: Natural Systems | Goal: Emergency Services | Goal: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| system in City Hall IT/server room. | | | | | | | | | | | | | | |
| ** Additional details on this project are available in the 2015 City of Lomita Water Master Plan. Also, although only the priority projects have been specifically identified in the Mitigation Actions Matrix, it is the intention of the City to include by reference all of the projects included in the 2015 Water Plan. | | | | | | | | | | | | | | |
| **EARTHQUAKE ACTION ITEMS** | | | | | | | | | | | | | | |
| EQ-1 Continue to improve internal facility non-structural resistance to damage and injury due to earthquakes. Non-structural components include | Parks & Recreation Department; Maintenance Division | 1-5 years | X | | | | | GF | GF | M | L | M | Revised – assignment, timeline, funding, planning, benefit/cost. Note: Maintenance Division has ensured that storage for | Y |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Goal: Protect Life and Property | Goal: Public Awareness | Goal: Natural Systems | Goal: Emergency Services | Goal: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| furnishings, equipment, electrical and mechanical fixtures, and architectural features such as partitions, cabinets, and shelves. | | | | | | | | | | | | | hazardous materials is secure. | |
| EQ-2 Continue to work with the property owners of the unreinforced masonry structures on bringing the | Community Development Department | 1 year | X | X | | X | X | GF | GF | H | L | M | New action item | Y |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Goal: Protect Life and Property | Goal: Public Awareness | Goal: Natural Systems | Goal: Emergency Services | Goal: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| structures into compliance with existing building codes. | | | | | | | | | | | | | | |
| EQ-3 Conduct a seismic and structural inventory of all City facilities. | Facilities Maintenance Division | 2-5 years | X | X | | X | X | UK | CIP | H | M | M | New action item | Y |
| EQ-4 Encourage of use of earthquake braces and straps in homes and businesses. | City Manager's Office | 1-2 years | X | X | | X | X | GF | GF | M | L | M | New action item | Y |
| ~~EQ- Provide adoption of policies or~~ | | | | | | | | | | | | | Deleted | |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | **Goal**: Protect Life and Property | **Goal**: Public Awareness | **Goal**: Natural Systems | **Goal**: Emergency Services | **Goal**: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ~~practices going to mitigating effects of hazards.~~ | | | | | | | | | | | | | | |
| ~~EQ- Utilize staff meetings as avenues for informing staff on hazard Mitigation and Disaster Preparedness.~~ | | | | | | | | | | | | | Deleted | |
| ~~EQ- Develop alternative means to educate the community on Hazard Mitigation and Disaster Preparedness in which the City of~~ | | | | | | | | | | | | | Deleted | |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | **Goal:** Protect Life and Property | **Goal:** Public Awareness | **Goal:** Natural Systems | **Goal:** Emergency Services | **Goal:** Partnerships and Implementation | **Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown** | **Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant** | **Benefit: L-Low, M-Medium, H-High** | **Cost: L-Low, M-Medium, H-High** | **Priority: L-Low, M-Medium, H-High** | **2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes** | **Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y)** |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ~~Lomita serves.~~ | | | | | | | | | | | | | | |
| ~~EQ- Assess the readiness of the City to survive a disaster.~~ | | | | | | | | | | | | | Deleted | |
| ~~EQ- Share all plans related to Disaster Response.~~ | | | | | | | | | | | | | Deleted | |
| ~~EQ - Deepen the City's commitment to communication with local communities.~~ | | | | | | | | | | | | | Deleted | |
| ~~EQ Understand what assistance may be available~~ | | | | | | | | | | | | | Deleted | |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Goal: Protect Life and Property | Goal: Public Awareness | Goal: Natural Systems | Goal: Emergency Services | Goal: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ~~from local public agencies in preventing or limiting water damage to City facilities.~~ | | | | | | | | | | | | | | |
| **WINDSTORM ACTION ITEMS** | | | | | | | | | | | | | | |
| ~~WND- Reduce the hazard of falling trees and tree limbs during high wind conditions.~~ | | | | | | | | | | | | | Deleted | |
| WND-1 Increase efforts to minimize potential of damages to | Public Works Department | 1-5 years | X | | | | | GF | GF | H | L | H | Revised action item. Note: the City has successfully implemented | Y |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Goal: Protect Life and Property | Goal: Public Awareness | Goal: Natural Systems | Goal: Emergency Services | Goal: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| people and property resulting from falling trees and limbs. This program should prioritize removal of diseased trees. | | | | | | | | | | | | | an ongoing maintenance schedule for all City trees and also responds to citizen concerns regarding diseased trees when necessary. | |
| WND-2 Prepare public awareness materials to encourage home and business owners to protect their properties | Public Information Officer | 1 year | X | X | | X | X | GF | GF | H | L | H | New action item. | Y |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Goal: Protect Life and Property | Goal: Public Awareness | Goal: Natural Systems | Goal: Emergency Services | Goal: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| against strong winds. Materials could include roof strengthening and trimming of nearby trees. | | | | | | | | | | | | | | |
| WND-3 Protect power lines and infrastructure by establishing standards for all utilities regarding tree pruning around lines. | Public Works Department | 1-5 years | X | | | | | GF | GF | H | M | H | New | Y |
| WND-4 Incorporate inspection and management of | Public Works Department | 1-5 years | X | | | | | GF | GF | H | M | H | New | Y |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Goal: Protect Life and Property | Goal: Public Awareness | Goal: Natural Systems | Goal: Emergency Services | Goal: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| hazardous trees into the drainage system maintenance process. | | | | | | | | | | | | | | |
| **FLOOD ACTION ITEMS** | | | | | | | | | | | | | | |
| ~~FLD- Ensure that areas susceptible to flooding on City property are addressed to reduce or eliminate the hazard that exists.~~ | | | | | | | | | | | | | Deleted | |
| FLD-1 Conduct a study of localized flooding hazards | Public Works Department | Done | X | | | | | GF | GF | M | L | M | Storm Drain Study was completed in | Y |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Goal: Protect Life and Property | Goal: Public Awareness | Goal: Natural Systems | Goal: Emergency Services | Goal: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| and identify needed improvements. | | | | | | | | | | | | | 2008. | |
| FLD-2 Coordinate with LA County to ensure that all storm drains in the City are maintained and cleaned out. | Public Works Department | Ongoing | X | | | | | GF | GF | M | L | M | Note: City coordinated with LA County to clean/maintain storm drains prior to most recent El Nino event in Winter 2015/Spring 2016. | Y |
| FLD-3 Construct 750 ft. of 36" RCP lateral from 262nd St at | Public Works Department | 10+ years | X | | | | | UK | CIP | L | H | L | New action item | Y |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Goal: Protect Life and Property | Goal: Public Awareness | Goal: Natural Systems | Goal: Emergency Services | Goal: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Eshelman Ave. to 259th Pl. | | | | | | | | | | | | | | |
| FLD-4 Construct 300 ft. of 72" RCP as detention facility for 256th St; reconstruct street to include gutter down middle of street with grating catch basins. | Public Works Department | 10+ years | X | | | | | UK | CIP | M | H | L | New action item | Y |
| FLD-5 Construct1,000 ft. of 24" RCP with catch basins in area of Pennsylvania | Public Works Department | 10+ years | X | | | | | UK | CIP | M | H | M | New action item | Y |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Goal: Protect Life and Property | Goal: Public Awareness | Goal: Natural Systems | Goal: Emergency Services | Goal: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Ave. and 253rd St. | | | | | | | | | | | | | | |
| FLD-6 Construct 800 ft. of 24" RCP in area of Lomita Blvd. and Pennsylvania Ave. | Public Works Department | 10+ years | X | | | | | UK | CIP | M | H | M | New action item | Y |
| **DROUGHT ACTION ITEMS** | | | | | | | | | | | | | | |
| DR-1 Connect Lomita Water System Pressure Zone 2 to the Cypress Water Production Facility (CWPF) to allow for distribution of groundwater to | Public Works Department | 2-5 years | X | | X | | | UK | CIP | M | H | M | New action item | Y |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Goal: Protect Life and Property | Goal: Public Awareness | Goal: Natural Systems | Goal: Emergency Services | Goal: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Zone 2 and reduce reliance on imported water. | | | | | | | | | | | | | | |
| DR-2 Connect Lomita Water System Pressure Zone 3 to the CWPF to allow for distribution of groundwater to Zone 2 and reduce reliance on imported water. | Public Works Department | 5-10 years | X | | X | | | UK | CIP | M | H | M | New action item | Y |
| DR-3 Complete upgrades to the CWPF, including | Public Works Department | 2-5 years | X | | X | | | UK | CIP | M | H | M | New action item | Y |

| Identifier and Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Goal: Protect Life and Property | Goal: Public Awareness | Goal: Natural Systems | Goal: Emergency Services | Goal: Partnerships and Implementation | Funding Source: GF- General Fund, WF-Water Fund, GR-Grant, WF-Water Fund, UK-Unknown | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: L-Low, M-Medium, H-High | Cost: L-Low, M-Medium, H-High | Priority: L-Low, M-Medium, H-High | 2018 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes | Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| new equipment that allow for the increased use of groundwater and reduce reliance on imported water. | | | | | | | | | | | | | | |

# Plan Maintenance

The plan maintenance process includes a schedule for monitoring and evaluating the Plan annually and producing a plan revision every fifth year. This section describes how the City will integrate public participation throughout the plan maintenance process.

**Q&A | ELEMENT A: PLANNING PROCESS | A6**

**Q:** A6. Is there a description of the method and schedule for keeping the plan current (monitoring, evaluating and updating the mitigation plan within a 5-year cycle)? (Requirement §201.6(c)(4)(i))

**A:** See **Method and Scheduling of Plan Implementation** below.

## Method and Scheduling of Plan Implementation

The Planning Team that was involved in research and writing of the Plan will also be responsible for implementation. The Planning Team will be led by the Chair of the Planning Team (Laura Vander Neut - Management Analyst / Emergency Services Coordinator) and will be referred to as the "Local Mitigation Officer". The Local Mitigation Officer will lead the Planning Team in an effort to monitor, evaluate, and update the plan on a yearly basis.

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---|---|---|---|---|---|
| **Monitoring** | X | X | X | X | X |
| **Evaluating** | | | | | X |
| Internal Planning Team Evaluation | X | X | X | X | X |
| Cal OES and FEMA Evaluation | | | | | X |
| **Five-Year FEMA Update** | | | | | X |

## Monitoring and Implementing the Plan

### *Plan Adoption*

Adoption of the Mitigation Plan by the City's governing body is one of the prime requirements for approval of the plan. Once the plan is completed, the City Council will be responsible for adopting the Mitigation Plan. The governing body has the responsibility and authority to promote sound public policy regarding hazards. The local agency governing body will have the authority to periodically update the plan as it is revised to meet changes in the hazard risks and exposures in the City. The approved Mitigation Plan will be significant in the future growth and development of the City.

The City Council will be responsible for adopting the Mitigation Plan. This governing body has the authority to promote sound public policy regarding hazards. Once the plan has been adopted, the Local Mitigation Officer will be responsible for submitting it to the State Hazard Mitigation Officer at California Emergency Management Agency (Cal OES). Cal OES will then submit the plan to the Federal Emergency Management Agency (FEMA) for review and approval. This review will address the requirements set forth in 44 C.F.R. Section 201.6 (Local Mitigation Plans). Upon acceptance by FEMA, City of Lomita will gain eligibility for Hazard Mitigation Grant Program funds.

## Local Mitigation Officer

Under the direction of the Local Mitigation Officer, the Planning Team will take responsibility for plan maintenance and implementation. The Local Mitigation Officer will facilitate the Planning Team meetings and will assign tasks such as updating and presenting the Plan to the members of the Planning Team. Plan implementation and evaluation will be a shared responsibility among all of the Planning Team members. The Local Mitigation Officer will coordinate with City leadership to ensure funding for 5-year updates to Plan as required by FEMA.

The Planning Team will be responsible for coordinating implementation of plan action items and undertaking the formal review process. The Local Mitigation Officer will be authorized to make changes in assignments to the current Planning Team.

The Planning Team will meet no less than quarterly. Meeting dates will be scheduled once the final Planning Team has been established. These meetings will provide an opportunity to discuss the progress of the action items and maintain the partnerships that are essential for the sustainability of the mitigation plan.

**Q&A | ELEMENT C. MITIGATION STRATEGY | C6**

**Q:** C6. Does the Plan describe a process by which local governments will integrate the requirements of the mitigation plan into other planning mechanisms, such as comprehensive or capital improvement plans, when appropriate? (Requirement §201.6(c)(4)(ii))

**A:** See **Implementation through Existing Program** below.

## Implementation through Existing Programs

The City of Lomita addresses statewide planning goals and legislative requirements through its existing programs and procedures including the General Plan, Capital Improvement Program, Zoning Ordinance, and Building and Safety Codes. The Mitigation Plan provides hazard information and a series of recommendations - many of which are closely related to the goals and objectives of other existing programs and procedures. The City of Lomita will incorporate hazard information and implement recommended mitigation action items through the existing programs and procedures. Specific examples are provided below.

The City of Lomita contracts with Los Angeles County Building and Safety to be responsible for adhering to the State of California's Building and Safety Codes. In addition, the Planning Team will work with other agencies at the state level to review, develop and ensure Building and Safety Codes are adequate to mitigate or present damage by hazards. This is to ensure that life-safety criteria are met for new construction.

Some of the goals and action items in the Mitigation Plan will be achieved through activities recommended in the CIP. Various City departments develop the CIP and review it on an annual basis. Upon annual review of the CIP, the Planning Team will work with the City departments to identify areas that the Mitigation Plan action items are consistent with CIP goals and integrate them where appropriate.

Upon FEMA approval, the Planning Team will begin the process of incorporating risk information and mitigation action items into existing planning mechanisms including the General Plan, Capital Improvement Program, and other planning mechanisms (see Mitigation Action Matrix for links between individual action items and associated planning mechanism). The

meetings of the Planning Team will provide an opportunity for Planning Team members to report back on the progress made on the integration of mitigation planning elements into City planning documents and procedures.

Specifically, the Planning Team will utilize the updates of the following documents to implement the Mitigation Plan:

- ✓ Risk Assessment, Community Profile, Planning Process (stakeholders) – General Plan Land Use Element, City's Emergency Operations Plan
- ✓ Community Profile – General Plan Housing Element
- ✓ Risk Assessment, Hazard-Specific Sections, General Hazard Overviews – General Plan Safety Element
- ✓ Hazard-Specific Sections - Urban Water Management Plan
- ✓ Mitigation Actions Matrix – Annual Budget, Capital Improvement Program

*As for the period of time between the writing of the original Hazard Mitigation Plan and present day, the only document utilized to assist in implementing the HMP was the City's Emergency Operations Plan which was updated in 2017. Other documents that went through updates in that time period included the General Plan Housing Element, development of the Urban Water Management Plan, and funding mechanisms including the Annual Budget and the 5-year Capital Improvement Program. Although the HMP was not specifically referenced, many of the "ongoing" and/or "completed" mitigation action items were accomplished through these funding mechanisms.*

## *Economic Analysis of Mitigation Projects*

FEMA's approach to identify the costs and benefits associated with hazard mitigation strategies, measures, or projects fall into two general categories: benefit/cost analysis and cost-effectiveness analysis.

Conducting benefit/cost analysis for a mitigation activity can assist communities in determining whether a project is worth undertaking now, in order to avoid disaster-related damages later.

Cost-effectiveness analysis evaluates how best to spend a given amount of money to achieve a specific goal. Determining the economic feasibility of mitigating hazards can provide decision-makers with an understanding of the potential benefits and costs of an activity, as well as a basis upon which to compare alternative projects.

Given federal funding, the Planning Team will use a FEMA-approved benefit/cost analysis approach to identify and prioritize mitigation action items. For other projects and funding sources, the Planning Team will use other approaches to understand the costs and benefits of each action item and develop a prioritized list.

## *FEMA Benefit-Cost Analysis Guidelines*

The Stafford Act authorizes the President to establish a program to provide technical and financial assistance to state and local governments to assist in the implementation of hazard mitigation measures that are cost effective and designed to substantially reduce injuries, loss of life, hardship, or the risk of future damage and destruction of property. To evaluate proposed

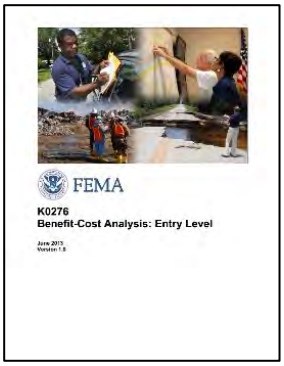
hazard mitigation projects prior to funding FEMA requires a Benefit-Cost Analysis (BCA) to validate cost effectiveness. BCA is the method by which the future benefits of a mitigation project are estimated and compared to its cost. The end result is a benefit-cost ratio (BCR), which is derived from a project's total net benefits divided by its total project cost. The BCR is a numerical expression of the cost effectiveness of a project. A project is considered to be cost effective when the BCR is 1.0 or greater, indicating the benefits of a prospective hazard mitigation project are sufficient to justify the costs.

Although the preparation of a BCA is a technical process, FEMA has developed software, written materials, and training to support the effort and assist with estimating the expected future benefits over the useful life of a retrofit project. It is imperative to conduct a BCA early in the project development process to ensure the likelihood of meeting the cost-effective eligibility requirement in the Stafford Act.

The BCA program consists of guidelines, methodologies and software modules for a range of major natural hazards including:

- ✓ Flood (Riverine, Coastal Zone A, Coastal Zone V)
- ✓ Hurricane Wind
- ✓ Hurricane Safe Room
- ✓ Damage-Frequency Assessment
- ✓ Tornado Safe Room
- ✓ Earthquake
- ✓ Wildfire

The BCA program provides up to date program data, up to date default and standard values, user manuals and training. Overall, the program makes it easier for users and evaluators to conduct and review BCAs and to address multiple buildings and hazards in a single BCA module run.




## *Benefit/Cost Review*

The benefits of proposed projects were weighed against estimated costs as part of the project prioritization process. The benefit/cost analysis was not of the detailed variety required by FEMA for project grant eligibility under the Hazard Mitigation Grant Program (HMGP) and Pre-Disaster Mitigation (PDM) grant program. A less formal approach was used because some projects may not be implemented for up to 10 years, and associated costs and benefits could change dramatically in that time. Therefore, a review of the apparent benefits versus the apparent cost of each project was performed. Parameters were established for assigning subjective ratings (high, medium, and low) to the costs and benefits of these projects. Please see the **Mitigation Strategies Section** for additional information.

**Q&A | ELEMENT A: PLANNING PROCESS | A6**

**Q:** A6. Is there a description of the method and schedule for keeping the plan current (monitoring, evaluating and updating the mitigation plan within a 5-year cycle)? (Requirement §201.6(c)(4)(i))

**A:** See **Evaluating and Updating the Plan** below.

## Evaluating and Updating the Plan

### *Evaluation*

At the conclusion of the 4th Quarterly Report meeting each year, the Local Mitigation Officer will lead a discussion with the Planning Team on the success (or failure) of the Mitigation Plan to meet the Plan Goals. The results of that discussion will be added to the 4th Quarterly Report and inclusion in the 5-year update to the Plan. Efforts will be made immediately by the Local Mitigation Officer to address any failed Plan Goals.

### *Formal Update Process*

The Mitigation Plan will be evaluated on an annual basis to determine the effectiveness of programs, and to reflect changes in land development or programs that may affect mitigation priorities. The evaluation process includes a firm schedule and timeline, and identifies the agencies and organizations participating in plan evaluation. The Local Mitigation Officer or designee will be responsible for contacting the Planning Team members and organizing the annual meeting. Planning Team members will be responsible for monitoring and evaluating the progress of the mitigation strategies in the Plan.

The Planning Team will review the goals and action items to determine their relevance to changing situations in the City, as well as changes in State or Federal policy, and to ensure they are addressing current and expected conditions. The Planning Team will also review the **Risk Assessment** portion of the Plan to determine if this information should be updated or modified, given any new available data. The coordinating organizations responsible for the various action items will report on the status of their projects, the success of various implementation processes, difficulties encountered, success of coordination efforts, and which strategies should be revised.

The Local Mitigation Officer will assign the duty of updating the Plan to one or more of the Planning Team members. The designated Planning Team members will have three months to make appropriate changes to the Plan before submitting it to the Planning Team members. The Planning Team will also notify all holders of the City plan when changes have been made. Every five years the updated plan will be submitted to the State Hazard Mitigation Officer at the California Office of Emergency Services and the Federal Emergency Management Agency for review and approval.

At each of the quarterly Planning Team meetings, the Local Mitigation Officer will facilitate a discussion on each section of the FEMA-approved Plan:

**Planning Process** – Update as necessary, including regulatory changes.

**Risk Assessment** - Determine if this information should be updated or modified, given any new available data.

**Mitigation Strategies** - Review the goals and action items to determine their relevance to changing situations in the City, as well as changes in State or Federal policy, and to

ensure they are addressing current and expected conditions. Most importantly, is the thorough review of the Mitigation Action Matrix. The coordinating organizations responsible for the various action items will report on the status of their projects, the success of various implementation processes, difficulties encountered, success of coordination efforts, and which strategies should be revised.

| Item Identifier | Action Item and Ideas for Implementation | Coordinating Agency | Timeline | Plan Goals Addressed | Protect Life and Property | Public Awareness | Natural Systems | Emergency Services | Partnerships and Implementation | Funding Source: GF- General Fund, GR-Grant | Planning Mechanism: GP-General Plan, CIP, GF-General Fund, GR-Grant | Benefit: (Low \| Medium \| High) | Cost: (Low \| Medium \| High) | Priority: (Low \| Medium \| High) | 2016 Comments and Status - Completed, Revised, Deleted, New, Deferred, and Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MULTI-HAZARD ACTION ITEMS | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| EARTHQUAKE ACTION ITEMS | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |

**Q&A | ELEMENT A: PLANNING PROCESS | A5**

**Q:** A5. Is there discussion of how the community(ies) will continue public participation in the plan maintenance process? (Requirement §201.6(c)(4)(iii))

**A:** See **Continued Public Involvement** below.

## *Continued Public Involvement*

The City of Lomita is dedicated to involving the public directly in the continual review and updates to the Mitigation Plan. Copies of the plan will be catalogued and made available at City hall and at all City operated public libraries. The existence and location of these copies will be publicized in City newsletters and on the City website. This site will also contain an email address and phone number where people can direct their comments and concerns. A public meeting will also be held after each evaluation or when deemed necessary by the Planning Team. The meetings will provide the public a forum in which they can express their concerns, opinions, or ideas about the Plan.

The Local Mitigation Officer will be responsible for using City resources to publicize the annual public meetings and maintain public involvement through the public access channel, web page, and newspapers.

# PART IV: APPENDIX

# General Hazard Overviews

## Earthquake Hazards

### Measuring and Describing Earthquakes

An earthquake is a sudden motion or trembling that is caused by a release of strain accumulated within or along the edge of the Earth's tectonic plates. The effects of an earthquake can be felt far beyond the site of its occurrence. They usually occur without warning and, after just a few seconds, can cause massive damage and extensive casualties. Common effects of earthquakes are ground motion and shaking, surface fault ruptures, and ground failure. Ground motion is the vibration or shaking of the ground during an earthquake. When a fault ruptures, seismic waves radiate, causing the ground to vibrate. The severity of the vibration increases with the amount of energy released and decreases with distance from the causative fault or epicenter. Soft soils can further amplify ground motions. The severity of these effects is dependent on the amount of energy released from the fault or epicenter. One way to express an earthquake's severity is to compare its acceleration to the normal acceleration due to gravity. The acceleration due to gravity is often called "g". A ground motion with a peak ground acceleration of 100%g is very severe. Peak Ground Acceleration (PGA) is a measure of the strength of ground motion. PGA is used to project the risk of damage from future earthquakes by showing earthquake ground motions that have a specified probability (10%, 5%, or 2%) of being exceeded in 50 years. These ground motion values are used for reference in construction design for earthquake resistance. The ground motion values can also be used to assess relative hazard between sites, when making economic and safety decisions.

**When a fault ruptures, seismic waves radiate, causing the ground to vibrate. The severity of the vibration increases with the amount of energy released and decreases with distance from the causative fault or epicenter.**

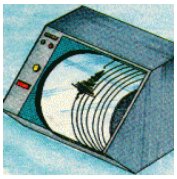
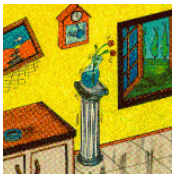
Another tool used to describe earthquake intensity is the Magnitude Scale. The Magnitude Scale is sometimes referred to as the Richter Scale. The two are similar but not exactly the same. The Magnitude Scale was devised as a means of rating earthquake strength and is an indirect measure of seismic energy released. The Scale is logarithmic with each one-point increase corresponding to a 10-fold increase in the amplitude of the seismic shock waves generated by the earthquake. In terms of actual energy released, however, each one-point increase on the Richter scale corresponds to about a 32-fold increase in energy released. Therefore, a Magnitude 7 (M7) earthquake is 100 times (10 X 10) more powerful than a M5 earthquake and releases 1,024 times (32 X 32) the energy.

An earthquake generates different types of seismic shock waves that travel outward from the focus or point of rupture on a fault. Seismic waves that travel through the earth's crust are called body waves and are divided into primary (P) and secondary (S) waves. Because P waves move faster (1.7 times) than S waves, they arrive at the seismograph first. By measuring the time delay between arrival of the P and S waves and knowing the distance to the epicenter, seismologists can compute the magnitude for the earthquake.

The duration of an earthquake is related to its magnitude but not in a perfectly strict sense. There are two ways to think about the duration of an earthquake. The first is the length of time it takes for the fault to rupture and the second is the length of time shaking is felt at any given point (e.g. when someone says "I felt it shake for 10 seconds" they are making a statement about the duration of shaking). (Source: www.usgs.gov)

The Modified Mercalli Scale (MMI) is another means for rating earthquakes, but one that attempts to quantify intensity of ground shaking. Intensity under this scale is a function of distance from the epicenter (the closer to the epicenter the greater the intensity), ground acceleration, duration of ground shaking, and degree of structural damage. The Modified Mercalli Intensity Scale below rates the level of severity of an earthquake by the amount of damage and perceived shaking.

**Table: Modified Mercalli Intensity Scale**

| | MMI Value | Description of Shaking Severity | Summary Damage Description Used on 1995 Maps | Full Description |
|---|---|---|---|---|
|  | I | | | Not Felt |
| | II | | | Felt by persons at rest, on upper floors, or favorably placed. |
| | III | | | Felt indoors. Hanging objects swing. Vibration like passing of light trucks. Duration estimated. May not be recognized as an earthquake. |
| | IV | | | Hanging objects swing. Vibration like passing of heavy trucks; or sensation of a jolt like a heavy ball striking the walls. Standing motorcars rock. Windows, dishes, doors rattle. In the upper range of IV, wooden walls and frame creak. |
|  | V | Light | Pictures Move | Felt outdoors; direction estimated. Sleepers wakened. Liquids disturbed, some spilled. Small unstable objects displaced or upset. Doors swing, close, open. Shutters, pictures move. Pendulum clock stop, start, change rate. |

| | MMI Value | Description of Shaking Severity | Summary Damage Description Used on 1995 Maps | Full Description |
|---|---|---|---|---|
| | VI | Moderate | Objects Fall | Felt by all. Many frightened and run outdoors. Persons walk unsteadily. Windows, dishes, glassware broken. Knickknacks, books, etc., off shelves. Pictures off walls. Furniture moved or overturned. Weak plaster and masonry D cracked. |
| | VII | Strong | Nonstructural Damage | Difficult to stand. Noticed by drivers of motorcars. Hanging objects quiver. Furniture broken. Damage to masonry, including cracks. Weak chimneys broken at roofline. Fall of plaster, loose bricks, stones, tiles, cornices. Some cracks in masonry C. Small slides and caving in along sand or gravel banks. Concrete irrigation ditches damaged. |
| | VIII | Very Strong | Moderate Damage | Steering of motorcars affected. Damage to masonry C, partial collapse. Some damage to masonry B; none to masonry A. Fall of stucco and some masonry walls. Twisting, fall of chimneys, factory stacks, monuments, towers, and elevated tanks. Frame houses moved on foundations if not bolted down; loose panel walls thrown out. Cracks in wet ground and on steep slopes. |
| | IX | Violent | Heavy damage | General panic. Damage to masonry buildings ranges from collapse to serious damage unless modern design. Wood-frame structures rack, and, if not bolted, shifted off foundations. Underground pipes broken. |
| | X | Very Violent | Extreme Damage | Most masonry and frame structures destroyed with their foundations. Some well-built wooden structures and bridges destroyed. Serious damage to dams, dikes, embankments. Large landslides. Water thrown on banks of canals, rivers, lakes, etc. Sand and mud shifted horizontally on beaches and flat land. |
| | XI | | | Rails bent greatly. Underground pipelines completely out of services. |

| | MMI Value | Description of Shaking Severity | Summary Damage Description Used on 1995 Maps | Full Description |
|---|---|---|---|---|
| | XII | | | Damage nearly total. Large rock masses displaced. Lines of sight and level distorted. Objects thrown into air. |

## Earthquake Related Hazards

Ground shaking, landslides, liquefaction, and amplification are the specific hazards associated with earthquakes. The severity of these hazards depends on several factors, including soil and slope conditions, proximity to the fault, earthquake magnitude, and the type of earthquake.

### *Ground Shaking*

Ground shaking is the motion felt on the earth's surface caused by seismic waves generated by the earthquake. It is the primary cause of earthquake damage. The strength of ground shaking depends on the magnitude of the earthquake, the type of fault, and distance from the epicenter (where the earthquake originates). Buildings on poorly consolidated and thick soils will typically see more damage than buildings on consolidated soils and bedrock.

Seismic activity along nearby or more distant fault zones are likely to cause ground shaking within the City limits.

### *Fault Rupture*

The potential for ground rupture due to fault movement is related to the seismic activity of known fault zones. Faults such as the Palos Verdes could conceivably cause ground rupture within the City. Compared with the more active recognized fault zones, the potential for ground rupture due to seismic activity in the City is considered low.

### *Earthquake-Induced Landslide Potential*

Generally, these types of failures consist of rock falls, disrupted soil slides, rock slides, soil lateral spreads, soil slumps, soil block slides, and soil avalanches. Areas having the potential for earthquake-induced landslides generally occur in areas of previous landslide movement, or where local topographic, geological, geotechnical, and subsurface water conditions indicate a potential for permanent ground displacements.

# Flood Hazards

## Flood Terminology

### *Floodplain*

A floodplain is a land area adjacent to a river, stream, lake, estuary, or other water body that is subject to flooding. This area, if left undisturbed, acts to store excess flood water. The floodplain is made up of two sections: the floodway and the flood fringe.

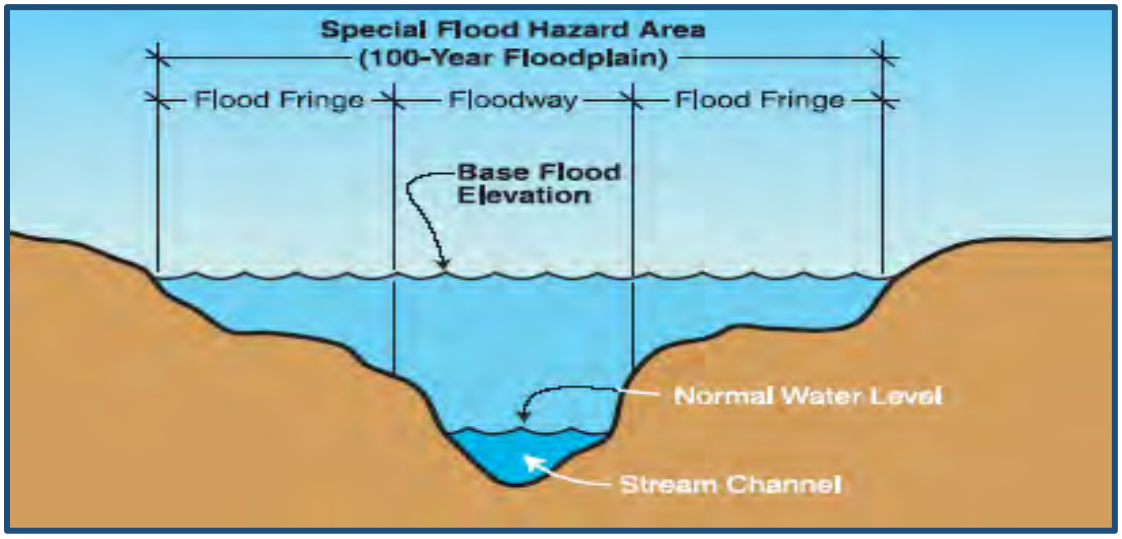
### *100-Year Flood*

The 100-year flooding event is the flood having a one percent chance of being equaled or exceeded in magnitude in any given year. Contrary to popular belief, it is not a flood occurring once every 100 years. The 100-year floodplain is the area adjoining a river, stream, or watercourse covered by water in the event of a 100-year flood. Schematic: Floodplain and Floodway shows the relationship of the floodplain and the floodway.

The 100-year flooding event is the flood having a 1% chance of being equaled or exceeded in magnitude in any given year.

**Contrary to popular belief, it is not a flood occurring once every 100 years.**

**Schematic: Floodplain and Floodway**
**(Source: FEMA How-To-Guide Assessing Hazards)**




## Floodway

The floodway is one of two main sections that make up the floodplain. Floodways are defined for regulatory purposes. Unlike floodplains, floodways do not reflect a recognizable geologic feature. For NFIP purposes, floodways are defined as the channel of a river or stream, and the overbank areas adjacent to the channel. The floodway carries the bulk of the flood water downstream and is usually the area where water velocities and forces are the greatest. NFIP regulations require that the floodway be kept open and free from development or other structures that would obstruct or divert flood flows onto other properties.

## Base Flood Elevation (BFE)

The term "Base Flood Elevation" refers to the elevation (normally measured in feet above sea level) that the base flood is expected to reach. Base flood elevations can be set at levels other than the 100-year flood. Some communities use higher frequency flood events as their base flood elevation for certain activities, while using lower frequency events for others. For example, for the purpose of storm water management, a 25-year flood event might serve as the base flood elevation; while the 500-year flood event serves as base flood elevation for the tie down of mobile homes. The regulations of the NFIP focus on development in the 100-year floodplain.

## Types of Flooding

Two types of flooding primarily affect the City of Lomita: slow-rise or flash flooding. Slow-rise floods in Lomita may be preceded by a warning period of hours or days. Evacuation and sandbagging for slow-rise floods have often effectively lessened flood related damage. Conversely, flash floods are most difficult to prepare for, due to extremely limited, if any, advance warning and preparation time. Unlike most of California, the areas of Los Angeles County that are subject to slow-rise flooding are not associated with overflowing rivers, aqueducts, canals or lakes. Slow-rise flooding in Lomita is usually the result of one or a combination of the following factors: extremely heavy rainfall, saturated soil, area recently burned in wild fires with inadequate new ground cover growth, or heavy rainfall with runoff from melting mountain snow.

### *Urban Flooding*

As land is converted from fields or woodlands to roads and parking lots, it loses its ability to absorb rainfall. Urbanization of a watershed changes the hydrologic systems of the basin. Heavy rainfall collects and flows faster on impervious concrete and asphalt surfaces. The water moves from the clouds, to the ground, and into streams at a much faster rate in urban areas. Adding these elements to the hydrological systems can result in flood waters that rise very rapidly and peak with violent force.

The City of Lomita has a high concentration of impermeable surfaces that either collect water, or concentrate the flow of water in unnatural channels. During periods of urban flooding, streets can become swift moving rivers and basements can fill with water. Storm drains often back up with vegetative debris causing additional, localized flooding. Drainage systems within the City of Lomita have been updated and it is anticipated that they would be fully functional in an emergency.

### *Riverine Flooding*

Riverine flooding is the overbank flooding of rivers and streams. The natural processes of riverine flooding add sediment and nutrients to fertile floodplain areas. Flooding in large river systems typically results from large-scale weather systems that generate prolonged rainfall over a wide geographic area, causing flooding in hundreds of smaller streams, which then drain into the major rivers. Shallow area flooding is a special type of riverine flooding. FEMA defines shallow flood hazards as areas that are inundated by the 100-year flood with flood depths of only one to three feet. These areas are generally flooded by low velocity sheet flows of water.

## Definitions of FEMA Flood Zone Designations

Flood zones are geographic areas that the FEMA has defined according to varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area.

### *Moderate to Low Risk Areas*

In communities that participate in the NFIP, flood insurance is available to all property owners and renters in these zones:

| ZONE | DESCRIPTION |
|---|---|
| B and X (shaded) | Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile. |
| C and X (unshaded) | Area of minimal flood hazard usually depicted on FIRMs as above the 500-year flood level. Zone C may have ponding and local drainage problems that don't warrant a detailed study or designation as base floodplain. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood. |

### *High Risk Areas*

In communities that participate in the NFIP, mandatory flood insurance purchase requirements apply to all of these zones:

| ZONE | DESCRIPTION |
|---|---|
| A | Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones. |
| AE | The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones. |
| A1-30 | These are known as numbered A Zones (e.g., A7 or A14). This is the base floodplain where the FIRM shows a BFE (old format). |
| AH | Areas with a 1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones. |
| AO | River or stream flood hazard areas, and areas with a 1% or greater chance of shallow flooding each year, usually in the form of sheet flow, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Average flood depths derived from detailed analyses are shown within these zones. |

| ZONE | DESCRIPTION |
|---|---|
| AR | Areas with a temporarily increased flood risk due to the building or restoration of a flood control system (such as a levee or a dam). Mandatory flood insurance purchase requirements will apply, but rates will not exceed the rates for unnumbered A zones if the structure is built or restored in compliance with Zone AR floodplain management regulations. |
| A99 | Areas with a 1% annual chance of flooding that will be protected by a Federal flood control system where construction has reached specified legal requirements. No depths or base flood elevations are shown within these zones. |

## *Undetermined Risk Areas*

| ZONE | DESCRIPTION |
|---|---|
| D | Areas with possible but undetermined flood hazards. No flood hazard analysis has been conducted. Flood insurance rates are commensurate with the uncertainty of the flood risk. |

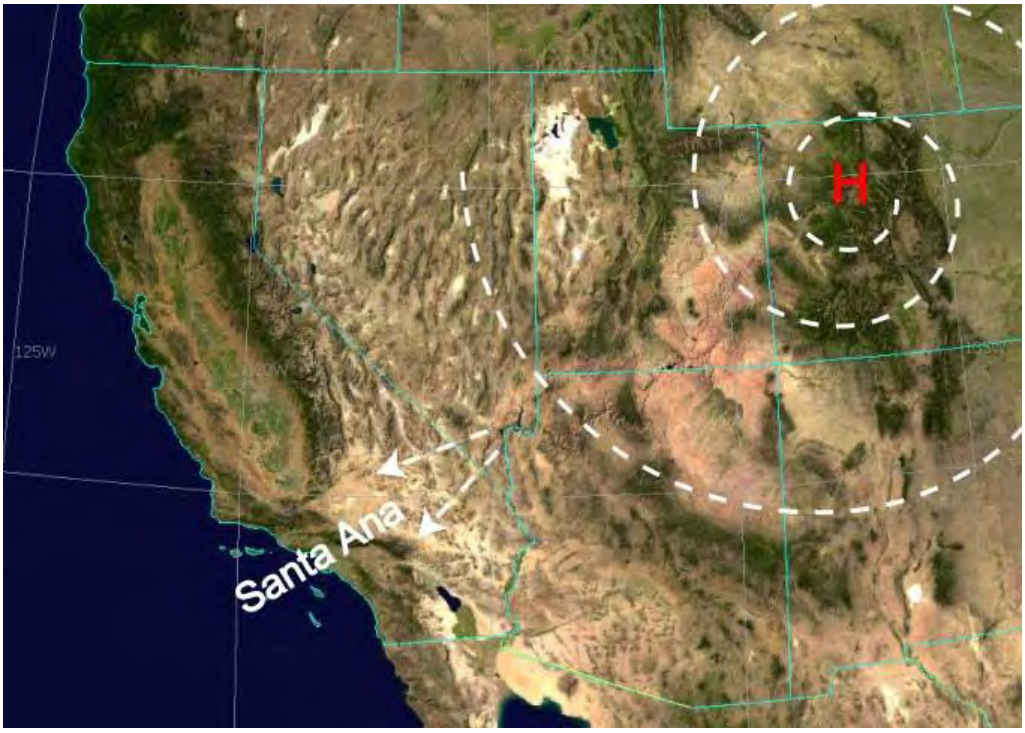
# Windstorm Hazards

## Hazard Characteristics

Santa Ana wind conditions results in two general disaster conditions. The most common is fire fanned by the high winds. This was the situation in 1993 in Laguna Beach when a massive fire destroyed a number of homes in the surrounding hills. Wind driven flames again caused the destruction of more than 3,000 homes in Southern California in October, 2003. Other forms of disaster would be direct building damage, damage to utilities and infrastructure as a result of the high winds. This has occurred in the past few years in many southland communities including Los Angeles County.

Santa Ana winds commonly occur between October and February, with December having the highest frequency of events. Summer events are rare. Wind speeds are typically north to east at 35 knots through and below passes, and canyons with gusts to 50 knots. Stronger Santa Ana winds has gusts greater than 60 knots over widespread areas, and gusts greater than 100 knots in favored areas. Frequently, the strongest winds in the basin occur during the night and morning hours due to the absence of a sea breeze. The sea breeze which typically blows onshore daily, can moderate the Santa Ana winds during the late morning and afternoon hours. Santa Ana winds are an important forecast challenge because of the high fire danger associated with them. Also, unusually high surf conditions on the northeast side of the Channel Islands normally accompany a Santa Ana event.

**Figure: Santa Ana Winds**
**(Source: http://upload.wikimedia.org/wikipedia/commons/f/fa/Santa_ana_wind1.jpg)**



The Beaufort Scale below, coined and developed by Sir Francis Beaufort in 1805, illustrates the effect that varying wind speed can have on sea swells and structures:

**Table: Beaufort Scale**
**(Source: http://www.compuweather.com/decoder-charts.html)**

| Beaufort Force | Speed (mph) | Wind Description - State of Sea - Effects on Land |
|---|---|---|
| 0 | Less 1 | Calm - Mirror-like - Smoke rises vertically |
| 1 | 1-3 | Light - Air Ripples look like scales; No crests of foam - Smoke drift shows direction of wind, but wind vanes do not |
| 2 | 4-7 | Light Breeze - Small but pronounced wavelets; Crests do not break - Wind vanes move; Leaves rustle; You can feel wind on the face |
| 3 | 8-12 | Gentle Breeze - Large Wavelets; Crests break; Glassy foam; A few whitecaps - Leaves and small twigs move constantly; Small, light flags are extended |
| 4 | 13-18 | Moderate Breeze - Longer waves; Whitecaps - Wind lifts dust and loose paper; Small branches move |
| 5 | 19-24 | Fresh Breeze - Moderate, long waves; Many whitecaps; Some spray - Small trees with leaves begin to move |
| 6 | 25-31 | Strong Breeze - Some large waves; Crests of white foam; Spray - Large branches move; Telegraph wires whistle; Hard to hold umbrellas |
| 7 | 32-38 | Near Gale - White foam from breaking waves blows in streaks with the wind - Whole trees move; Resistance felt walking into wind |
| 8 | 39-46 | Gale - Waves high and moderately long; Crests break into spin drift, blowing foam in well-marked streaks - Twigs and small branches break off trees; Difficult to walk |
| 9 | 47-54 | Strong Gale - High waves with wave crests that tumble; Dense streaks of foam in wind; Poor visibility from spray - Slight structural damage |
| 10 | 55-63 | Storm - Very high waves with long, curling crests; Sea surface appears white from blowing foam; Heavy tumbling of sea; Poor visibility - Trees broken or uprooted; Considerable structural damage |
| 11 | 64-73 | Violent Storm - Waves high enough to hide small and medium sized ships; Sea covered with patches of white foam; Edges of wave crests blown into froth; Poor visibility - Seldom experienced inland; Considerable structural damage |
| 12 | >74 | Hurricane - Sea white with spray. Foam and spray render visibility almost non-existent - Widespread damage. Very rarely experienced on land. |

## Santa Ana Winds and Tornado-Like Wind Activity

Based on local history, most incidents of high wind in the City of Lomita are the result of the Santa Ana and El Niño related wind conditions. While high impact wind incidents are not frequent in the area, significant wind events and sporadic tornado activity have been known to negatively impact the City. In addition, the City is increasingly concerned with global climate changes and potential increases in wind related events.

## What are Santa Ana Winds?

“Santa Ana winds are generally defined as warm, dry winds that blow from the east or northeast (offshore). These winds occur below the passes and canyons of the coastal ranges of Southern California and in the Los Angeles and Orange County basins. Santa Ana winds often blow with exceptional speed in the Santa Ana Canyon (the canyon from which it derives its name). Forecasters at the National Weather Service offices in Oxnard and San Diego usually place speed minimums on these winds and reserve the use of "Santa Ana" for winds greater than 25 knots.” These winds accelerate to speeds of 35 knots as they move through canyons and passes, with gusts to 50 or even 60 knots.

“The complex topography of Southern California combined with various atmospheric conditions create numerous scenarios that may cause widespread or isolated Santa Ana events. Commonly, Santa Ana winds develop when a region of high pressure builds over the Great Basin (the high plateau east of the Sierra Mountains and west of the Rocky Mountains including most of Nevada and Utah). Clockwise circulation around the center of this high pressure area forces air downslope from the high plateau. The air warms as it descends toward the California coast at the rate of five degrees F per 1,000 feet due to compressional heating. Thus, compressional heating provides the primary source of warming. The air is dry since it originated in the desert, and it dries out even more as it is heated.”

These regional winds typically occur from October to March, and, according to most accounts are named either for the Santa Ana River Valley where they originate, or for the Santa Ana Canyon, southeast of Los Angeles, where they pick up speed.

## What are Tornados?

Tornadoes are spawned when there is warm, moist air near the ground, cool air aloft, and winds that speed up and change direction. An obstruction, such as a house, in the path of the wind causes it to change direction. This change increases pressure on parts of the house, and the combination of increased pressures and fluctuating wind speeds creates stresses that frequently cause structural failures.

In order to measure the intensity and wind strength of a tornado, Dr. T. Theodore Fujita developed the Fujita Tornado Damage Scale. This scale compares the estimated wind velocity with the corresponding amount of suspected damage. The scale measures six classifications of tornadoes with increasing magnitude from an “F0” tornado to a “F6+” tornado.

**Table: Fujita Tornado Damage Scale**
**(Source: http://weather.latimes.com/tornadoFAQ.asp)**

| Scale | Wind Estimated (mph) | Typical Damage |
|---|---|---|
| F0 | < 73 | Light damage. Some damage to chimneys and TV antennas; breaks twigs off trees; pushes over shallow-rooted trees. |
| F1 | 73-112 | Moderate damage. Peels surface off roofs; windows broken; light trailer houses pushed or overturned; some trees uprooted or snapped; moving automobiles pushed off the road. 74 mph is the beginning of hurricane wind speed. |
| F2 | 113-157 | Considerable damage. Roofs torn off frame houses leaving strong upright walls; weak buildings in rural areas demolished; trailer houses destroyed; large trees snapped or uprooted; railroad boxcars pushed over; light object missiles generated; cars blown off highway. |
| F3 | 158-206 | Severe damage. Roofs and some walls torn off frame houses; some rural buildings completely demolished; trains overturned; steel-framed hangar-warehouse-type structures torn; cars lifted off the ground; most trees in a forest uprooted snapped, or leveled. |
| F4 | 207-260 | Devastating damage. Whole frame houses leveled, leaving piles of debris; steel structures badly damaged; trees debarked by small flying debris; cars and trains thrown some distances or rolled considerable distances; large missiles generated. |
| F5 | 261-318 | Incredible damage. Whole frame houses tossed off foundations; steel-reinforced concrete structures badly damaged; automobile-sized missiles generated; trees debarked; incredible phenomena can occur. |
| F6-F12 | 319 to sonic | Inconceivable damage. Should a tornado with the maximum wind speed in excess of F5 occur, the extent and types of damage may not be conceived. A number of missiles such as iceboxes, water heaters, storage tanks, automobiles, etc. will create serious secondary damage on structures. |

## Microbursts

Unlike tornados, microbursts are strong, damaging winds which strike the ground and often give the impression a tornado has struck. They frequently occur during intense thunderstorms. The origin of a microburst is downward moving air from a thunderstorm's core. But unlike a tornado, they affect only a rather small area. University of Chicago storm researcher Dr. Ted Fujita first coined the term “downburst” to describe strong, downdraft winds flowing out of a thunderstorm cell that he believed were responsible for the crash of Eastern Airlines Flight 66 in June of 1975.

A downburst is a straight-direction surface wind in excess of 39 mph caused by a small-scale, strong downdraft from the base of convective thundershowers and thunderstorms. In later investigations into the phenomena he defined two sub-categories of downbursts: the larger macrobursts and small microbursts.

Macrobursts are downbursts with winds up to 117 mph which spread across a path greater than 2.5 miles wide at the surface and which last from five to 30 minutes. The microburst, on the

other hand is confined to an even smaller area, less than 2.5 miles in diameter from the initial point of downdraft impact. An intense microburst can result in damaging winds near 270 km/hr (170 mph) and often last for less than five minutes.

Downbursts of all sizes descend from the upper regions of severe thunderstorms when the air accelerates downward through either exceptionally strong evaporative cooling or by very heavy rain which drags dry air down with it. When the rapidly descending air strikes the ground, it spreads outward in all directions, like a fast-running faucet stream hitting the sink bottom.

When the microburst wind hits an object on the ground such as a house, garage or tree, it can flatten the buildings, and strip limbs and branches from the tree. After striking the ground, the powerful outward running gust can wreak further havoc along its path. Damage associated with a microburst is often mistaken for the work of a tornado, particularly directly under the microburst. However, damage patterns away from the impact area are characteristic of straight-line winds rather than the twisted pattern of tornado damage."

Tornados, like those that occur every year in the Midwest and Southeast parts of the United States, are a rare phenomenon in most of California, with most tornado-like activity coming from micro-bursts.

## What is Susceptible to Windstorms?

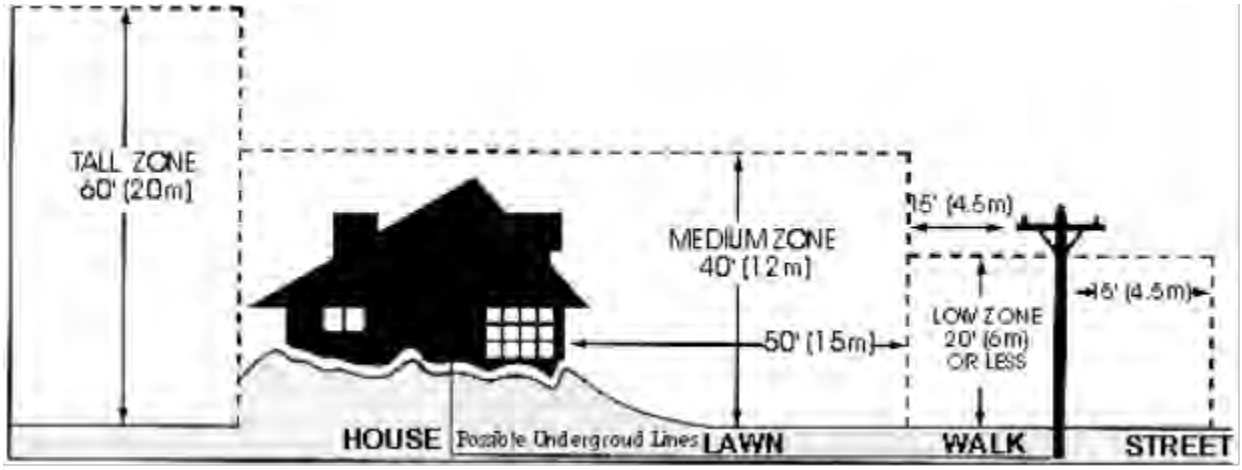
### *Life and Property*

Based on the history of the region, windstorm events can be expected, perhaps annually, across widespread areas of the region which can be adversely impacted during a windstorm event. This can result in the involvement of City emergency response personnel during a wide-ranging windstorm or microburst tornadic activity. Both residential and commercial structures with weak reinforcement are susceptible to damage. Wind pressure creates a direct and frontal assault on a structure, pushing walls, doors, and windows inward. Conversely, passing currents creates lift suction forces that pull building components and surfaces outward. With extreme wind forces, the roof or entire building can fail causing considerable damage.

Debris carried along by extreme winds can directly contribute to loss of life and indirectly to the failure of protective building envelopes, siding, or walls. When severe windstorms strike a City, downed trees, power lines, and damaged property can be major hindrances to emergency response and disaster recovery.

### *Utilities*

Historically, falling trees are the major cause of power outages in the region. Windstorms such as strong microbursts and Santa Ana Wind conditions cause flying debris and downed utility lines. For example, tree limbs breaking in winds of only 45 mph can be thrown over 75 feet, overhead power lines are damaged, even in relatively minor windstorm events. Falling trees bring electric power lines down to the pavement, creating the possibility of lethal electric shock.




## *Infrastructure*

Windstorms damage buildings, power lines, and other property, and infrastructure, due to falling trees and branches. During wet winters, saturated soils cause trees to become less stable and more vulnerable to uprooting from high winds.

## *Increased Fire Threat*

Perhaps the greatest danger from windstorm activity in Southern California comes from the combination of the Santa Ana winds with the major fires that occur every few years in the urban/wildland interface. With the Santa Ana winds driving the flames, the speed and reach of the flames is even greater than in times of calm wind conditions.

## *Transportation*

Windstorm activity impacts local transportation in addition to the problems caused by downed trees and electrical wires blocking streets and highways. During periods of extremely strong Santa Ana winds, major highways can be temporarily closed to truck and recreational vehicle traffic. However, typically these disruptions are not long lasting, nor do they carry a severe long term economic impact on the region.

# Drought Hazards
## Hazard Characteristics
### *Definition*

Drought is defined as a deficiency of precipitation over an extended period of time, usually a season or more. This deficiency results in a water shortage for some activity, group, or environmental sector. Drought should be considered relative to some long-term average condition of balance between precipitation and evapotranspiration (i.e., evaporation + transpiration) in a particular area, a condition often perceived as "normal". It is also related to the timing (e.g., principal season of occurrence, delays in the start of the rainy season, occurrence of rains in relation to principal crop growth stages) and the effectiveness of the rains (e.g., rainfall intensity, number of rainfall events). Other climatic factors such as high temperature, high wind, and low relative humidity are often associated with it in many regions of the world and can significantly aggravate its severity. Drought should not be viewed as merely a physical phenomenon or natural event. Its impacts on society result from the interplay between a natural event (less precipitation than expected resulting from natural climatic variability) and the demand people place on water supply. Human beings often exacerbate the impact of drought. Recent droughts in both developing and developed countries and the resulting economic and environmental impacts and personal hardships have underscored the vulnerability of all societies to this "natural" hazard.

One dry year does not normally constitute a drought in California, but serves as a reminder of the need to plan for droughts. California's extensive system of water supply infrastructure - its reservoirs, groundwater basins, and inter-regional conveyance facilities - mitigates the effect of short-term dry periods for most water users. Defining when a drought begins is a function of drought impacts to water users. Hydrologic conditions constituting a drought for water users in one location may not constitute a drought for water users elsewhere, or for water users having a different water supply. Individual water suppliers may use criteria such as rainfall/runoff, amount of water in storage, or expected supply from a water wholesaler to define their water supply conditions.

Many governmental utilities, the National Oceanic and Atmospheric Administration (NOAA), and the California Department of Water Resources, as well as academic institutions such as the University of Nebraska-Lincoln's National Drought Mitigation Center and the National Drought Mitigation Center, generally agree that there is no clear definition of drought. Drought is highly variable depending on location.

### *Drought Threat*

The region’s Mediterranean climate makes it especially susceptible to variations in rainfall. Severe water shortages could have a bearing on the economic well-being of the community. Comparison of climate (rainfall) records from Los Angeles with water well records beginning in 1930 from the San Gabriel Valley indicates the existence of wet and dry cycles on a 10-year scale as well as for much longer periods. The climate record for the Los Angeles region beginning in 1890 suggests drying conditions over the last century. With respect to the present day, climate data also suggests that the last significant wet period was the 1940s. Well level data and other sources seem to indicate the historic high groundwater levels (reflecting recharge from rainfall) occurred in the same decade. Since that time, rainfall (and groundwater level trends) appears to be in decline. This slight declining trend, however, is not believed to be significant. Climatologists compiled rainfall data from 96 stations in the State that spanned a

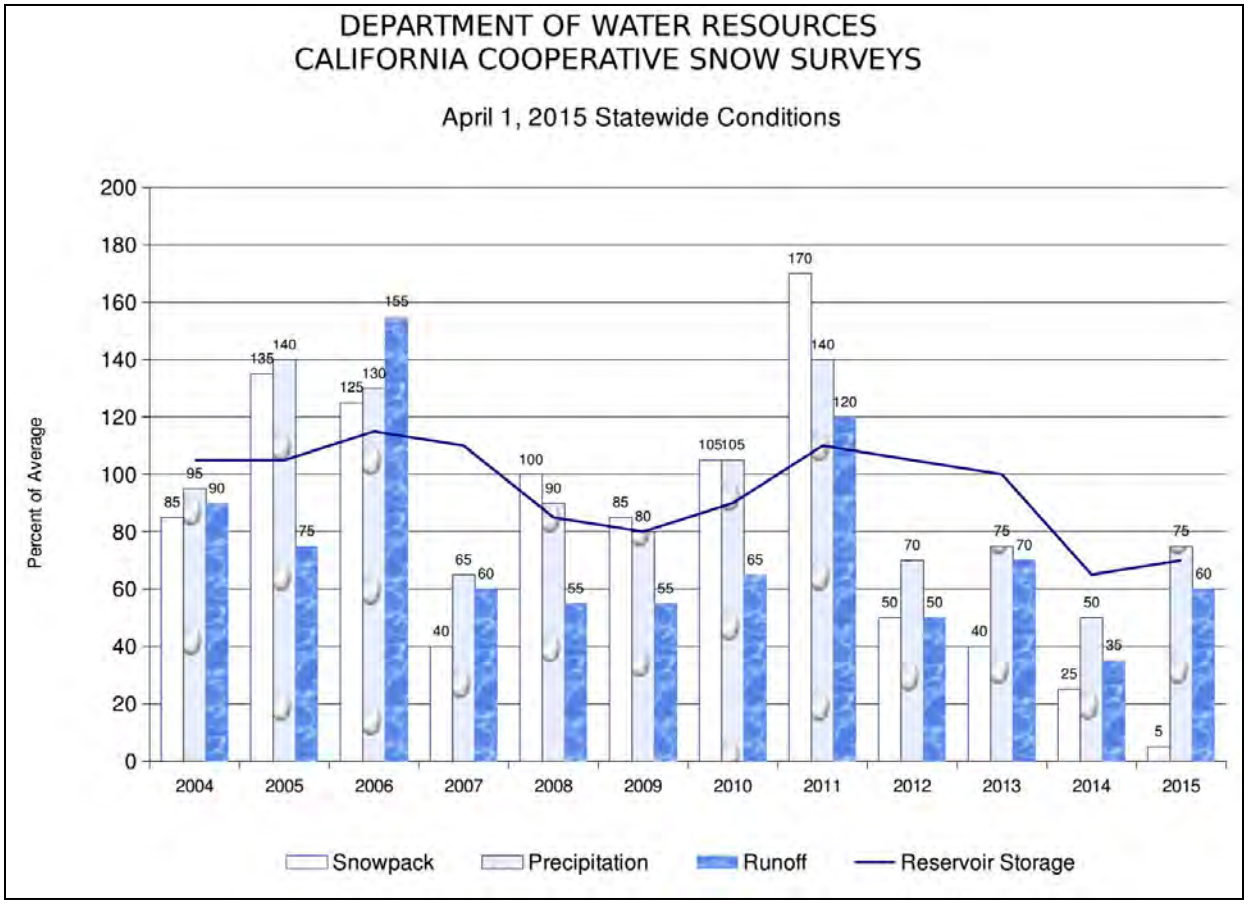
100-year period between 1890 and 1990. An interesting note is that during the first 50 years of the reporting period, there was only one year (1890) that had more than 35 inches of rainfall, whereas the second 50-year period recording of 5 year intervals (1941, 1958, 1978, 1982, and 1983) that exceeded 35 inches of rainfall in a single year. The year of maximum rainfall was 1890 when the average annual rainfall was 43.11 inches. The second wettest year on record occurred in 1983 when the State's average was 42.75 inches.

The driest year of the 100-year reported in the study was 1924 when the State's average rainfall was only 10.50 inches. The region with the most stations reporting the driest year in 1924 was the San Francisco Bay area. The second driest year was 1977 when the average was 11.57 inches. The most recent major drought (1987 to 1990) occurred at the end of a sequence of very wet years (1978 to 1983). A study that documented annual precipitation for California since 1600 from reconstructed tree ring data indicates that there was a prolonged dry spell from about 1755 to 1820 in California. Fluctuations in precipitation could contribute indirectly to a number of hazards including wildfire and the availability of water supplies.

## General Situation

**Figure: Water Supply Conditions** below illustrates several indicators commonly used to evaluate California water conditions. The percent of average values are determined for measurement sites and reservoirs in each of the State's ten major hydrologic regions. Snow pack is an important indicator of runoff from Sierra Nevada watersheds, the source of much of California's developed water supply.

**Figure: Water Supply Conditions**
**(Source: California Department of Water Resources)**




Drought is a gradual phenomenon. Although droughts are sometimes characterized as emergencies, they differ from typical emergency events. Most natural disasters, such as floods or forest fires, occur relatively rapidly and afford little time for preparing for disaster response. Droughts occur slowly, over a multiyear period. There is no universal definition of when a drought begins or ends.

## Types of Drought

There are four different ways that drought can be defined:
(1) Meteorological - a measure of departure of precipitation from normal. Due to climatic differences what is considered a drought in one location may not be a drought in another location.
(2) Agricultural - refers to a situation when the amount of moisture in the soil no longer meets the needs of a particular crop.
(3) Hydrological - occurs when surface and subsurface water supplies are below normal.
(4) Socioeconomic - refers to the situation that occurs when physical water shortage begins to affect people.

## Historical California Droughts

A significant drought, reported by many of the ranchers in southern California, occurred in 1860. The great drought of the 1930s, coined the "Dust Bowl," was geographically centered in the Great Plains yet ultimately affected water shortages in California. The drought conditions in the plains resulted in a large influx of people to the west coast. Approximately 350,000 people from Arkansas and Oklahoma immigrated mainly to the Great Valley of California. As more people moved into California, including Los Angeles County increases in intensive agriculture led to overuse of the Santa Ana River watershed and groundwater resulting in regional water shortages. Several bills have been introduced into Congress in an effort to mitigate the effects of drought. In 1998, President Clinton signed into law the National Drought Policy Act, which called for the development of a national drought policy or framework that integrates actions and responsibilities among all levels of government. In addition, it established the National Drought Policy Commission to provide advice and recommendations on the creation of an integrated federal policy. The most recent bill introduced into Congress was the National Drought Preparedness Act of 2003, which established a comprehensive national drought policy and statutorily authorized a lead federal utility for drought assistance. Currently there exists only an ad-hoc response approach to drought unlike other disasters (e.g., hurricanes, floods, and tornadoes) which are under the purview of FEMA.

Droughts exceeding three years are relatively rare in Northern California, the source of much of the State's developed water supply. The 1929-34 droughts established the criteria commonly used in designing storage capacity and yield of large Northern California reservoirs. The driest single year of California's measured hydrologic record was 1977. According to USGS, California's most recent multi-year droughts occurred between 1987-92, 2006-2010 and 2012-2016.

## Past California Droughts

The historical record of California hydrology is brief in comparison to the time period of geologically modern climatic conditions. The following samplings of changes in climatic and hydrologic conditions help put California's twentieth century droughts into perspective, by illustrating the variability of possible conditions. Most of the dates shown below are approximations, since the dates must be inferred from indirect sources.

### 11,000 years before present

Beginning of Holocene Epoch- Recent time, the time since the end of the last major glacial epoch.

### 6,000 years before present

Approximate time when trees were growing in areas now submerged by Lake Tahoe. Lake levels were lower then, suggesting a drier climate.

### 900-1300 A.D. (Approximate)

The Medieval Warm Period, a time of warmer global average temperatures. The Arctic ice pack receded, allowing Norse settlement of Greenland and Iceland. The Anasazi civilization in the Southwest flourished, its irrigation systems supported by monsoonal rains.

### 1300-1800 A.D. (approximate)

The Little Ice Age, a time of colder average temperatures. Norse colonies in Greenland failed near the start of the time period, as conditions became too cold to support agriculture and livestock grazing. The Anasazi culture began to decline about 1300 and had vanished by 1600, attributed in part to drought conditions that made agriculture infeasible.

### *Mid - 1500s A.D.*

Severe, sustained drought throughout much of the continental U.S., according to dendrochronology. Drought suggested as a contributing factor in the failure of European colonies at Parris Island, South Carolina and Roanoke Island, North Carolina.

### *1850s A.D.*

Sporadic measurements of California precipitation began.

### *1890s A.D.*

Long-term stream flow measurements began at a few California locations.

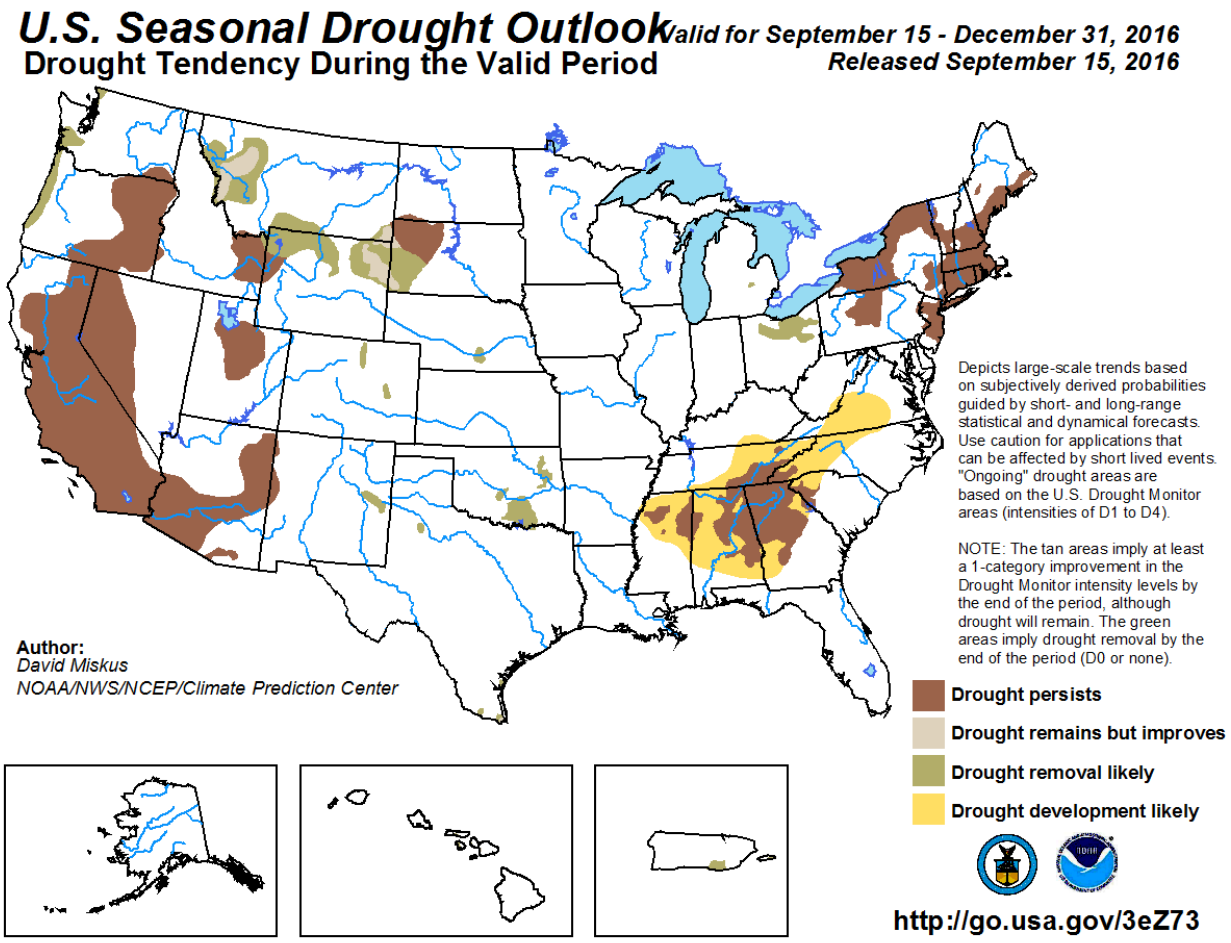
## Palmer Drought Severity Index

Of the many varied indexes used to measure drought, the "Palmer Drought Severity Index" (PDSI) is the most commonly used drought index in the United States. Developed by meteorologist Wayne Palmer, the PDSI is used to measure dryness based on recent temperature compared to the amount of precipitation. It utilizes a number range, 0 as normal, drought shown in terms of minus numbers, and wetness shown in positive numbers. The PDSI is most effective at analyzing long-range drought forecasts or predications. Thus, the PDSI is very effective at evaluation trends in the severity and frequency of prolonged periods of drought, and conversely wet weather. The National Oceanic and Atmospheric Administration (NOAA) publish weekly Palmer maps, which are also used by other scientists to analyze the long-term trends associated with global warming and how this has affected drought conditions.

The University of Nebraska-Lincoln has published many of these Palmer Drought Index maps analyzing trends over the past one hundred years (National Drought Mitigation Center 2005; Figure I). In coastal southern California, from 1895 to 1995, severe droughts occurred ten to 15 percent of the time. From 1990 to 1995, severe droughts occurred ten to 20 percent of the time and as recently as 1989, a severe drought was documented that lasted for six years. More recently, between 1999 and 2004, a six-year drought on the Colorado River basin has resulted in a drawdown of Colorado River water storage by more than 50 percent. Based on these trends, severe droughts can readily occur in southern California. According to the California Natural Resources Conservation Service (NRCS), the current drought in southern California has caused extensive devastation to forests in the mountains of San Bernardino, San Jacinto and Palomar Mountains. Drought weakens trees which make them susceptible to infestation by bark-beetles. In turn dry vegetation and beetle infested trees are more susceptible to fire than healthy forests.

The following map is the most current snapshot of drought conditions across the U.S. It is provided by NOAA's Climate Prediction Center.

**Map: U.S. Seasonal Drought Outlook**
**(Source: NOAA Climate Prediction Center)**



# Attachments

## FEMA Letter of Approval

U.S. Department of Homeland Security
1111 Broadway, Suite 1200
Oakland, CA. 94607-4052

FEMA

December 18, 2018

Laura Vander Neut
Management Analyst & Emergency Services Coordinator
City of Lomita
24300 Narbonne Avenue
Lomita, CA 90717

Dear Ms. Vander Neut:

We have completed our final review of the *City of Lomita Local Hazard Mitigation Plan*, officially adopted by the City of Lomita on December 4, 2018 and found the plan to be in conformance with Title 44 Code of Federal Regulations (CFR) Part 201.6 *Local Mitigation Plans*.

The approval of this plan ensures the City of Lomita's continued eligibility for project grants under FEMA's Hazard Mitigation Assistance programs, including the Hazard Mitigation Grant Program, Pre-Disaster Mitigation Program, and Flood Mitigation Assistance Program. All requests for funding, however, will be evaluated individually according to the specific eligibility, and other requirements of the particular program under which applications are submitted.

Also, approved hazard mitigation plans may be eligible for points under the National Flood Insurance Program's Community Rating System (CRS). Additional information regarding the CRS can be found at https://www.fema.gov/national-flood-insurance-program-community-rating-system or through your local floodplain manager.

FEMA's approval of the *City of Lomita Local Hazard Mitigation Plan* is for a period of five years, effective starting the date of this letter. Prior to December 18, 2023, the City of Lomita is required to review and revise its plan to reflect changes in development, progress in local mitigation efforts, and changes in priorities, and resubmit it for approval in order to continue to be eligible for mitigation project grant funding. The enclosed plan review tool provides additional recommendations to incorporate into the plan when the City of Lomita undertakes its identified plan maintenance process.

If you have any questions regarding the planning or review processes, please contact JoAnn Scordino, Community Planner, at (510) 627-7225 or by email at joann.scordino@fema.dhs.gov.

Sincerely,

Juliette Hayes
Director
Mitigation Division
FEMA, Region IX

# City Council Resolution – Adoption of Final Draft Plan

**RESOLUTION NO. 2018-33**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA ADOPTING THE 2018 HAZARD MITIGATION PLAN.**

**WHEREAS,** in 2000, the Federal Disaster Mitigation Act of 2000 was passed requiring state and local governments to prepare mitigation plans to document their mitigation planning process, and identify hazards, potential losses, mitigation needs, goals, and strategies; and

**WHEREAS,** on January 1, 2007, California Assembly Bill 2140 was passed which placed limits on the amount of additional state funding to local jurisdictions for certain disaster recovery projects funded by the California Disaster Assistance Act, unless a local jurisdiction has a state and federally approved local Hazard Mitigation Plan and has incorporated the Hazard Mitigation Plan into the jurisdiction's Safety Element; and

**WHEREAS,** the City Council recognizes the threat that natural hazards pose to people and property within the City of Lomita; and

**WHEREAS,** the City of Lomita has prepared a multi-hazard mitigation plan, hereby known as the 2018 Hazard Mitigation Plan in accordance with the Disaster Mitigation Act of 2000; and

**WHEREAS,** the 2018 Hazard Mitigation Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the City of Lomita from the impacts of future hazards and disasters; and

**WHEREAS,** adoption by the City Council demonstrates their commitment to hazard mitigation and achieving the goals outlined in the 2018 Hazard Mitigation Plan.

**NOW, THEREFORE, BE IT RESOLVED,** that the City Council of the City of Lomita does hereby approve the 2018 Hazard Mitigation Plan (Exhibit A).

**PASSED, APPROVED AND ADOPTED this 4th day of December 2018.**

Henry Sanchez, Jr.,
Mayor

**ATTEST:**

Sandra M. Medina, MMC
City Clerk

I hereby certify the foregoing resolution was duly adopted by the City Council of the City of Lomita at a regular meeting held on the 4th day of December, 2018 by the following vote:

AYES: Council Members: Savidan, Segawa, Waronek, Mayor Pro Tem Gazeley, and Mayor Sanchez

NOES: None

ABSENT: None

Sandra M. Medina, MMC
City Clerk

**EXHIBIT A** – 2018 Hazard Mitigation Plan

# City Council Agenda – Adoption of Final Draft Plan

**Lomita City Council Meeting Agenda** **December 4, 2018**

d. Adoption of the 2018 Hazard Mitigation Plan

**Res 2018-33 – A Resolution of the City Council of the City of Lomita, California adopting the 2018 Hazard Mitigation Plan.**

**ACTION:** That the City Council adopt a resolution adopting the 2018 Hazard Mitigation Plan.

e. Approval of a resolution adopting an Amended Conflict of Interest Code for the City pursuant to the Political Reform Act of 1974

**Res. 2018-34 – A Resolution of the City Council of the City of Lomita, adopting and approving an amended Conflict of Interest Code pursuant to the Fair Political Reform Act of 1974.**

**ACTION:** That the City Council adopt the resolution approving and adopting an amended Conflict of Interest Code pursuant to Political Reform Action of 1974.

f. Discussion and approval of the Disposal of Equipment

**ACTION:** That the City Council authorize the Administrative Services Director to exercise the sale of or otherwise dispose of surplus City property through General Auction Company.

g. Authorize the City Manager to execute a Lease Agreement with the Roman Catholic Archdiocese of Los Angeles for 300 acre-feet of unused FY 2018-19 groundwater pumping rights

**ACTION:** That the City Council authorize the City Manager to execute a Lease Agreement with the Roman Catholic Archdiocese of Los Angeles for 300 acre-feet of unused FY 2018-19 groundwater pumping rights; at a price of $100.00 per acre-foot for a total cost of $30,000.

h. Consider approval of Change Order No. 4 for the construction contract with Stephen Doreck Equipment Rentals, Inc. for the 250th Street Water Main Replacement and Street Rehabilitation and Doria Avenue Water Main Replacement Project

**ACTION:** That Change Order No. 4 for the construction contract with Stephen Doreck Equipment Rentals, Inc. for the 250th Street Water Main Replacement and Street Rehabilitation and Doria Avenue Water Main Replacement Project in the amount of $198,496.69.

**Q&A | ELEMENT A: PLANNING PROCESS | A1**

**Q:** A1. Does the Plan document the planning process, including how it was prepared and who was involved in the process for each jurisdiction? (Requirement §201.6(c)(1))

**A:** See **Planning Team Sign-In Sheets** and **Planning Team Agendas** below.

## Planning Team Invitation and Sign-In Sheets

Hi All,

As you may (or may not) know, the City Council just approved a contract with a consultant to update our Hazard Mitigation Plan and Emergency Operations Plan. The Plan update process is specifically outlined by the Federal and State governments. As part of the process, we will be creating a planning team comprised of representatives from each City Department. This is where you come in! Your role will be to provide department specific background information and experience during the planning team meetings. We will be having about six 2-hour meetings over the next six months. There should not be much additional time commitment required besides just being present at the meetings and perhaps looking up some background info for the consultant.

I'm planning on scheduling our Planning Team Kick-off Meeting for Thursday, April 28 at 10:00 a.m. and I will send out a meeting invitation shortly. Please let me know as soon as possible if you won't be able to attend on that day.

Thanks!

Laura Vander Neut
Management Analyst
City of Lomita
Phone: (310) 325-7110, ext. 151
Fax: (310) 325-4024

**City of Lomita**
**Hazard Mitigation Planning Team Meeting #1**
**April 28, 2016**

| Name | Department |
|---|---|
| CAROLYN HARSHMAN | EMERGENCY PLANNING CONSULTANTS |
| MICHAEL SANSBURY | PARKS DEPARTMENT |
| Laura Vander Neut | CM. Office |
| LAURA WALTERS | LA County Fire Dept |
| Mark Andersen | Lomita Public Works |
| Susan Kamada | Finance |
| Alicia Velasco | Community Development |
| JOHN DESPOT | LASD/LOMITA STATION |
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**City of Lomita**
**Hazard Mitigation Planning Team Meeting #2**
**May 26, 2016**

| Name | Department |
|---|---|
| CAROLYN HARSHMAN | EMERGENCY PLANNING CONSULTANTS |
| MIKE SANSBURY | FIELD OPERATIONS MANAGER (PARKS) |
| Mark Andersen | " P.W |
| Susan Kamada | Finance |
| LAURA WALTERS | LA COUNTY FIRE |
| JOHN DESPOT | LASD/LOMITA |
| Alicia Velasco | Lomita |
| Laura Vande Neut | CM Office |
| Jeffrey Robinson | ARMY C of Los Angeles County |
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**City of Lomita**
**Hazard Mitigation Planning Team Meeting #3**
**July 21, 2016**

| Name | Department |
|---|---|
| CAROLYN HARSHMAN | EMERGENCY PLANNING CONSULTANTS |
| Susan Kamada | Finance |
| Laura VanderNeut | CM office |
| LAURA WALTERS | LA County Fire |
| Jeff Robinson | Area C |
| Mack Andersen | Public Works |
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# Planning Team Meeting Agendas

**Agenda**

**City of Lomita**

**Planning Team Meeting #1**

**April 28, 2016**

1. **Examine the purpose hazard mitigation.**
2. **Discuss the concepts and terms related to hazard mitigation planning.**
3. **Review the project schedule and public involvement during the plan writing phase.**
4. **Discuss initial results of Hazard Analysis and Rank Hazards.**
5. **Gather Updated Community Profile Data**
    a. **History, Geography, Land Use, Demographics, CIP**

**Agenda**

**City of Lomita**

**Planning Team Meeting #2**

**May 28, 2016**

1. **Review examples of hazard mitigation activities.**
2. **Update Existing and Development New Hazard Mitigation Action Items.**
    a. **Action Item**
    b. **Goals Achieved**
    c. **Coordinating Agency**
    d. **Timeline**
    e. **Funding Source**
    f. **Planning Mechanisms**
    g. **Benefit, Cost, and Priority Ranking**
    h. **Does action item apply to existing or future buildings or infrastructure?**

**Agenda**

**City of Lomita**

**Planning Team Meeting #3**

**July 21, 2016**

1. **Review First Draft Plan (distributed ahead of meeting to all members).**

2. **Continue to Develop Additional Mitigation Action Items - Review County of Los Angeles All-Hazard Mitigation Plan**

3. **Discuss Strategy for Distributing Second Draft Plan to External Agencies and General Public. Also, discuss sending to City Council as a consent agenda (information item) in advance of submission to Cal OES/FEMA for formal review. Upon return of Conditional Approval, updated Plan will be set for a public meeting with the City Council for Plan adoption.**

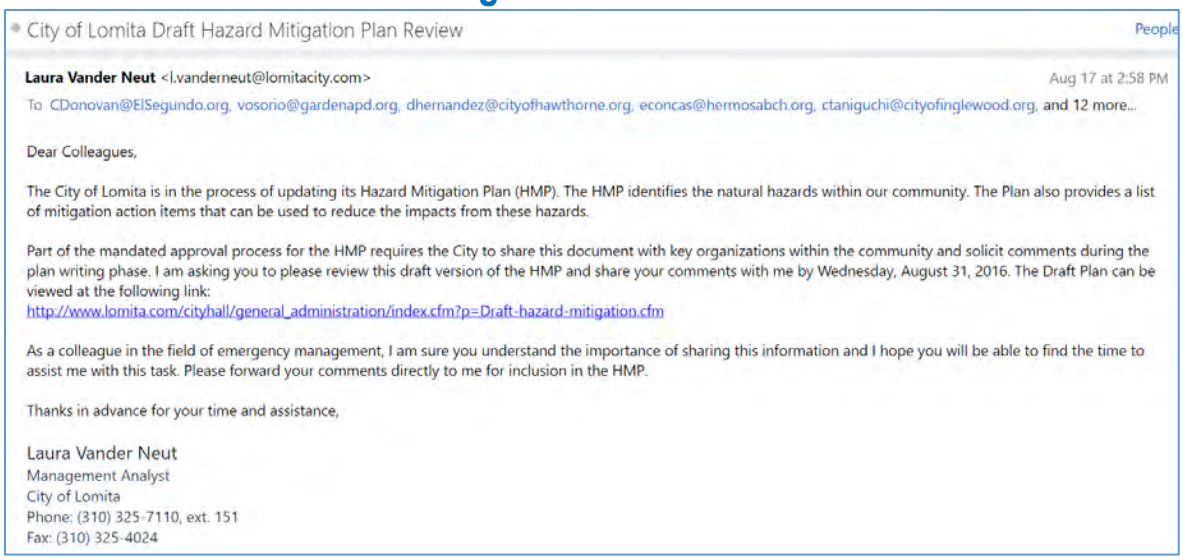
**Q&A | ELEMENT A: PLANNING PROCESS | A3**

**Q:** A3. Does the Plan document how the public was involved in the planning process during the drafting stage? (Requirement §201.6(b)(1))

**A:** See **Web Postings and Notice & List of External Agencies** below.

## Web Postings

# Notice and List of External Agencies



City of Lomita Draft Hazard Mitigation Plan Review

People

**Laura Vander Neut** <l.vanderneut@lomitacity.com>

Aug 17 at 2:58 PM

To CDonovan@ElSegundo.org, vosorio@gardenapd.org, dhernandez@cityofhawthorne.org, econcas@hermosabch.org, ctaniguchi@cityofinglewood.org, and 12 more...

Dear Colleagues,

The City of Lomita is in the process of updating its Hazard Mitigation Plan (HMP). The HMP identifies the natural hazards within our community. The Plan also provides a list of mitigation action items that can be used to reduce the impacts from these hazards.

Part of the mandated approval process for the HMP requires the City to share this document with key organizations within the community and solicit comments during the plan writing phase. I am asking you to please review this draft version of the HMP and share your comments with me by Wednesday, August 31, 2016. The Draft Plan can be viewed at the following link:
http://www.lomita.com/cityhall/general_administration/index.cfm?p=Draft-hazard-mitigation.cfm

As a colleague in the field of emergency management, I am sure you understand the importance of sharing this information and I hope you will be able to find the time to assist me with this task. Please forward your comments directly to me for inclusion in the HMP.

Thanks in advance for your time and assistance,

Laura Vander Neut
Management Analyst
City of Lomita
Phone: (310) 325-7110, ext. 151
Fax: (310) 325-4024

| Agency | Name | Job Title |
|---|---|---|
| City of El Segundo | Chris Donovan | Fire Chief |
| City of Gardena | Vince Osorio | Police Lieutenant |
| City of Hawthorne | Dennis Hernandez | Risk Manager |
| City of Hermosa Beach | Erin Concas | Emergency Management Coordinator |
| City of Inglewood | Claudio Taniguchi | Emergency Preparedness Coordinator |
| City of Lawndale | Jaime Guerrero | Emergency Preparedness Coordinator |
| City of Manhattan Beach | Ronald Laursen | Fire Battalion Chief |
| City of Palos Verdes Estates | Marcelle Herrera | Community Relations Officer/Emergency Services Coordinator |
| City of Rancho Palos Verdes | Tracy Bonano | Senior Analyst/Emergency Manager |
| City of Redondo Beach | Issac Yang | Fire Division Chief, Special Services/Disaster Preparedness |
| City of Rolling Hills | Ray Cruz | City Manager |
| City of Rolling Hills Estates | Greg Grammer | Assistant City Manager |
| City of Torrance | Dariusz Wawryk | Police Sergeant |
| Los Angeles County Public Works, Building & Safety Division | Kit Bagnell | Asst. Superintendent of Building |
| SoCal Gas | Faviola Ochoa | Public Affairs Manager, South Bay |
| So. California Edison | John Tierney | Account Manager |
| California Water Service Company | Dan Trejo | Asst. District Manager |