Barry Waite, Mayor
William Uphoff, Mayor Pro Tem
James Gazeley, Council Member
Cindy Segawa, Council Member
Mark A. Waronek, Council Member

LOMITA CITY HALL
UPSTAIRS ASSEMBLY ROOM
24300 Narbonne Avenue
Lomita, CA 90717
Phone: (310) 325-7110
Fax: (310) 325-4024

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 Mayor has called a special meeting of the Lomita City Council.

AGENDA
LOMITA CITY COUNCIL
SPECIAL MEETING – STUDY SESSION
TUESDAY, OCTOBER 17, 2023
5:00 P.M.
UPSTAIRS ASSEMBLY ROOM

1. OPENING CEREMONIES

a) Call Meeting to Order
b) Roll Call

2. ORAL COMMUNICATIONS

Persons wishing to speak on scheduled items are requested to do so at this time. In order to conduct a timely meeting, a three-minute time limit per person has been established. Government Code Section 54954.2 prohibits the Council from discussing or taking action on a specific item unless it appears on a posted agenda.

3. STUDY SESSION

a. DISCUSSION AND CONSIDERATION OF LAND USE ALTERNATIVES FOR THE GENERAL PLAN UPDATE

Presented by Brianna Rindge, Community and Economic Development Director

4. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 24 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 www.lomitacity.com.

Date Posted: October 12, 2023

Linda E. Abbott, CMC, Deputy City Clerk

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 at (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.

CITY OF LOMITA
PLANNING COMMISSION REPORT

Item No. 3a

TO: City Council

FROM: Ryan Smoot, City Manager

PREPARED BY: Brianna Rindge, Community & Economic Development Director

MEETING DATE: October 17, 2023 Special Meeting

SUBJECT: Discussion and Consideration of Land Use Alternatives for the General Plan Update

RECOMMENDATION

Recommend one of the conceptual Land Use Alternatives, a combination of Alternatives, or an Alternative with amendments, and direct the General Plan Update team to prepare the Preferred Land Use Plan.

DISCUSSION

In June of 2023, City Council selected De Novo Planning Group to update its twenty-five-year-old General Plan, the comprehensive guiding document for all future land use and physical development decisions within the city. The multi-year project is on track as originally planned and seeks direction from the Planning Commission and City Council prior to moving forward with the next steps of drafting the new General Plan.

This summer, the City conducted a series of public workshops attended by over 115 individuals, meetings of the 12-person General Plan Advisory Committee (GPAC), a community survey with approximately 150 responses, a Technical Advisory Committee workshop for subject matter experts from City and County staff, and public outreach at both Founder's Day and National Night Out.

The General Plan Update team, led by De Novo Planning Group and Brianna Rindge, began with an analysis of the City's existing General Plan adopted in 1998 and all other plans, ordinances, and policy documents adopted in the meantime. The consultant has prepared the attached Land Use Alternatives Report, which will aid in the preparation and refinement of the Preferred Land Use Plan. Based on community input, the GPAC made recommendations for land use and development intensity modifications to the current Land Use Plan (presented in the Alternatives Report as Alternative 1: Business as Usual), considering the concepts described and the areas identified in the Report. Next, City and County staff evaluated the GPAC's input for feasibility as the subject matter experts

responsible for carrying out the General Plan. This item requests that City Council review the report, identify any recommended changes for consideration, and direct City staff and the consultant team to prepare the Preferred Land Use Plan. The final Preferred Land Use Plan informed by Planning Commission input on October 9, 2023 and City Council input on October 17, 2023 will be presented for confirmation by City Council around November 2023.

No draft documents should be construed as policy decisions or policy direction until such time as the required public hearings are complete and the City Council has made a decision on the draft documents.

The Planning Commission conveyed most interest in Alternative 2, with the nodal elements of Alternative 3. Alternative 2 received strong support for its success in implementing the adopted and certified Housing Element and Planning Commission expressed interest in expanding land use opportunities along Lomita Boulevard and Narbonne Avenue specifically.

Please refer to the Lomita Looking Up/General Plan Update website (lomita.generalplan.org) for additional information, including informative reports, community survey information, and details regarding upcoming meetings to discuss the Update.

OPTIONS

1. Provide specific direction regarding the Preferred Land Use Plan.
2. Provide staff with further direction.

ATTACHMENT

1. Land Use Alternatives Report

Reviewed by:

Gary Sugano

Gary Y. Sugano
Assistant City Manager

Approved by:

Ryan Smoot

Ryan Smoot
City Manager

Reviewed by:

Brianna Rindge

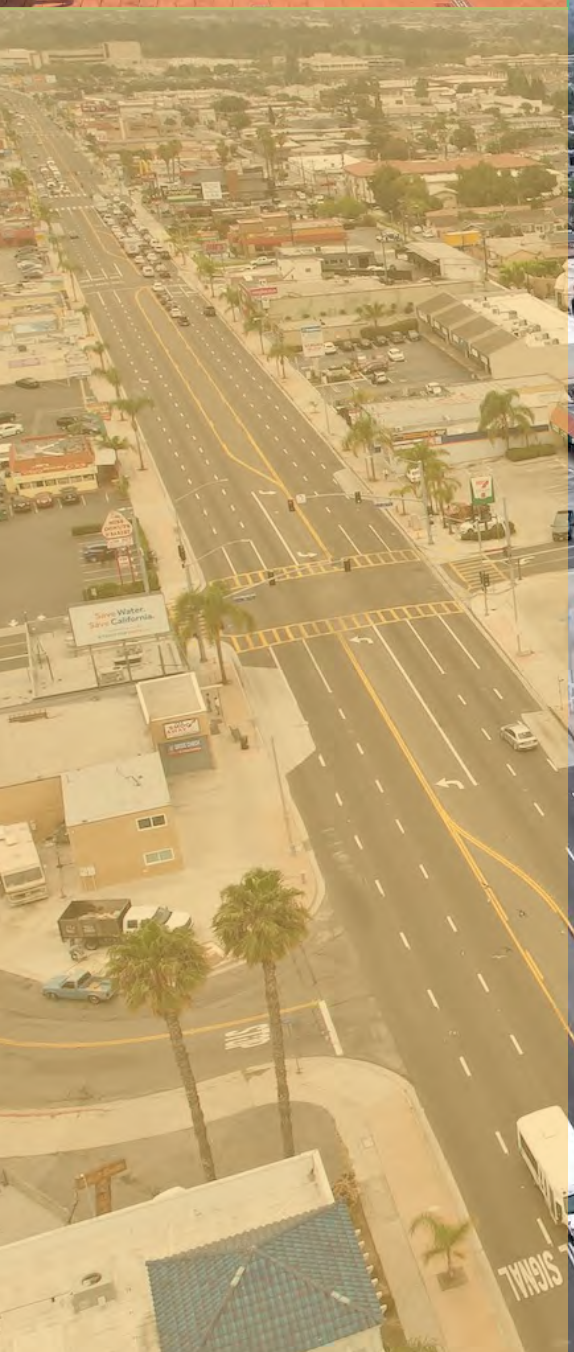
Brianna Rindge, AICP
Community & Economic Development Director

LOOKING UP LOMITA

GENERAL PLAN UPDATE

LAND USE ALTERNATIVES REPORT

OCTOBER 2023



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LOOKING UP LOMITA

GENERAL PLAN UPDATE

LAND USE ALTERNATIVES REPORT

OCTOBER 2023

PREPARED FOR:

CITY OF LOMITA
24300 Narbonne Avenue
Lomita, CA 90717
https://lomitacity.com/
https://lomita.generalplan.org/
Contact: Brianna Rindge, Director of Community & Economic Development
310-325-7110 x122 | b.rindge@lomitacity.com

PREPARED BY:

De Novo Planning Group

A Land Use Planning, Design, and Environmental Firm

WITH

JZMK PARTNERS
KITTELSON & ASSOCIATES, INC.
ECONOMIC & PLANNING SYSTEMS
FUSCOE ENGINEERING

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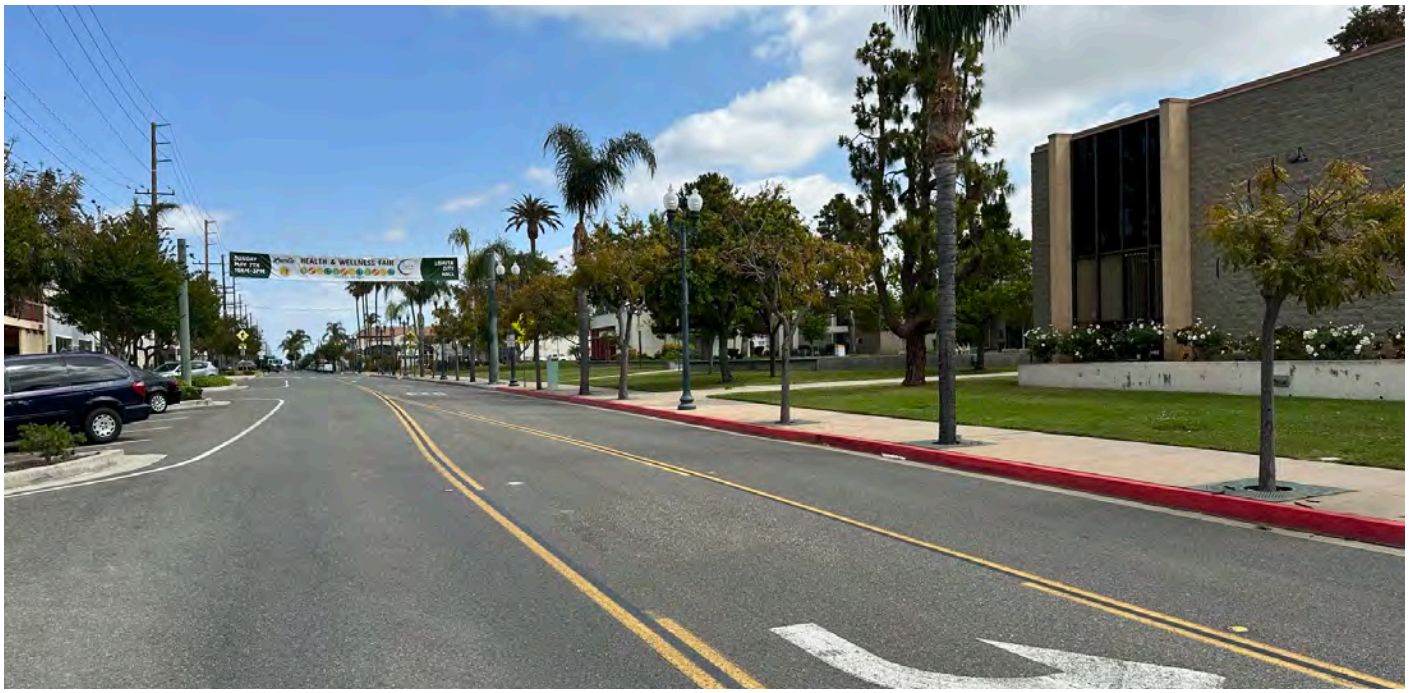
OVERVIEW



The purpose of the Land Use Alternatives Report is to provide the City with a tool to consider and evaluate potential land use and development pattern changes throughout Lomita that may be desirable over the next 20 years.

The City of Lomita initiated its General Plan Update process in May 2023. The General Plan provides policy guidance on land use, housing, transportation, infrastructure, community design, conservation, and other development-related topics. State law requires every city and county in California to prepare and maintain a General Plan.

As part of the General Plan Update process, the City will evaluate the Land Use Plan (or "map") and determine if the land uses and development patterns articulated through the Land Use Plan best reflect the community's vision for the future of Lomita. The Land Use Plan is one of the General Plan's primary mechanisms for shaping the city's future development pattern. The map assigns a land use designation to each parcel within the city, which describes the range of uses allowed and the development intensity permitted on associated parcels.

The purpose of the Land Use Alternatives Report is to provide the City with a tool to consider and evaluate areas of the city where community members recommended – through the Visioning Workshops, online visioning survey, and General Plan Advisory Committee meetings – that changes to land uses and/or development patterns should be studied.

GENERAL PLAN UPDATE OVERVIEW

The Land Use Alternatives Report serves as one of the key deliverables that the City and the consultant team are preparing as part of the General Plan Update process. This Report considers existing conditions and is intended to present land use ideas that implement the Community Vision, described below.

Community Vision

The Community Vision includes a written description of the Vision Statement that is supported by the following eight core values which define the community character:

- Small-town Feel
- Safe and Affordable
- Diverse Community
- High-quality Residential Neighborhoods
- Vibrant Downtown and Corridors
- Independent Businesses
- Walkable City
- Forward-thinking

The Community Vision was drafted based on direct input received from Lomita residents and businesses at Visioning Workshops, through an online survey, at pop-up events, as well as input provided by the GPAC.

Proposed Vision

The Lomita Community Vision is a statement that describes the city in 2045.

Lomita is a unique and exceptional city where people of all ages can live, work, and enjoy their lives in a friendly and diverse community. The city's small-town atmosphere is reminiscent of its rustic past and is characterized by well-established residential neighborhoods, thriving independent businesses, and a charming and vibrant downtown.

While the city's distinct sense of place is rooted in its history, Lomita is focused on its future by carefully planning for the needs of current and new residents, growing business industries, and emerging technologies. Residents of our attractive, safe, affordable, and quiet neighborhoods enjoy a diverse range of active and passive recreational opportunities throughout the city. The city's main transportation corridors such as Pacific Coast Highway, Lomita Boulevard, and Narbonne Avenue are activated with a range of housing choices that support commercial activity within Lomita and promote walkability to everyday uses. Downtown Lomita and the main corridors feature desirable shopping and dining options and engaging and memorable public spaces.

Lomita provides safe and efficient ways to get around the community in a vehicle, walking, biking, and other alternative transportation modes. Moreover, the city's enviable regional location and links to major transportation systems allow our residents to easily access many of southern California's employment centers and most beautiful natural resources and destinations.

We also recognize that meaningful partnerships with local and regional stakeholders – including businesses, Los Angeles Unified School District, utility providers, neighboring jurisdictions, and public and nonprofit agencies – can help us achieve our vision. We are committed to fostering a positive atmosphere of civic collaboration so that Lomita remains a desirable place to live, work, and recreate.

Existing Conditions Report (In Progress)

The Existing Conditions Report (ECR) for Lomita is an extensive analysis of existing City documents, utilizing available state and federal databases/maps, and reviewing local, state, and federal laws to establish a comprehensive baseline of the current state of the city. The ECR covers a wide array of topics including land use and development patterns, socio-economic landscape, mobility trends, utilities and community services, hazards and safety, natural resources conservation, community health and wellness, and environmental justice. This Report will support the General Plan Policy Document by containing most of the narrative that provides the context for the City's goals, policies, and actions – thereby allowing the Policy Document to be a streamlined document inclusive of clear policy guidance.

General Plan Policy Document (Upcoming)

The General Plan Policy Document will contain the goals, policies, and actions (strategies) related to various elements of the General Plan. The General Plan must address at least seven elements. These state-mandated elements include land use, circulation, housing, open space, conservation, noise, and safety. The City may also address other topics of community interest in the General Plan, such as economic development, community design, environmental justice, community health and wellness, utilities, and/or community services.

Through careful analysis and community engagement, the General Plan Update sets out the goals, policies, and strategies in each of these areas and serves as a blueprint for how the City will make key planning decisions over the next 20 years. It also identifies how the City will interact with the County of Los Angeles, adjacent and nearby cities, and other local, regional, state, and federal agencies on shared development-related decisions and actions.

Environmental Impact Report (Upcoming)

The General Plan Update process will require an Environmental Impact Report (EIR) that will respond to the requirements of the California Environmental Quality Act (CEQA). The preparation of an EIR will address all potential environmental impacts associated with the proposed General Plan Update and focused updates to the Zoning Code, including the rezoning program required by Program 14 of the City's adopted and certified Housing Element (see the following section, *Planning Context*, for more information on the City's Housing Element). The Planning Commission and City Council will use the EIR during the General Plan Update process to understand the potential environmental effects associated with implementing the General Plan. The Program-level EIR will serve as a "tiering document" to facilitate streamlined environmental review of all subsequent development, planning, and infrastructure projects undertaken in the city, which are consistent with the General Plan, including future updates to the Zoning Code. The EIR will be prepared concurrently with the Policy Document to facilitate the development of a General Plan that is largely self-mitigating. In other words, as environmental impacts associated with the General Plan are identified, goals, policies, and action programs may be incorporated into the Policy Document to reduce or avoid potential environmental impacts.

LAND USE ALTERNATIVES

To assist with consideration of possible change scenarios within Lomita, four overarching citywide Land Use Alternatives have been prepared (selected from a range of approximately eight initial internal ideas). These include:

- Alternative 1: Business as Usual
- Alternative 2: Baseline
- Alternative 3: Core and Perimeter
- Alternative 4: Neighborhood Nodes

The various Land Use Alternatives are intended to serve as a starting point for discussion of different scenarios for Lomita and to provide context for citywide discussion regarding potential land use changes throughout Lomita. Alternative 1, Business as Usual, reflects the land use direction provided by the currently adopted General Plan for Lomita. In other words, Alternative 1 illustrates where the city is headed should no changes be made to the Land Use Plan (including failure to implement Program 14 of the City's Adopted Housing Element). Alternative 2 (Baseline), Alternative 3 (Core and Perimeter), and Alternative 4 (Neighborhood Nodes) all explore how the City can strategically plan for its future by accommodating new residential and nonresidential development in key locations throughout the community in different ways that reflect the community's vision for the future of Lomita. **While the emphasis of each Alternative is different, all Alternatives accommodate both residential and nonresidential growth to varying degrees.** These Alternatives are explored in detail in the Land Use Alternatives section of this Report; a brief snapshot of the land use statistics associated with the potential buildout of each of the four Alternatives is shown here in Table 1.

Table 1: Snapshot of Land Use Alternatives

	Existing Development [1, 2, 3]	Alternative 1: Business as Usual	Alternative 2: Baseline	Alternative 3: Corridors	Alternative 4: Nodes
Units [4]	8,274	8,945	9,485	10,422	11,279
Population [4]	21,843	23,616	25,040	27,513	29,777
Nonresidential SF	2,528,297	2,635,158	2,733,131	2,881,533	2,931,334
Jobs	3,036	3,217	3,415	3,601	3,663

(1) Existing population is based on the U.S. Census; American Community Survey 2021.

(2) Existing nonresidential square footage is based on information provided by the Los Angeles County Assessor's Office, 2023. This figure has been crosschecked with available commercial real estate transaction data from CoStar which confirms the above estimate.

(3) Existing jobs estimates are based on 2020 Longitudinal Housing Employment Data prepared by the U.S. Census Bureau (note that 2020 represents the most recent data set for this source of employment information).

(4) See Appendix A for detailed assumptions by land use type, including densities, intensities, and average persons per household.

PREFERRED LAND USE PLAN

The Planning Commission and the City Council will review the information contained in this Land Use Alternatives Report and provide their feedback on which Alternative, components of the Alternatives, or other development pattern for the city they believe best represents the community's long-term vision.

This feedback will be assembled and consolidated into a citywide map called the "Preferred Land Use Plan." It is appropriate (and anticipated) that the Preferred Land Use Plan may include components of each Alternative or other development patterns as determined by the City Council, and be a variation of the presented Land Use Alternatives.

Preparation of the Preferred Land Use Plan does not reflect final policy direction or adoption of a new Land Use Plan. Rather, the Preferred Land Use Plan serves as a starting point for the project's environmental analysis. The Preferred Land Use Plan will be comprehensively analyzed in an Environmental Impact Report (EIR) which will evaluate and document all potential environmental impacts, identify ways to mitigate those impacts, and disclose any significant impacts associated with implementation of the Preferred Land Use Plan that cannot be fully mitigated. The EIR includes preparation of detailed technical studies including a traffic impact analysis, infrastructure report, noise analysis, and air quality/greenhouse gas emissions analysis. Additionally, a fiscal impact analysis of the Preferred Land Use Plan will also be prepared for consideration alongside the Policy Document and EIR.

The Planning Commission and City Council will review the Proposed General Plan Policy Document and the Environmental Impact Report (which will be based on the Preferred Land Use Plan, as described above) at a series of public hearings, which will include time for public comment. These hearings will be noticed in accordance with all public hearing requirements, and ample time will be devoted to considering the project for adoption.

As part of the public hearing process, the City Council can make changes to the General Plan Policy Document, including the Preferred Land Use Plan, prior to its approval. Should the Council request significant changes to the Preferred Land Use Plan, it is possible additional technical or environmental analysis will be necessary to ensure that all potential land use changes are adequately analyzed and considered.

The City of Lomita's official Land Use Plan will only be updated upon City Council adoption of the General Plan Policy Document and certification of the Environmental Impact Report. Until such time, the City's current Land Use Plan remains fully applicable.

LAND USE ALTERNATIVES REPORT PURPOSE

The Land Use Alternatives Report evaluates each citywide Alternative based on the following indicators:

- Land Use Totals (Housing, Population, Nonresidential Development, and Jobs)
- Circulation
- Fiscal Impacts
- Infrastructure

The Report purposely omits recommendations regarding how the City should proceed with modifications to the Land Use Plan. Instead, it provides the necessary information to facilitate the community's discussion on important land use issues, culminating with possible changes to the map.

The Report will be used by the Planning Commission and City Council to craft the Preferred Land Use Plan. The City anticipates that the Land Use Alternatives Report will stimulate discussion and lead to confirmation and selection of courses of action to be reflected on the Preferred Land Use Plan and in the General Plan Policy Document.

LAND USE ALTERNATIVES OUTREACH PROCESS

The areas of change identified and analyzed in the Land Use Alternatives Report and resulting Land Use Alternatives were developed through an extensive outreach process that included public input received at community workshops, GPAC meetings, insight from City departments and agencies affiliated with the City (e.g., LA County Sheriff's Department and LA County Building and Safety), and the results of an online survey. Key phases of the outreach approach are described below and are further documented in the Visioning Outreach Summary Report available online on the Lomita Looking Up | General Plan Update website (lomita.generalplan.org).

Community Visioning Workshop Series

The City hosted three General Plan Update Visioning Workshops from June through July 2023. Each in-person Workshop focused on addressing a specific planning topic. Each Workshop included a brief overview of the General Plan Update process, including the importance of a General Plan Update and background information on the specific General Plan topic, and a series of facilitated activities to solicit input on key topics or ideas. The topics explored in each Workshop along with summaries of what the City heard from the community are provided in the Visioning Outreach Summary Report prepared for the General Plan Update, which can be found on the Lomita Looking Up | General Plan Update website (lomita.generalplan.org). The intent of the Visioning Outreach Summary Report was to present the information received from both the online survey activity and in-person Workshop series without making assumptions or recommendations.

The first Visioning Workshop was held on Tuesday, June 27th, 2023. This workshop was focused on the future overall vision of the city and over 50 individuals attended. The second Visioning Workshop was held on Tuesday, July 11th, 2023, This workshop was focused on the future mobility vision and over 30 individuals attended. The third Visioning Workshop was held on Tuesday, July 25th, 2023. This workshop revolved around the land use design vision for the city and over 35 individuals attended.

General Plan Advisory Committee

Monthly GPAC meetings are structured around specific General Plan topics, with each meeting dedicated to a specific area of focus. The GPAC meetings provide a structured framework for in-depth discussions and analysis for community stakeholder participation. The General Plan topics discussed between June and September 2023 include the following: vision, economics and market trends, land use and design, and mobility.

The kickoff GPAC meeting was held on June 13, 2023, and the main topic was developing a vision for the city. GPAC members identified the key assets and challenges within the city. This activity intersected a variety of General Plan topics such as land use, mobility, housing, and community character. The GPAC members provided their own vision of what they would like to see their city become over the next 20 years.

The second GPAC meeting held on July 13, 2023 focused on the topic of economics and market trends. GPAC members were presented with information detailing the economic landscape of the city. This discussion focused on fostering long-term economic vibrancy within the community, where GPAC members discussed strategies to weave economic considerations seamlessly into the fabric of the General Plan objectives and policies.

On August 8, 2023, the GPAC convened to discuss a series of land use alternatives presented by the consultant team. This presentation included a comprehensive overview of the current land use designations, the Housing Element, and potential land use changes. Eight distinct land use alternatives were presented to the GPAC for their feedback. The insight from the GPAC members helped shape the four land use alternatives in this Report.

The GPAC meeting on September 12, 2023 focused on mobility within the city. During this session, GPAC members discussed a variety of mobility related issues such as walkability and bike-friendly infrastructure. During this meeting the consultant team also received insight from the GPAC members on which specific streets are known for congestion. After providing the existing mobility landscape of the city, the GPAC members provided ideas of how to create a safer environment for all users and increase pedestrian friendliness. In addition, the GPAC provided input on how improvements to public transit could increase its popularity.

Technical Advisory Committee (TAC)

The City has convened a Technical Advisory Committee (TAC) to provide data, information, and feedback at key points during the General Plan Update process, and to ensure plan concepts can be achieved. The TAC is comprised of technical experts from City departments and partner agencies who implement policies addressed by the General Plan. The first TAC meeting was held on September 5, 2023 to specifically discuss land use ideas that should potentially be reflected as part of one or more Alternatives. City staff and representatives from the partnering agencies provided invaluable information on City operations, conditions of assets (e.g., roads and other infrastructure), and the feasibility of different ideas. Input received through this format was considered as part of the Land Use Alternatives development process.

WE HEARD THAT THE LOMITA COMMUNITY VALUES...

- **SMALL TOWN CHARACTER**
- **GOOD SCHOOLS**
- **A DIVERSE COMMUNITY**
- **COMMUNITY EVENTS SUCH AS FOUNDER'S DAY**
- **SAFE PLACE TO LIVE AND WORK**
- **WALKABLE NEIGHBORHOODS**
- **SUPPORT FOR SMALL BUSINESSES**
- **BEAUTIFUL HOMES AND NEIGHBORHOODS**
- **PROXIMITY TO THE BEACH AND ACCESSIBLE FREEWAYS**
- **POCKET PARKS**

2021-2029 HOUSING ELEMENT

The requirements of the recently adopted and State-certified 2021-2029 Lomita Housing Element are key to understanding the baseline (minimum) areas of change reflected in Alternative 2: Baseline (and also reflected on Alternative 3: Corridors and Alternative 4: Nodes, as well). The Housing Element contains a number of Housing Programs that the City is required to implement over an 8-year planning period. Directly related to the Land Use Alternatives assignment, Housing Element Program 14: Rezone Program, requires the City to rezone specific identified sites to (1) accommodate a shortfall for the lower-income Regional Housing Needs Allocation (RHNA), (2) accommodate the remaining moderate and above-moderate income RHNA need; and (3) create a buffer of capacity for the lower and moderate-income RHNA. Moreover, the City must adopt any Zoning Code Amendment to implement the Rezone Program by October 15, 2024, and the Zoning Code Amendment must be consistent with the General Plan. As is further elaborated on in Section 3 of this Report, the full implementation of Program 14 acts as a "lower threshold" for changes to the land use designations and the Land Use Plan, and implementation of the rezoning commitments made in the Housing Element is essentially reflected through Alternative 2: Baseline.

NEXT STEPS

Over time, the city's population and the physical landscape in which its residents live, work, and play will change. To help ensure the City of Lomita General Plan remains a valuable and relevant resource, the Policy Document will require continuous monitoring and periodic revisions to address the changing sociodemographic conditions and evolving needs of the community. One important aspect of this General Plan Update process involves the revisiting and updating of the City of Lomita Land Use Plan. The City Council, Planning Commission, City staff, and the consultant team will use this Report to prepare and refine the Preferred Land Use Plan so that the City can move forward with preparing the Policy Document and EIR.

PLANNING CONTEXT

LOCAL AND REGIONAL TRENDS

Like many communities in Southern California, Lomita is in a period of transition as it faces the challenge of meeting new growth and repositioning itself in a dynamic, competitive regional market. A significant part of this challenge is in meeting the City's housing commitments (i.e., accommodating a higher density and range of housing choices) in an area that is almost entirely built-out, without losing Lomita's "small-town" feel. The City is poised to take advantage of this opportunity for more attainable infill development, including the reuse and repositioning of vacant and/or under-performing properties, to stimulate investment and attract new residents and businesses that drive economic growth. Like many maturing cities with limited developable land, new growth in Lomita will need to be accommodated primarily on smaller infill sites through reuse and/or intensification. Strong regional growth trends, combined with the city's desirable community attributes (as described further herein), suggest that if built (and if the City is interested in this outcome), these infill opportunities are likely to be well received in the market (i.e., there appears to be strong consumer demand for a variety of real estate product types).

Trade Area Comparisons

The General Plan Update process includes analysis of socioeconomic, market, and fiscal trends for Lomita compared to its regional neighbors – or Trade Area (Figure 1) – in order to better understand the key issues and challenges facing Lomita as it contemplates its future. The Trade Area represents the geographic region containing the market demand and supply activity most relevant to the city's economy. This Trade Area includes the cities of Palos Verdes Estates, Rancho Palos Verdes, Redondo Beach, Rolling Hills, Rolling Hills Estates, and Torrance. It is important to note that although Lomita also shares an eastern border with Harbor City, a community within the City of Los Angeles, this neighborhood is excluded from the Trade Area due to data limitations. All economic activity relevant to Lomita is not contained within the Trade Area; destinations for employment, specialty retail, and entertainment outside the boundaries also play a significant role in regional economics.

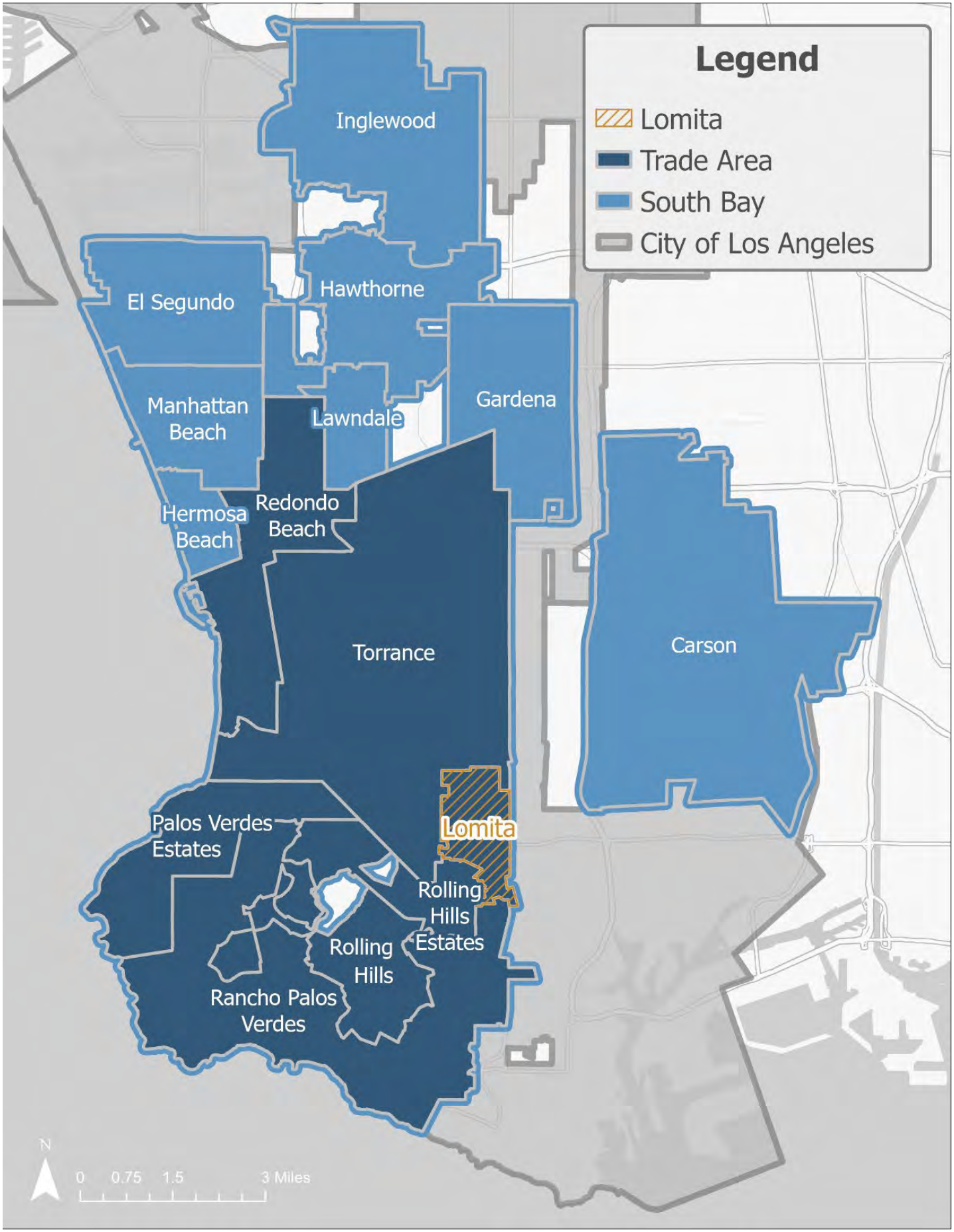


Figure 1: Trade Area

Growth and Demographics

Lomita, like the Trade Area and South Bay, is a slow-growing and aging community. The city's population has grown by just three percent since 2010, and regional projections suggest it may grow even more slowly over the next 20 years. The city also has relatively smaller household sizes, suggesting challenges in attracting and accommodating families in the community. These challenges include relatively smaller unit sizes and lower-performing schools relative to surrounding communities. While the city currently has the lowest median age as compared to the Trade Area and South Bay, its proportion of residents over the age of 55 years old has increased at a faster rate since 2010. If the city does not increase attainable housing opportunities and amenities to bring in younger families, it will likely face a further shrinking of its working-age population and the economic opportunities that come with it.

Wages

Employed Lomita residents earn less income than both the Trade Area and the Region on average for both Trade Area and Region, in part reflecting lower levels of educational attainment. Approximately 39 percent of Lomita residents have bachelor's or graduate/professional degrees, compared to nearly 60 percent in the Trade Area and 43 percent in the South Bay. These lower levels of education are reflected in the industries in which residents are employed, including healthcare, retail, education, and manufacturing, which have many occupations not requiring secondary degrees. As a result, the median wage for residents is approximately 15 percent lower than the median wage for South Bay residents and nearly 50 percent lower than Trade Area residents. Given the higher levels of education typically needed for higher-paying jobs, the City might consider pursuing strategies that enhance education and workforce development opportunities for residents, so as to improve the overall economic strength of the community.

Jobs

Although Lomita's economy grew by about 10 percent in the last decade, the city lost high-paying jobs while attracting more lower-paying jobs. The industries in Lomita that experienced the most substantial increase in total number of jobs since 2010 were healthcare/social assistance and accommodation/food services, both of which pay a median wage lower than the median across all industries. At the same time, the city lost jobs in the wholesale trade, retail, information, finance and insurance, real estate, professional services, public administration, and other services industries, most of which generally have higher paying jobs. While shrinking in the city, information, finance and insurance, and real estate jobs increased in the Trade Area and the South Bay Region, suggesting an opportunity both for job growth in the city as well as improved job prospects for residents with appropriate education and workforce development resources.

Residential Real Estate

While Lomita's for-sale housing values are low compared to the surrounding area, the rental market is strong, reflecting the city's proximity to regional transportation facilities and its growing appeal to households who cannot afford or are not seeking home ownership in the expensive South Bay market. Lomita's home values are the lowest among the study geographies – about 33 percent below the Trade Area and 28 percent below the South Bay in 2021. This trend is driven by high home values in the subregion's coastal cities and Lomita's smaller unit sizes compared to the Trade Area and South Bay. While the majority of Lomita's housing stock is single-family (61 percent), a large proportion is also renter-occupied (56 percent). Further challenging homeownership, according to feedback from City staff, there is significant activity involving individuals from outside of Lomita buying single-family homes in the city as investment rental properties. Meanwhile, the city's inventory of professionally managed, primarily multifamily rental units has grown by about 10 percent over the past decade, and has performed strongly compared to the South Bay overall. Lomita's appeal to renters can be attributed to its proximity to employment centers, amenities, and higher-end neighboring communities like the Palos Verdes Peninsula, but at a more affordable price. Given the city's built-out nature, future development of higher density projects (e.g., townhomes, apartments, condos) will be a critical element of growing the overall housing stock.

Retail Market

The city is experiencing "leakage" in nearly all retail categories, suggesting opportunities for targeted growth in retail categories that serve residents of both the city and surrounding communities. With slightly more than 1.1 million square feet of space (about six percent of the Trade Area retail space), retail is the largest nonresidential land use in Lomita. However, due to the predominance of larger retail centers located in neighboring cities, especially Torrance, the city is unable to capture much of the retail spending by Lomita residents or significant spending by residents of neighboring communities. While the addition of a new Target and Grocery Outlet will improve this dynamic, the city is unlikely to attract a major regional shopping center given the relatively competitive regional landscape. That said, trends in retail habits have included a move away from brick-and-mortar shopping in favor of e-commerce for many types of goods. This has created new opportunities for retail growth in more experiential environments with a mix of dining, entertainment, and local/small businesses, bolstered by special programming and a sense of place. The city's strongest opportunities for creating this type of environment lie along Pacific Coast Highway and in the Downtown Lomita area, particularly in the format of mixed-use buildings in a walkable environment.

Opportunities for Growth

Other future opportunities for growth in nonresidential land uses in the city include office space (particularly medical office) and hotel properties. While "traditional" central business district-focused office development has struggled in the aftermath of the COVID-19 pandemic, there are certain industries that continue to seek out office space in smaller and more flexible formats. These include creative and loft space, typically favored by tech and start-up companies; and medical office space, particularly clustered around larger medical centers. These types of office developments have grown in the South Bay as a whole, and there may be an opportunity for Lomita to participate in these trends over the long-term. On the medical office side, the City can leverage its existing healthcare employers to attract other healthcare-oriented businesses and providers. In addition, development of a mixed-use downtown environment could include the types of space and amenities favored by users of creative office space.

The city's existing hotel inventory is very modest, particularly compared to neighboring cities and to the region overall. However, its proximity to major transportation corridors, including Pacific Coast Highway, and to employment and tourism centers in the South Bay, could present an opportunity to grow this land use sector. This is likely to be a long-term strategy, given current challenges facing new hotel development, but the City can lay the groundwork through the General Plan Update process to capture future opportunities as they arise.

HOUSING SITE IDENTIFICATION

California General Plan Housing Element law requires local governments to adequately plan to meet existing and projected housing needs, including accommodating their fair share of the regional housing need. This share is known as the Regional Housing Needs Allocation (RHNA) and is based on a Regional Housing Need Allocation Plan (RHNA Plan) developed by each region's council of governments. The Southern California Association of Governments (SCAG) is the lead agency charged with developing the RHNA Plan for the area that includes Los Angeles County and the City of Lomita.

As part of the region's planning efforts during the 6th Cycle RHNA, which covers the planning period October 2021 through October 2029, SCAG developed a RHNA methodology to allocate housing units for each jurisdiction consistent with projected household growth based on SCAG's Connect SoCal Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) Growth Forecast between 2020 and 2030. Based on this methodology, the City of Lomita was allocated a RHNA of 829 units for the 2021-2029 planning period. The City of Lomita is not required to ensure that actual development to accommodate the RHNA occurs; however, the City must facilitate housing production by ensuring that land has the appropriate General Plan and zoning designations to allow for development of the RHNA and that unnecessary development constraints have been removed. The City of Lomita adopted its 6th Cycle Housing Element Update in December 2021, which was subsequently revised and certified by the State in October 2022.

The City's 6th Cycle Housing Element includes Program 14, Rezone Program, which commits the City to rezoning multiple parcels to high density mixed-use designations in order to accommodate its RHNA. Consistent with State Housing Law, this rezone must occur no later than October 15, 2024. Specifically, the Rezone Program consists of the following components:

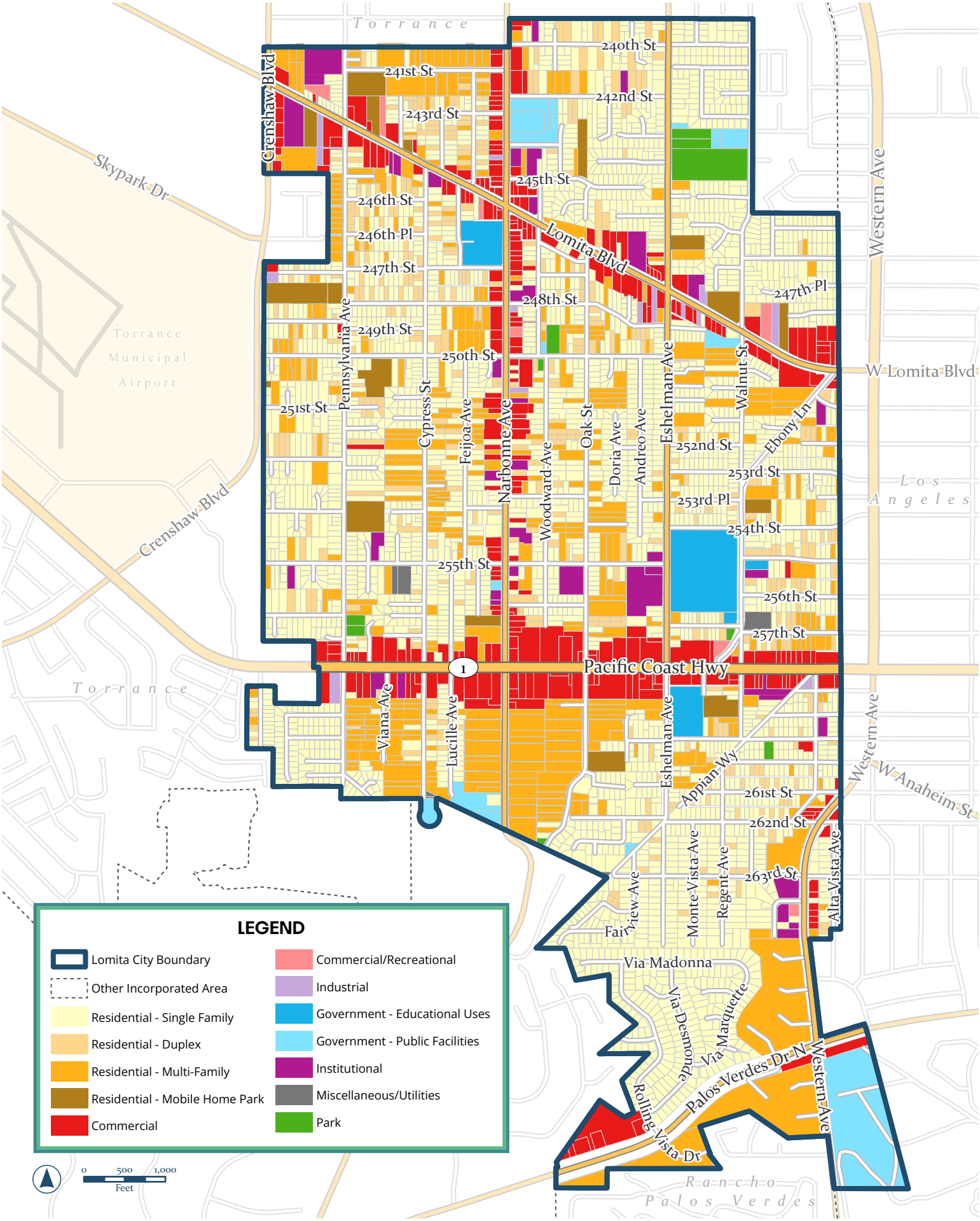
Shortfall Rezone: The City will increase the allowable density within the existing Mixed-Use Overlay to permit up to 30 dwelling units per acre with a minimum density of 20 dwelling units per acre, allowing exclusively residential uses and requiring that at least 50 percent of the building floor area be dedicated to residential uses.

Remaining Moderate and Above-Moderate Income 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.

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.

Development Standards: As described in Program 11 of the Housing Element, the City will pair the rezone with new objective development and design standards to allow multifamily development to be permitted without discretion (i.e., by-right). Through the rezone and the development of the paired standards, the City will perform site and design testing to ensure that the development and design standards (including maximum permitted heights) do not pose a constraint to achieving the maximum permitted densities for each respective site, including standards for those sites that fall under the MUO rezone. The City will also ensure that covered parking is not required in the updated standards for the MUO.

An update to the City's Land Use Plan is required to fulfill the commitments set forth in Program 14 (i.e., to accommodate the City's RHNA) and maintain consistency with the adopted Housing Element. The Land Use Alternatives proposed as part of the General Plan Update were designed with these objectives in mind, and would position the City to meet its rezoning deadline of October 15, 2024. Failure to complete the required land use amendments by October 15, 2024 may result in decertification of the City's Housing Element and other penalties and fines allowed by State Housing Law.



De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

Prepared for the City of Lomita by De Novo Planning Group, October 3, 2023.
Sources: Los Angeles County GIS.

Figure 2: Existing Land Uses

EXISTING LAND USES

Lomita features well-established residential neighborhoods, local businesses, and a charming downtown which come together to create a special sense of place and family-friendly community that residents adore. The city's size gives it a "small-town" feel and, along with City-sponsored events and ample opportunities for social interaction, allows residents to create strong neighborhood connections, and facilitates a community culture that provides an outstanding quality of life.

Lomita is located at the base of the Palos Verdes Hills in the South Bay region of the Los Angeles metropolitan area. Regional access to the city is provided by Interstate 110 via Pacific Coast Highway, which provides access to Lomita and the greater Los Angeles region. Crenshaw Boulevard and Western Avenue are major arterials along the eastern and western borders of the city and provide access to Interstate 405, approximately four miles north of city limits.

When discussing land use, it is important to distinguish between existing land uses that reflect on-the-ground development and planned land uses. The Los Angeles County Assessor's office maintains a database of existing "on-the-ground" land uses on individual parcels, including the number of dwelling units and related improvements such as nonresidential building square footage. However, it should be noted that the Los Angeles County Assessor's data does not always accurately reflect existing on-the-ground conditions. For the purposes of the City's General Plan Update, the Los Angeles County Assessor's data was used as a starting point for establishing baseline conditions and updated and modified, where possible, to reflect conditions more accurately. As reflected in the map on the opposite page, Lomita is primarily composed of low-density housing (e.g., single-family detached, duplex/double unit). Commercial uses are primarily located along the major corridors, such as Pacific Coast Highway, Lomita Boulevard, and Narbonne Avenue.

As noted, Lomita is almost entirely built-out, leaving little to no flexibility for development on vacant sites. Accessor's parcel data reveals that 54 total parcels in Lomita are vacant. However, 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 serve as rights-of-way; and others are parking lots, which do not meet the definition of a vacant site. Upon preparation of the General Plan Update Environmental Impact Report, all baseline conditions will be updated to accurately reflect on-the-ground development at the time environmental impacts are analyzed. Table 2 below represents the existing development totals for the City of Lomita.

Table 2: Existing Development Estimates

Units [1]	Population [1]	Nonresidential Square Footage (SF) [2]	Jobs [3]
8,274	21,843	2,528,297	3,036

(1) U.S. Census; American Community Survey 2021; Economic & Planning Systems.

(2) Los Angeles County Assessor's Office, 2023.

(3) Existing jobs estimates are based on 2020 Longitudinal Housing Employment Data prepared by the U.S. Census Bureau (note that 2020 represents the most recent data set for this source of employment information).

LAND USE DESIGNATIONS

The City of Lomita General Plan Land Use Plan designates land uses within the city. Residential land uses are described based on allowable density and nonresidential land uses are described based on allowable intensity. "Density" is described in terms of dwelling units per net acre of land (du/ac). Development "intensity" refers to the allowable floor area ratio (FAR) for nonresidential development. FAR represents the ratio of building square footage to lot size determined by dividing the total gross floor area of all buildings on a lot by the land area of that lot. Figure 3 provides an example of how the same FAR can look depending on the number of floors and building configuration.

Current and New Land Use Designations

The Land Use Alternatives are based on the land use designations in the current General Plan. However, seven new mixed-use land use designations (Mixed-Use – 40, Mixed-Use – 70, Mixed-Use – 90, Manufacturing-Commercial Mixed-Use – 40, Manufacturing-Commercial Mixed-Use – 70, Manufacturing-Commercial Mixed-Use – 90, and Retail Mixed-Use) have been proposed to support the community's vision for future development (note that the City's Current Mixed-Use Overlay is renamed to MU – 22 or MU – 30, depending on the Alternative, to reflect implementation of Program 14 of the Housing Element). New designations proposed to be applied to some or all of the alternatives are highlighted in yellow in Table 3. Example images for the new land uses presented at the end of this section. Some of these new uses only apply in limited ways to select Alternatives. If the Preferred Land Use Plan does not reflect one or more of the new land uses anywhere in the city, that new land use designation would not be included in the new General Plan. All land use designations are subject to further refinement based on the Preferred Land Use Plan's objectives.

New Land Use Designation Example Illustrations

In the pages following the Land Use Designations (Table 3), the Report includes general representative pictures of project and building types that illustrate the vision for each of the new land use designations. These photos should be used for illustrative purposes only and are not intended to represent required architecture or specific development standards (which would be defined in the City's Zoning Code, not the General Plan). Rather, these photos are intended to demonstrate how these new land use designations could support development of vibrant and dynamic activity centers in key locations throughout the community.

Figure 3: Floor Area Ratio Example

$$\text{Floor Area Ratio (FAR)} = \frac{\text{Gross Building Area (All Floors)}}{\text{Lot Area}}$$

Note:
Variations may occur if upper floors are stepped back from ground level lot coverage

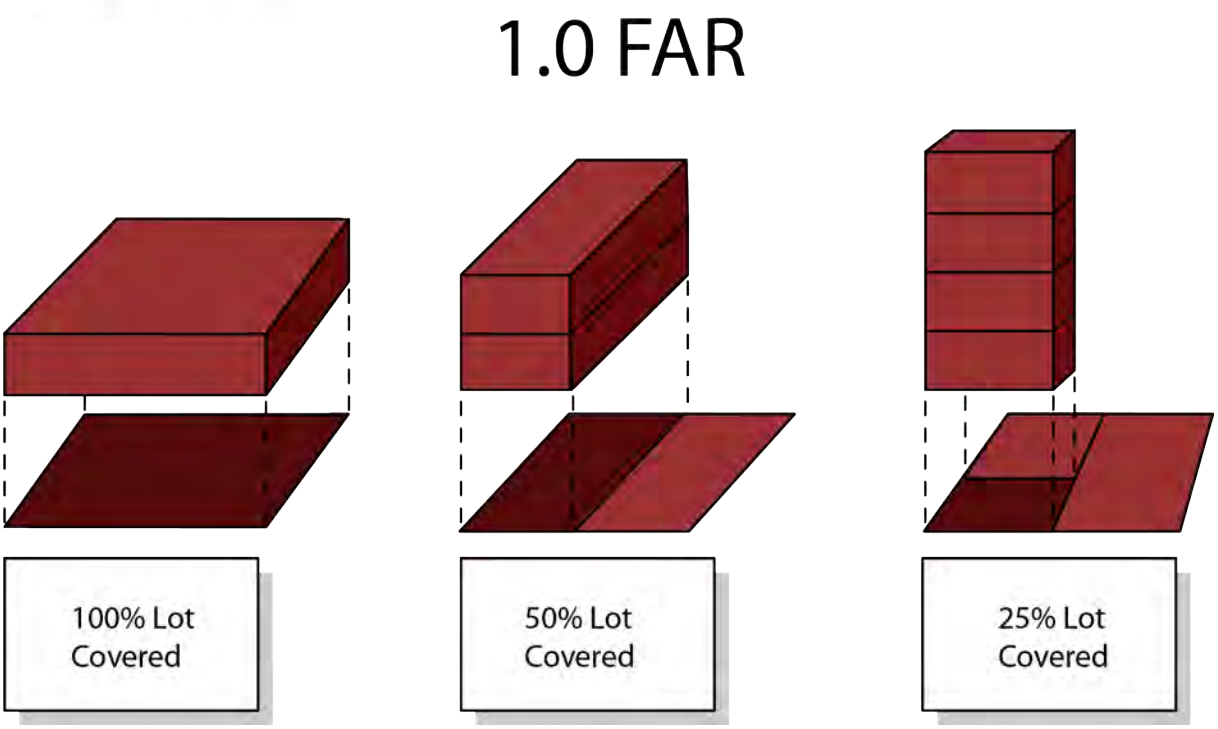


Table 3: Land Use Designations

Name	Definition	Notes
Residential Designations		
Agricultural 0-10.89 du/ac	Provides for the development of residential uses of lower density and where the keeping of farm animals is generally permitted. Development densities of up to 10.89 units per net acre are permitted. Any new land division or subdivision must reflect the Low Density Residential intensity standards if the lot sizes for individual units are less than 10,000 square feet.	Streamlined definition. No change to density.
Low Density Residential 5.8-10.89 du/ac	Provides for the development of single-family residential land uses. The allowable development density is 5.8 to 10.89 units per net acre.	Streamlined definition. No change to density.
Medium Density Residential 10.9-19.8 du/ac	Provides for the development of a range of residential land uses, including single-family detached and attached, duplexes, multifamily dwellings, and mobile home communities. The allowable development density for this category is 10.9 to 19.8 units per net acre.	Updated definition. No change to density.
High Density Residential 19.8-43.6 du/ac	Provides for the development of a range of multifamily dwellings and mobile home communities. The allowable development density for this category is 19.8 to 43.6 units per net acre.	Streamlined definition. No change to density.
Nonresidential Designations		
Commercial 1:1 Maximum FAR	Provides for the development of retail, professional office, medical, service-oriented business activities, and hospitality facilities, many of which are roadway oriented and serve a community-wide area and population. The maximum intensity of development is a floor area ratio of 1:1.	Updated definition. No change to intensity.
Industrial/ Manufacturing 1:1 Maximum FAR	Provides for a range of medium and light industrial uses, such as manufacturing, warehousing, research and development, and other industrial uses that can be conducted indoors or behind effective screening. The maximum FAR for this designation is 1:1.	Updated definition. No change to intensity.
Publicly Owned Land	Provides for facilities built and maintained for public uses such as the Civic Center, Fire Station, County Offices, Library, Museum, and Navy Fuel Storage facility. The designation also applies to schools, churches, parks, and often public and quasi-public uses.	Updated definition. No change to intensity.
Mixed-Use Designations		
Neighborhood Mixed-Use 10.89 du/ac Maximum 0.50:1 Maximum FAR	Provides for the development of small retail-commercial uses such as general stores, cafes, and bakeries in existing residential neighborhoods to serve the needs of local residents. The NMU designation would permit the conversion of homes at certain locations to such uses. Residential development densities of up to 10.89 units per net acre are permitted. The maximum intensity of nonresidential development is a floor area ratio of 0.50:1. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component.	New designation.

Name	Definition	Notes
Mixed-Use – 22 22 du/ac Maximum 1 Maximum FAR	Provides for the development of residential and nonresidential development on the same project site in lower-intensity mixed-use formats, either vertically (such as when residential uses are located over commercial uses) or horizontally (such as when the street frontage of a site is devoted to commercial uses with residential uses behind). This designation is intended to support lower-scale development in the City's historic center, with a focus on maintaining smaller-scale development. Residential development densities of up to 22 units per net acre are permitted. The maximum intensity of nonresidential development is a floor area ratio of 1:1. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component. Single-use projects are allowed; stand-alone residential projects should be in proximity to nonresidential development.	Renamed and updated designation description (formerly "Mixed-Use Overlay").
Mixed-Use – 30 20-30 du/ac 1:1 Maximum FAR	Provides for the development of residential and nonresidential development on the same project site in mixed-use formats, either vertically (such as when residential uses are located over commercial uses) or horizontally (such as when the street frontage of a site is devoted to commercial uses with residential uses behind). This designation is intended to support lower-scale development in the city's historic center, with a focus on maintaining smaller-scale development. Residential development densities of 20 to 30 units per net acre are permitted. The maximum intensity of nonresidential development is a floor area ratio of 1:1. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component. Single-use projects are allowed; stand-alone residential projects should be in proximity to nonresidential development.	New designation.
Mixed-Use – 40 20-40 du/ac 1:1 Maximum FAR	Provides for the development of residential and nonresidential development on the same project site in mixed-use formats, either vertically (such as when residential uses are located over commercial uses) or horizontally (such as when the street frontage of a site is devoted to commercial uses with residential uses behind). Residential development densities of 20 to 40 units per net acre are permitted. The maximum intensity of nonresidential development is a floor area ratio of 1:1. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component. Single-use projects are allowed; stand-alone residential projects should be in proximity to nonresidential development.	New designation.
Mixed-Use – 70 20-70 du/ac 1:1 Maximum FAR	Provides for the development of residential and nonresidential development on the same project site in mixed-use formats, either vertically (such as when residential uses are located over commercial uses) or horizontally (such as when the street frontage of a site is devoted to commercial uses with residential uses behind). Residential development densities of 20 to 70 units per net acre are permitted. The maximum intensity of nonresidential development is a floor area ratio of 1:1. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component. Single-use projects are allowed; stand-alone residential projects should be in proximity to nonresidential development.	New designation.

Name	Definition	Notes
Mixed-Use – 90 20-90 du/ac 1:1 Maximum FAR	Provides for the development of residential and nonresidential development on the same project site in mixed-use formats, either vertically (such as when residential uses are located over commercial uses) or horizontally (such as when the street frontage of a site is devoted to commercial uses with residential uses behind). Residential development densities of 20 to 90 units per net acre are permitted. The maximum intensity of nonresidential development is a floor area ratio of 1:1. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component. Single-use projects are allowed; stand-alone residential projects should be in proximity to nonresidential development.	New designation.
Manufacturing-Commercial Mixed-Use – 40 20-40 du/ac 1:1 Maximum FAR	Provides for the development of stand-alone industrial/manufacturing, residential, and supportive uses in primarily "horizontal" formats. This designation allows for a gradual transformation of uses over time while allowing for the historic industrial/manufacturing development pattern to remain as an allowable and envisioned use within the designated area. Residential development densities of 20 to 40 units per net acre are permitted. The maximum intensity of nonresidential development is a floor area ratio of 1:1. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component. Single-use projects are allowed.	New designation.
Manufacturing-Commercial Mixed-Use – 70 20-70 du/ac 1:1 Maximum FAR	Provides for the development of stand-alone industrial/manufacturing, residential, and supportive uses in primarily "horizontal" formats. This designation allows for a gradual transformation of uses over time while allowing for the historic industrial/manufacturing development pattern to remain as an allowable and envisioned use within the designated area. Residential development densities of 20 to 70 units per net acre are permitted. The maximum intensity of nonresidential development is a floor area ratio of 1:1. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component. Single-use projects are allowed.	New designation.
Manufacturing-Commercial Mixed-Use – 90 20-90 du/ac 1:1 Maximum FAR	Provides for the development of stand-alone industrial/manufacturing, residential, and supportive uses in primarily "horizontal" formats. This designation allows for a gradual transformation of uses over time while allowing for the historic industrial/manufacturing development pattern to remain as an allowable and envisioned use within the designated area. Residential development densities of 20 to 90 units per net acre are permitted. The maximum intensity of nonresidential development is a floor area ratio of 1:1. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component. Single-use projects are allowed.	New designation.

Neighborhood Mixed-Use

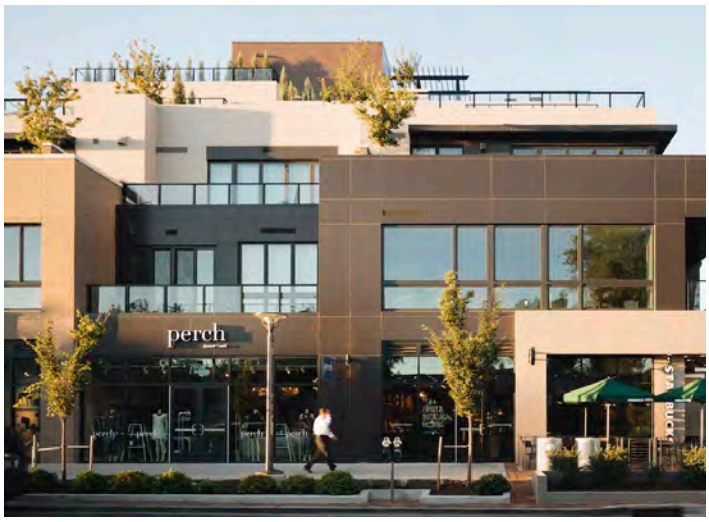
Mixed-Use 22/Mixed-Use 30

Mixed-Use 40

Mixed-Use 70

Mixed-Use 90

Manufacturing/Commercial Mixed-Use 40



Manufacturing/Commercial Mixed-Use 70






Manufacturing/Commercial Mixed-Use 90

LAND USE ALTERNATIVES

INTRODUCTION TO ALTERNATIVES

This section presents the four Land Use Alternatives along with a comparative analysis addressing projected growth, generation of new vehicular trips, fiscal impacts, and infrastructure improvements. The information presented in this analysis is intended to foster informed discussions and decision-making considering what to reflect in the Preferred Land Use Plan.

Each Alternative is intended to present a different approach to planning the future of Lomita. The Land Use Alternatives are presented so that potential impacts can be considered citywide. This provides a comparative level of analysis of impacts and the Alternatives should be considered alongside the growth projections identified for the city, by Alternative, as described in the prior section.

Each Land Use Alternative intends to meet the following objectives formulated through public input:

1. Preserve, protect, and enhance the city's existing residential neighborhoods
2. Celebrate and enhance Downtown Lomita
3. Expand the range of housing choices to allow more people to live and work in Lomita
4. Encourage new desirable uses in Lomita and expand the local economy
5. Promote walkability to everyday uses
6. Create pedestrian-scaled environments
7. Target housing growth to support commercial activity
8. Reinforce corridors with memorable places
9. Create a fiscally-sustainable land use plan with balanced residential and nonresidential development

LAND USE, HOUSING, AND JOBS

One of the General Plan's primary objectives is to establish the reasonable long-term buildout potential for housing units, population, nonresidential building square footage, and employment that could be generated by the Land Use Plan. Buildout capacity is calculated by three factors: 1) the density and intensity (floor area ratio) allowed per acre; 2) the number of acres of land that can be developed as a particular land use; and 3) the increases in units, population, square footage, and employment associated with new development at buildout.

As previously discussed, this Report does not advocate for one Alternative over another. Rather, the intent of presenting four Alternatives is to better illustrate comprehensive implications associated with accommodating housing and job growth at different densities and intensities in various locations throughout the City.

In order to understand the comparison, Table 4 identifies the distribution of acreage by land use designation for each Alternative.

Table 4: Acreage by Land Use Designation

Land Use Designation [1]	Alternative 1: Business as Usual (BAU)	Alternative 2: Baseline		Alternative 3: Core and Perimeter		Alternative 4: Neighborhood Nodes	
		Total	Change from BAU [2]	Total	Change from BAU [2]	Total	Change from BAU [2]
Residential Development Use							
Agricultural	90	90	0%	90	0%	89	-1%
Low Density	506	506	0%	504	0%	487	-4%
Medium Density	66	66	0%	63	-5%	63	-5%
High Density	50	47	-6%	14	-72%	14	-72%
Nonresidential Development Use							
Commercial	106	85	-20%	3	-97%	3	-97%
Neighborhood Mixed-Use	-	-	-	-	-	18	100%
Mixed-Use - 22	55	-	-100%	-	-100%	-	-100%
Mixed-Use - 30	-	15	100%	13	100%	13	100%
Mixed-Use - 40	-	63	100%	144	100%	94	100%
Mixed-Use - 70	-	-	-	41	100%	50	100%
Mixed-Use - 90	-	-	-	-	-	41	100%
MCMU - 40	-	15	100%	8	100%	-	100%
MCMU - 70	-	-	-	7	100%	8	100%
MCMU - 90	-	-	-	-	-	7	100%
Industrial/Manufacturing	14	-	-100%	-	-100%	-	-100%
Limited Development Uses							
Publicly Owned Land	93	93	0%	93	0%	93	0%
Right-of-Way	243	243	0%	243	0%	243	0%
TOTAL	**1,223**	**1,223**	**-**	**1,223**	**-**	**1,223**	**-**

(1) Numbers may not add due to rounding

(2) For new land use designations where existing acreage is zero, Change from BAU is reflected as a 100% increase.

Potential Buildout

Table 5 compares the projected amount of housing and nonresidential development in the city in 2045 under each Alternative, with existing development (2023) included for reference. Using Alternative 1: Business as Usual (BAU) as a comparison, the Table also includes relative growth over BAU to assist with understanding land use, housing, and job implications associated with potential land use changes. The potential buildout numbers are based on assumed density and intensity levels for each land use type. The assumptions for densities and intensities by designation are presented in Appendix A for reference.

The potential buildout summary is not a goal; it simply represents the reasonable development potential that could occur within the community over the coming decades. It is used to help determine things such as roadway improvements, number of parks needed, potential environmental impacts, utility capacities, and mitigation (if any) required to offset impacts that could occur with implementation of the General Plan. The development potential of each individual parcel is influenced not only by the land use designation, but by market conditions, physical site characteristics, environmental constraints, infrastructure requirements, and detailed standards in the Zoning Code. Therefore, we do not assume that all parcels will be redeveloped and we do not assume that parcels will develop to their maximum potential (end of the density or intensity range) because there is inherently some variation in development types within any given land use. The information contained in Table 5 below are estimates and further refinement of potential buildout will be prepared for the Preferred Land Use Plan.

Table 5: Summary of Potential Buildout Under Land Use Alternatives Percentage Comparison

	Existing Development [1, 2, 3]	Alternative 1: Business as Usual (BAU)	Alternative 2: Baseline			Alternative 3: Core and Perimeter			Alternative 4: Neighborhood Nodes		
			Total	Change from BAU	% Change from BAU	Total	Change from BAU	% Change from BAU	Total	Change from BAU	% Change from BAU
Units	**8,274**	**8,945**	**9,485**	**540**	**6%**	**10,422**	**1,477**	**17%**	**11,279**	**2,334**	**26%**
Single-Family	4,777	5,261	5,252	(9)	0%	5,371	110	2%	5,268	7	0%
Multifamily	3,497	3,685	4,233	548	15%	5,050	1,365	37%	6,011	2,326	63%
Population	**21,843**	**23,616**	**25,040**	**1,424**	**6%**	**27,513**	**3,897**	**17%**	**29,777**	**6,161**	**26%**
Single-Family	12,611	13,888	13,867	(21)	0%	14,181	293	2%	13,907	19	0%
Multifamily	9,232	9,727	11,174	1,447	15%	13,333	3,606	37%	15,869	6,142	63%
Nonresidential Square Feet	**2,527,297**	**2,635,158**	**2,733,131**	**97,973**	**4%**	**2,875,327**	**240,169**	**9%**	**2,931,334**	**296,176**	**11%**
Jobs	**3,036**	**3,217**	**3,415**	**198**	**6%**	**3,593**	**376**	**12%**	**3,633**	**416**	**13%**

(1) Existing population is based on the U.S. Census; American Community Survey 2021.

(2) Existing nonresidential square footage is based on information provided by the Los Angeles County Assessor's Office, 2023. This figure has been crosschecked with available commercial real estate transaction data from CoStar which confirms the above estimate.

(3) Existing jobs estimates are based on 2020 Longitudinal Housing Employment Data prepared by the U.S. Census Bureau (note that 2020 represents the most recent data set for this source of employment information).

Residential Development

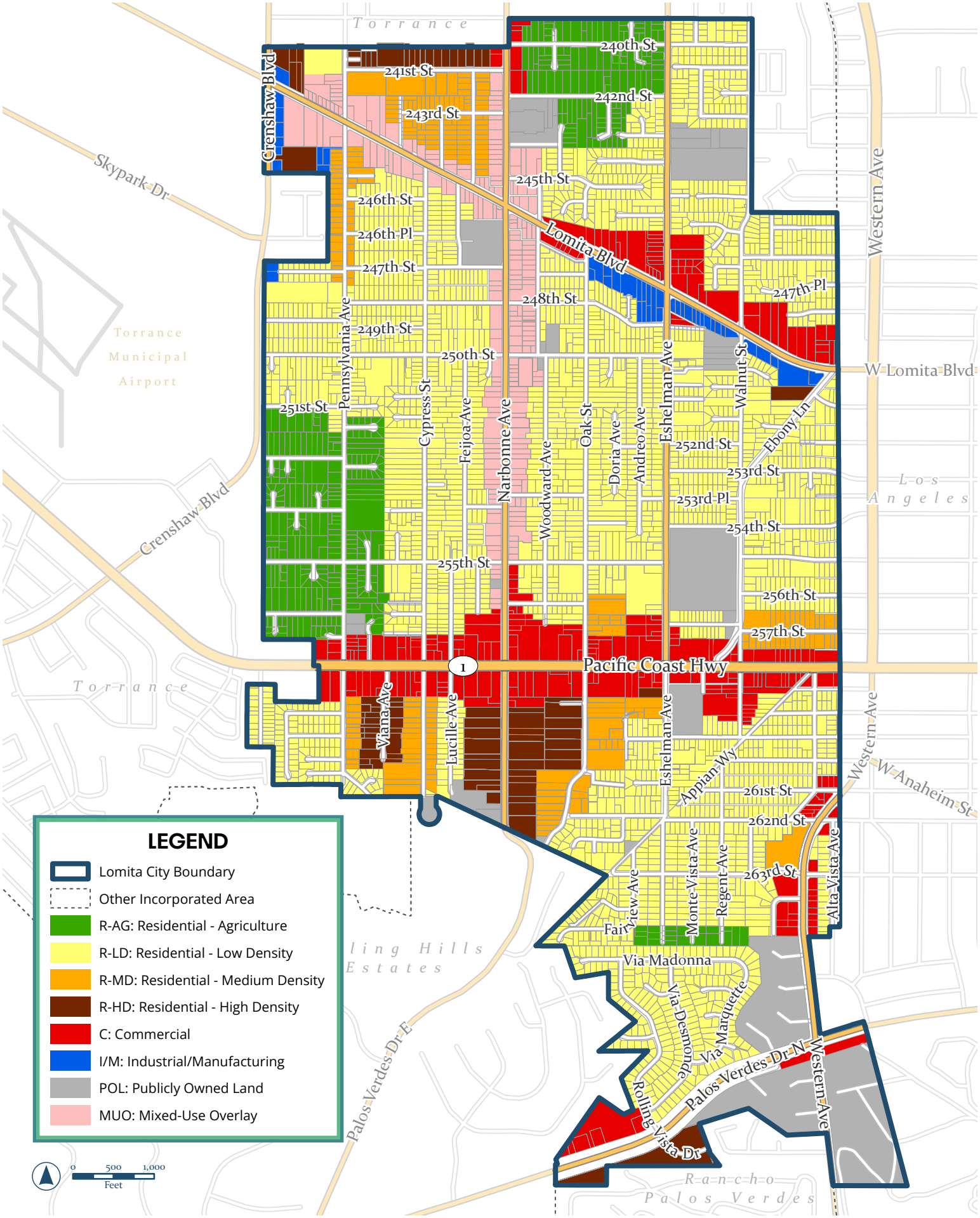
Each of the Alternatives acknowledges that the City of Lomita will grow over time and plans to accommodate varying degrees of growth over the next twenty years, primarily in mixed-use formats where new homes can be developed close to goods, services, and transportation facilities. The majority of new homes are anticipated to be multifamily development at densities generally between 30 du/ac and 90 du/ac. Homes at these densities and in these locations are more likely to be financially attainable for people like teachers, public safety officers, service workers, empty-nesters looking to downsize their homes, students of nearby colleges and universities, and employees of some of Lomita's most important businesses.

Table 6 presents the estimated number of new housing units by land use type for each Alternative and the percentage they represent of the total for each Alternative. These estimates are based on the buildout assumptions customized for each land use designation as described in Appendix A.

Table 6: Residential Potential by Land Use Type

	Alternative 1: Business as Usual (BAU)		Alternative 2: Baseline		Alternative 3: Core and Perimeter		Alternative 4: Neighborhood Nodes	
	Total Units	Percent of Total	Total Units	Percent of Total	Total Units	Percent of Total	Total Units	Percent of Total
Residential Designations	**8,337**	**93%**	**8,224**	**87%**	**6,773**	**65%**	**6,612**	**59%**
Agricultural	785	9%	785	8%	782	8%	776	7%
Low Density	4,410	49%	4,407	46%	4,392	42%	4,248	38%
Medium Density	1,181	13%	1,181	12%	1,127	11%	1,116	10%
High Density	1,961	22%	1,851	20%	472	5%	472	4%
Mixed-Use Designations [1]	**608**	**7%**	**1,261**	**13%**	**3,649**	**35%**	**4,667**	**41%**
Neighborhood Mixed-Use	-	0%	-	0%	-	0%	155	1%
Mixed-Use - 22	608	7%	-	0%	-	0%	-	0%
Mixed-Use - 30	-	0%	167	2%	141	1%	141	1%
Mixed-Use - 40	-	0%	887	9%	2,026	19%	1,328	12%
Mixed-Use - 70	-	0%	-	0%	1,197	11%	1,196	11%
Mixed-Use - 90	-	0%	-	0%	-	0%	1,441	13%
MCMU - 40	-	0%	207	2%	105	1%	-	0%
MCMU - 70	-	0%	-	0%	180	2%	181	2%
MCMU - 90	-	0%	-	0%	-	0%	225	2%
Total	**8,945**	**-**	**9,485**	**-**	**10,422**	**-**	**11,279**	**-**

(1) Areas designated as Mixed-Use which allow for residential development may be developed with stand-alone residential uses, stand-alone nonresidential uses, or a combination of uses located in the same building (i.e., vertical mixed-use). For the purposes of this analysis, residential development at the assumed densities as defined in Appendix A have been applied consistently across all Mixed-Use acreage thereby representing the upper boundaries of the existing residential development. In all likelihood, not all parcels within a Mixed-Use land use designation will develop with residential uses.



De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

Prepared for the City of Lomita by De Novo Planning Group, October 3, 2023.
Sources: Los Angeles County GIS.

Figure 4: Alternative 1, Business as Usual

ALTERNATIVE 1: BUSINESS AS USUAL

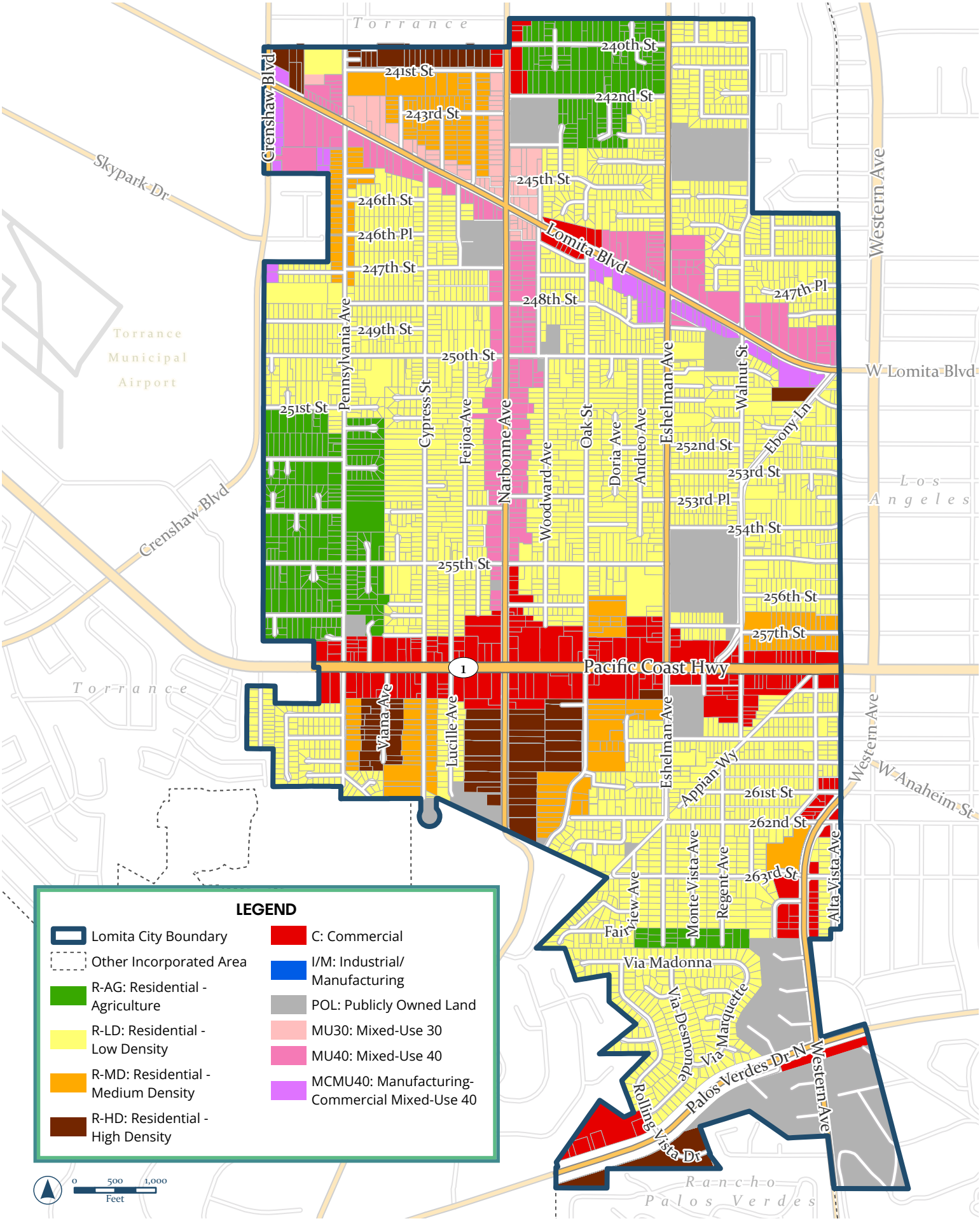
Alternative 1, Business as Usual (BAU), describes the existing land use setting for the City of Lomita which was conceived in the current General Plan to enhance livability, local employment, and fiscal stability by promoting housing and economic activity. The land uses are presently laid out in a traditional grid with commercial and light industrial activity along major thoroughfares running north/south and east/west, and with residential uses, primarily low and medium density housing, dominating the landscape. Lomita is nestled into the base of the Palos Verdes Peninsula and is largely defined by its dense urban environment, predominantly residential development pattern, and smaller town atmosphere.

Lomita was incorporated as a city in 1964 to halt any further annexation by neighboring jurisdictions and to promote a small-scale, low-rise development pattern thought to be more suitable for families. Although density and intensity have increased since incorporation, Lomita's residential development pattern remains one of low density with 51% of housing units in 2019 being one-unit detached dwellings. Furthermore, the 2021-2029 Housing Element notes that from 2010 to 2019, Lomita experienced significant growth in one-unit detached units (approximately a 7% increase) and in five or more units (approximately an 8% increase). This may indicate that there is a desirability in the market to develop both single-family and higher density multifamily uses. However, 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 under the Business as Usual Alternative for multifamily development.

Commercial uses and employment clusters are concentrated along Pacific Coast Highway (PCH), Lomita Boulevard, and Narbonne Avenue, and to a lesser extent on Western Avenue, Palos Verdes Drive North, and Crenshaw Boulevard. Generally, the city's commercial and employment activity are separated from residential land uses and concentrated along the major arterial roads. The major arterial roads also carry high volumes of regional traffic and act as significant corridors for the South Bay area (e.g., PCH). Although the separated land uses may have been envisioned to create a community defined by a balanced residential environment with sufficient amenities, including shopping and entertainment, the success of this approach is questionable given the economic "leakage" Lomita is experiencing in the retail industry categories, meaning the City is not capturing much of the retail spending by Lomita residents or any significant spending by residents of neighboring communities under current conditions.

This Business as Usual approach provides the City with a choice on whether any land use change should occur within Lomita, or if the City would like to continue down its current path. Based on the assumptions for this Alternative, there continues to be some limited development potential when comparing BAU against existing development/conditions. However, this potential growth is limited and if the City continues with BAU, sporadic new development (residential or nonresidential) would be anticipated.

If the Business as Usual approach is selected, the City will fall out of compliance with its recently adopted 2021-2029 Housing Element and can expect future General Plan Amendments (GPAs) in order to accommodate growth projections in the adopted Housing Element and for future growth to ensure compliance with Housing Element Law. Every eight years, the State of California quantifies the need for housing within each local jurisdiction through the Regional Housing Needs Assessment (RHNA) process, and a number of housing units are allocated to each jurisdiction. While the City of Lomita does not build affordable housing, it is obligated to appropriately designate land in the General Plan to accommodate the housing unit allocation. The City will experience three Housing Element cycles by the 2045 horizon year of this General Plan and will be required to have suitable General Plan land use designations in place to accommodate its "fair share" of housing growth.



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Prepared for the City of Lomita by De Novo Planning Group, October 3, 2023.
Sources: Los Angeles County GIS.

Figure 5: Alternative 2, Baseline

ALTERNATIVE 2: BASELINE

Alternative 2, Baseline, envisions an expansion of the housing choices in Lomita by allowing for the development of multifamily housing affordable to lower-income households in areas with access to resources and opportunity, particularly as part of mixed-use development projects. Moreover, Alternative 2 would accommodate the implementation of Housing Element Program 14: Rezone Program, which requires the City to rezone certain identified sites to (1) accommodate a shortfall for the lower-income RHNA, (2) accommodate the remaining moderate and above-moderate income RHNA need; and (3) create a buffer of capacity for the lower and moderate-income RHNA.

By directing future development toward the introduction of new housing options supported by a mix of different uses, this Alternative envisions the city with additional housing choices that support diverse community growth. The expanded housing options depicted in this Alternative will support a wider range of housing densities from townhomes to stacked flats and apartments where parking facilities can be hidden from view (i.e., "wrapped") by attractive units and architecture.

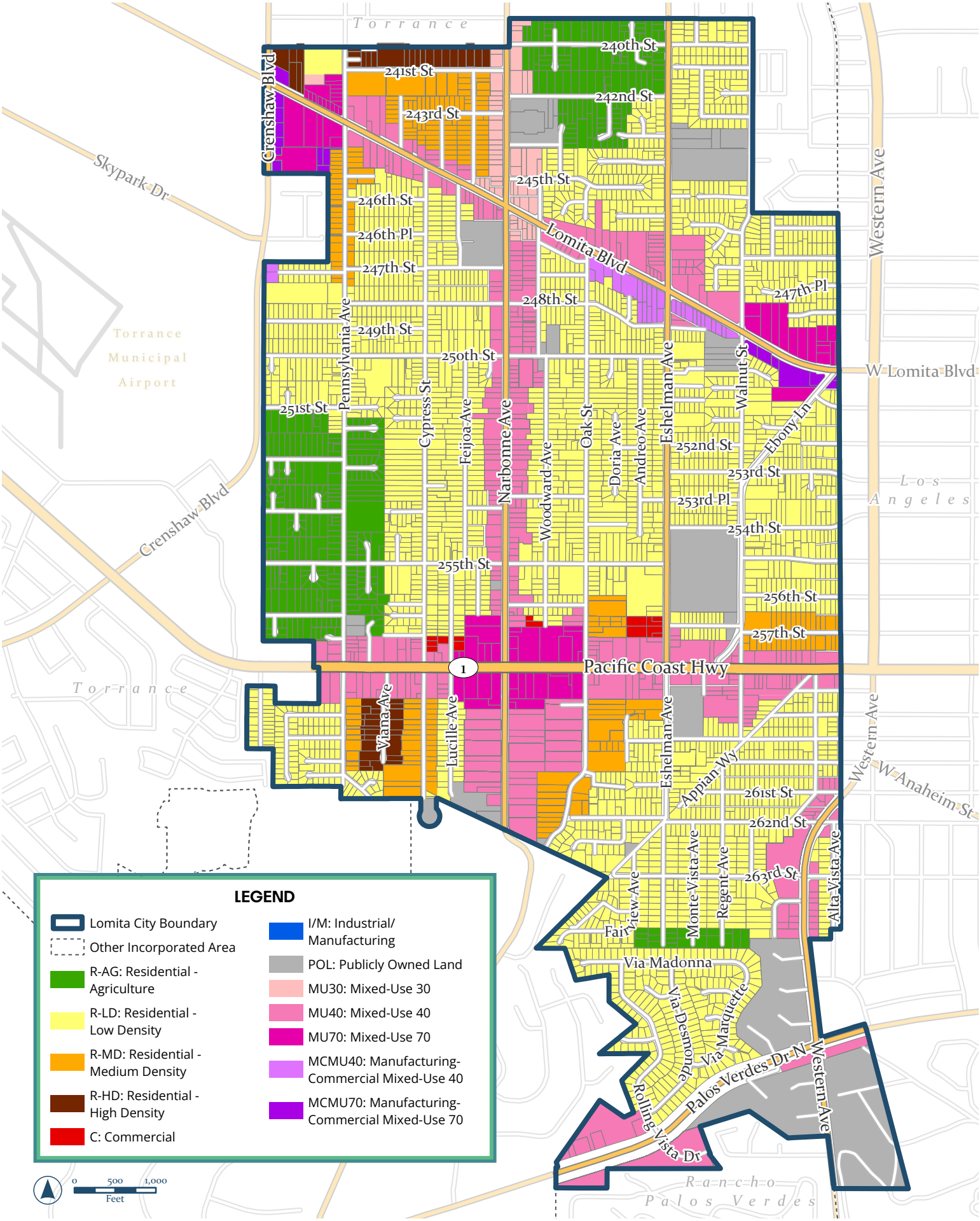
At its heart, Alternative 2 preserves the smaller scale of Downtown Lomita, applying the Guiding Principle of celebrating and enhancing the downtown. Density in the downtown core would change only modestly to 30 du/ac for mixed-use projects (up from 22 du/ac). Consistent with the adopted Housing Element, areas along Lomita Boulevard (east and west) and Narbonne Avenue (between Lomita Boulevard and PCH) would be redesignated as either Mixed-Use – 40 (MU 40) or Manufacturing-Commercial Mixed-Use (MCMU). MU 40 would permit mixed-use development at densities between 30-40 du/ac and represent a land use designation change on sites currently designated with the Mixed-Use Overlay or as Commercial. Likewise, the MCMU designation would permit mixed-use projects on sites currently designated as Industrial/Manufacturing and at densities up to 40 du/ac.

Alternative 2 can be construed as the option that minimally meets the requirements of the 2021-2029 Housing Element, which specifically identified sites with the capacity for rezoning to accommodate the City's RHNA allocation. Note that the sites in the Housing Element are not always adjacent and may be separated by parcels not included in the Housing Element Sites Inventory, but that the new land use designations capture the identified sites within a defined, contiguous area and include both the Housing Element sites and additional parcels that would logically make up the area (e.g., along an entire block face on Lomita Boulevard).

The changes offered in Alternative 2 will create attainable home choices that will foster the opportunity for a range of people to call Lomita home. With new higher density housing options, the city will attract young professionals, students, and middle-income workers within the South Bay area, while enabling empty-nesters and those looking to downsize to remain within their current community. The expanded residential choices will allow long-time and new residents to grow within their community as they transition through different life stages, thereby strengthening the community core. Additionally, new housing opportunities will allow people currently working in Lomita to have housing options closer to their jobs, thereby reducing commute times, vehicle miles traveled, and impacts to local infrastructure.

Moreover, the additional living options imagined in Alternative 2 will be added near existing activity and job clusters in the city. Concentrating the new housing options into identified key nodes and corridors will ensure that housing growth is focused in areas strategically identified for change, thereby protecting the remainder of the city and existing residential neighborhoods. The range of new housing will be concentrated adjacent to major transportation corridors to insulate the existing community from traffic complications associated with new development and community growth. Alternative 2 works to supplement Lomita's housing supply to bolster the vitality of the community, and targets locations to safeguard the city's existing assets. Alternative 2 broadens and fortifies the housing market in Lomita.

The selection of Alternative 2, Baseline, would provide for new housing options in the city supported by a mix of different uses. Moreover, Alternative 2 would accommodate the implementation of Housing Element Program 14: Rezone Program, which is required to be in place by October 15, 2024.



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Prepared for the City of Lomita by De Novo Planning Group, October 3, 2023.
Sources: Los Angeles County GIS.

Figure 6: Alternative 3, Core and Perimeter

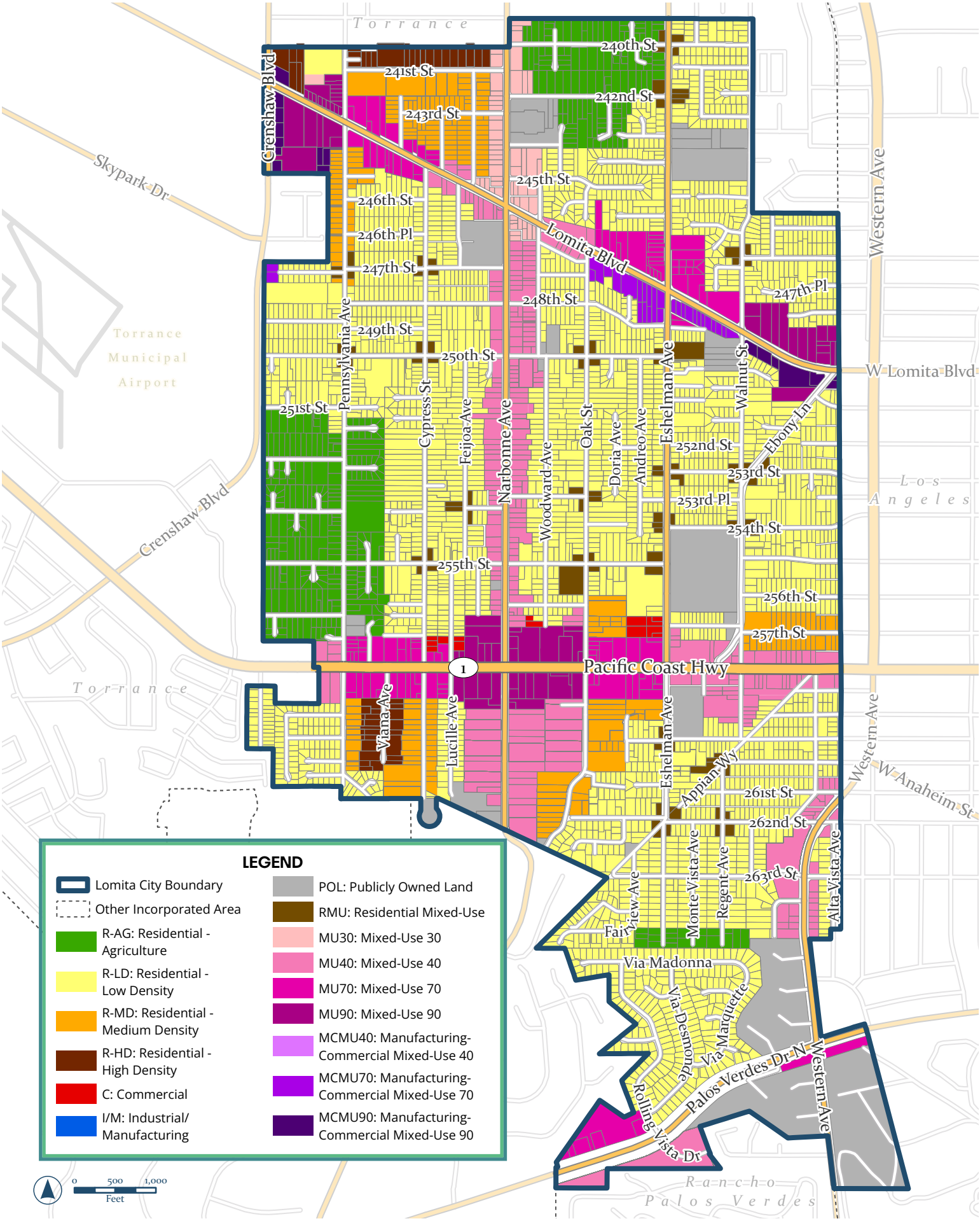
ALTERNATIVE 3: CORE AND PERIMETER

Alternative 3, Core and Perimeter, builds on Baseline and is perhaps the most transformational option relative to the city's current development state. Alternative 3 provides the catalyst for revitalization along Pacific Coast Highway and at other key nodes in the city by expanding where higher density mixed-use development can occur in Lomita. PCH, Lomita Boulevard, and Narbonne Avenue are transformed into active and appealing corridors by incorporating more intense mixed-use development patterns which generate larger buildings, greater housing options, more usable nonresidential square footage, and additional employment opportunities. This Alternative envisions Lomita attracting a more diverse cross-section of households and encouraging new desirable nonresidential uses to support the growing housing market.

As with Alternative 2, Core and Perimeter continues to preserve Downtown Lomita, maintaining the small town feel of the downtown, and also protects the city's existing lower density residential neighborhoods. Housing growth is focused along the city's main corridors with allowable density gradually increasing towards three key nodes in the city – at the east and west edges of Lomita Boulevard and at the intersection of Pacific Coast Highway and Narbonne Avenue. Lomita Boulevard would be "bookended" by the newly constructed Kaia South Bay Apartments on the western end of Lomita Boulevard and a project(s) of similar scale on the eastern end of Lomita Boulevard. Likewise, the node at PCH and Narbonne Avenue (which is already seeing new commercial investment interest, such as from Target and Grocery Outlet) would permit mixed-use development at densities of up to 70 du/ac, which would allow the node to gain enough critical mass to reinvigorate the area and help (re)create a walkable urban environment. Alternative 3 also emphasizes growth in the southern end of the city and would permit mixed-use development at densities of up to 40 du/ac on sites along Palos Verdes Drive North and Western Avenue.

The intent of this Alternative is to re-envision and revitalize Lomita's main corridors by incentivizing development on underutilized properties and creating environments in the city that are memorable and have a "sense of place." The increased density will provide an atmosphere for commercial uses that may be missing from Lomita and which will cater to the growing population. New mixed residential-commercial development in Lomita will bring improved economic benefits and allow the city to compete with cities that currently dominate the regional retail and employment markets.

Alternative 3 imagines mixed-use development beyond the downtown core with an emphasis on realizing the development potential of the city's main corridors and injecting vitality into important areas such as along Pacific Coast Highway. Key nodes would see development at higher densities and intensities, which would bring new life to the areas and promote walkable urban places. Alternative 3 offers a range of new housing options while stimulating economic development in areas that are visible and easily accessible to regional transportation, minimizing traffic within the city and preventing negative externalities for the existing lower density neighborhoods. The new growth will simultaneously support existing businesses by creating more attractive and productive economic centers at key city locations, allowing for lively economic nodes.



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Prepared for the City of Lomita by De Novo Planning Group, October 3, 2023.
Sources: Los Angeles County GIS.

Figure 7: Alternative 4, Neighborhood Nodes

ALTERNATIVE 4: NEIGHBORHOOD NODES

Alternative 4, Neighborhood Nodes, offers a vision for Lomita that maximizes housing growth over the planning horizon of the General Plan and provides new retail-commercial opportunities to serve the needs of local residents. Alternative 4 allows for housing growth at proportions significantly greater than the Business as Usual approach, and at densities and intensities higher than allowed under BAU. Similar to Alternative 3, new housing and new employment uses would grow in mixed-use formats along the main transportation corridors in the community on a smaller scale.

This approach more than any other recognizes the importance of expanded housing choices. Lomita is imagined as a city with a full range of attractive, attainable, and affordable housing options complemented by expanded employment opportunities. Alternative 4 builds from Alternative 3, Core and Perimeter, just as Alternative 3 built on Alternative 2, Baseline – each Alternative effectively adding a layer of density/intensity greater than the Alternative that preceded it.

Stemming from expressed public interest in walkability and a desire to have neighborhood-serving commercial uses within walking distance, Alternative 4 introduces a Neighborhood Mixed-Use (NMU) designation that would allow small businesses such as cafes, bakeries, and specialty food stores at certain intersections within the low-density residential neighborhoods. The designation would permit the conversion of residential structures to such uses to allow the businesses to blend in with the neighborhood and compliment the area. The designation would not preclude single-family homes from remaining single-family residential uses.

Mixed-use development for housing growth is maximized in this Alternative and is strategically allocated along the city's main corridors and at key nodes. As Lomita grows, Alternative 4 will focus that growth by increasing the density and intensity within key locations to allow for stable growth and to minimize impacts on the existing low-density residential neighborhoods. As new mixed-use activity centers develop over time and provide a range of new housing and employment choices, residents will be better linked to their place of work while providing businesses with a large clientele and a sufficient workforce nearby.

FISCAL CONSIDERATIONS

The fiscal impact analysis of General Plan land use alternatives compares the expected increase in City General Fund revenues with the increase in General Fund costs from increased demand for public services as a result of new development and the corresponding growth in the City's service population, which includes new residents and workers. As summarized in this section and described in detail in Appendix B, the analysis for Lomita's General Plan considers the four land use alternatives described previously in this Report.

While the impacts of the land use alternatives are quantified based on a stabilized buildout outcome (Buildout Potential), these impacts might evolve during buildout as well as subsequent years after completion. Due to uncertainty about budgetary and economic factors, this analysis does not consider the effect of external changes affecting the City's General Fund such as changes to State or federal laws affecting municipal budgets. In addition, the analysis is premised on the City's existing budgetary structure and assumes that there will not be any significant changes in the way in which the City provides services or levies local tax and fee rates. Finally, the analysis assumes that the current City compensation structure remains constant in real terms (e.g. adjusted for inflation).

It is also important to stress that net fiscal impacts illustrated in this analysis (annual surpluses or deficits) are simply indicators of fiscal performance; they do not mean that the City will automatically have annual surplus revenues or deficits, because it must have a balanced budget each year. Persistent shortfalls shown in a fiscal analysis may indicate the need to reduce service levels or obtain additional revenues; persistent surpluses will provide resources to reduce liabilities such as deferred maintenance, or to improve service levels.

The key findings presented in this section summarize the analysis completed for the land use alternatives. Detailed explanations of methodology for estimating each revenue and expenditure category will be provided as part of a separate report.

Key Findings

The key findings from the fiscal impact analysis are summarized in Table 7 and Table 8 and further described below. All results are expressed in constant 2023 dollars.

All four of the Alternatives are estimated to have a positive net fiscal impact on the City's General Fund at buildout. As shown in Table 2, the net fiscal surplus associated with the land use alternatives is estimated to range between $725,000 and $1,800,000, representing

Table 7: Estimated Annual Fiscal Impacts of Net New Development at Buildout

	Proposed Land Use Plan #1	Proposed Land Use Plan #2	Proposed Land Use Plan #3	Current Land Use Plan
Annual Increase in General Fund Revenues	***$2,040,771***	***$3,391,464***	***$4,374,745***	***$1,305,561***
Property Tax	$512,830	$821,245	$1,004,364	$357,808
Transfer Tax	$32,821	$49,568	$56,057	$26,336
Sales Tax	$310,270	$541,339	$744,280	$169,776
Motor Vehicle In-Lieu Fee	$673,142	$1,077,968	$1,318,330	$469,659
Other Revenues	$511,707	$901,345	$1,251,715	$281,982
Annual Increase in General Fund Expenditures	***$1,053,389***	***$1,855,028***	***$2,575,407***	***$580,357***
General Government	$79,197	$139,466	$193,627	$43,633
Public Safety	$476,688	$839,453	$1,165,445	$262,628
Community and Economic Development	$182,358	$321,135	$445,844	$100,469
Public Works	$72,441	$127,569	$177,108	$39,911
Parks and Recreation	$242,704	$427,405	$593,382	$133,716
Annual Net Fiscal Impact of Proposed Growth	**$987,382**	**$1,536,436**	**$1,799,338**	**$725,204**
% of Current GF Revenues	***7%***	***11%***	***13%***	***5%***

Sources: City of Lomita Adopted Biennial Operating & Capital Improvement Budget FY 2022-2024; DeNovo Planning Group; Economic & Planning Systems, Inc.

an increase of approximately five to 13 percent over the General Fund's current revenues. These net new fiscal benefits would provide funds that the City could use to expand levels of public services and facilities. The level of estimated fiscal benefit increases along with projected service population across the alternatives. Therefore, the Proposed Land Use Plan #3 (Neighborhood Nodes), which includes the largest increase in new service population, has the highest net fiscal benefit at buildout, followed by Proposed Land Use Plan #2 (Core Perimeter) and Proposed Land Use Plan #1 (Baseline). Buildout of the Current General Plan land use plan is estimated to have the lowest net fiscal benefit.

The finding that General Fund revenues will increase faster than costs, and therefore the net fiscal benefit will be higher with a greater increase in service population, stems in part from the assumption that many of the City's functions include a fixed cost component that will accommodate growth without a proportional increase in costs. For example, none of the Alternatives assume a major expansion in City owned or operated infrastructure or facilities such as roads, parks, public safety or community buildings (e.g. police, fire, library, etc.) relative to baseline trends. In addition, many City Departments include administrative components that do not typically expand in proportion to service population growth. While these results do not account for major infrastructure investments or changes to City policy that might impact municipal revenues or costs (e.g., taxes or service levels), the positive results under these "business-as-usual" conditions suggests that there is likely an opportunity as growth occurs for the City to make additional investments or changes in service provision to serve community goals and needs while still maintaining a balanced budget.

The analysis suggests that the net fiscal benefit per resident is lower than the net fiscal benefit per worker, and that the net fiscal impact of single-family residential units are greater than that of multifamily units. While the property values of non-residential uses are lower than those of residential uses, the relatively lower impacts of workers on municipal services relative to residents results in higher net fiscal benefits related to new workers, as shown in Table 8.

Within residential uses, both multifamily and single-family units have a positive net fiscal impact. However, the net fiscal impact of single-family units is estimated to be over 2.5 times greater than that of multifamily units. This is driven primarily by the higher property values associated with single-family units. However, while this analysis assumes the same household size for both types of units, it is likely that new multifamily units are likely to be smaller in size and have smaller household sizes than single-family units. This differential in household size will result in lower municipal service costs associated with multifamily units relative to single-family units and decrease the gap between their relative fiscal benefits.

While single-family development is likely to have a more favorable fiscal impact on a per unit basis, this is not necessarily the case on a per acre basis. For example, the fiscal benefits of a townhome project with 20 units per acre, will would be comparable to a single-family project with 8 units per acre, all else equal. This is an important consideration given the relatively built-out nature of the City and limited opportunity for single-family development.

Table 8: Costs and Revenues Per Person and Unit

			Revenue Per Person or Unit By GF Category						
Category	**Density**	**Cost Per Person or Unit**	Sales Tax	Property Tax [1]	Transfer Tax [1]	Motor Vehicle In-Lieu Fee [1]	All Other GF	**Revenue Per Person or Unit**	**Net Fiscal Impact Per Person or Unit**
Residents	*PPH*	***$315***	*$87*	*$164*	*$140*	*$216*	*$176*	***$782***	***$467***
Single Family	2.64	**$831**	$231	$578	$478	$759	$464	**$2,509**	**$1,678**
Multi-Family	2.64	**$831**	$231	$236	$219	$310	$464	**$1,460**	**$628**
Employees		**$315**	$91	$271	$222	$343	$176	**$1,103**	**$788**

[1] The per person revenue for property tax, transfer tax, and motor vehicle in-lieu fee is based on a weighted average of distribution of land uses under existing conditions. This factor will be different under different land use mix scenarios.

MOBILITY CONSIDERATIONS

This section provides a summary mobility assessment of land use alternatives for the City of Lomita General Plan Update (see Appendix C for the complete technical report). This analysis was prepared to assist with consideration of possible land use scenarios within the City of Lomita, in terms of their anticipated effect on the transportation network. For this effort, weekday daily, AM peak hour and PM peak hour trips were estimated for the land use alternatives utilizing industry-standard trip generation rates published in the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 11th Edition.

The City of Lomita General Plan Land Use Plan designates the permitted land uses within the city. For each land use plan alternative under consideration for the General Plan Update, the aggregate of trips from existing and future land uses were calculated. In addition, a trip comparison is provided between existing and proposed land uses to illustrate the added trips with each land use plan alternative. This information was prepared to support the preparation of the Land Use Alternatives Report, which will be used by the City to select the land use plan to represent the community's long-term vision in the City's General Plan Update.

Trip GeneralTE trip generation rates were used to develop weekday daily, AM peak hour and PM peak hour trip generation for residential and non-residential land uses under each land use alternative. Trip rates were multiplied by the anticipated development quantity to estimate the associated number of trips with the implementation of each land use plan alternative. Detailed trip generation worksheets are provided in Appendix 1. It should be noted that the trip generation estimates for the land use alternatives do not take into account trip internalization (i.e., trips that stay within a site rather than vehicle trips external to a site) and switching to non-vehicle modes which can result from intensifying a mix of uses that is encouraged by mixed-use land use designations. However, the estimated are appropriate to compare the number of trips with each land use plan and the relative differences between alternatives.

Key transportation findings for this land use alternatives comparison are presented below:

- Trips from non-residential land uses are higher compared to trips from residential land uses on a daily basis and during the weekday PM peak hour.
- Alternative 1 (Baseline) is estimated to increase daily and peak hour trips in the city only by approximately 4 percent when compared to business-as-usual scenario.
- Alternative 2 (Core and Perimeter) is estimated to increase daily and peak hour trips in the city ranging from 10 to 11 percent when compared to business-as-usual scenario.
- Alternative 3 (Neighborhood Nodes) is estimated to increase daily and peak hour trips ranging from 14 to 16 percent when compared to business-as-usual scenario.
- The greatest changes in trips are a result of added multi-family housing. The proposed single-family housing would result in little change in trip generation.

INFRASTRUCTURE CONSIDERATIONS

All Land Use Alternatives anticipate increased growth through redevelopment of existing areas; increased growth and redevelopment would, in turn, result in impacts to the city's infrastructure system.

Development identified as part of the Alternatives would be distributed throughout the city, primarily along the major corridors. Stormwater and storm drainage facilities are the responsibility of the City in every case. Likewise, the City of Lomita's Public Works Department maintains the local water infrastructure throughout the city, except for a small percentage of the city's population that is serviced by California Water Service. Meanwhile, Los Angeles County Public Works maintains the city's local sewer facilities through a Consolidated Sewer Maintenance District (CSDM).

Potential impacts and recommendations for evaluations for each of the Land Use Alternatives are discussed below.

Alternative 1: Business as Usual

Under Alternative 1, Business as Usual (BAU), the existing land use setting in Lomita would remain unchanged. Nonetheless, there would continue to be some limited development potential with Alternative 1 although this potential growth is anticipated to be sporadic new infill development (residential or nonresidential).

The Environmental Impact Report (EIR) prepared for the current General Plan (1998) estimated buildout projections of 8,770 dwelling units and 9.4 million square feet of commercial uses. Based on existing development estimates and under Business as Unusual, a total of 8,945 dwelling units and 2.6 million square feet of nonresidential uses are anticipated over the next 20 years – only a 2 percent increase in current buildout projections for housing but significantly less square footage for nonresidential uses. Existing water, sewer, and stormwater infrastructure all have sufficient capacity under Business as Usual to accommodate growth with this Alternative.

Alternative 2: Baseline

Alternative 2, Baseline, reflects a scenario that can fully implement the 2021-2029 Lomita Housing Element and its required housing programs. Consistent with the adopted Housing Element, areas along Lomita Boulevard (east and west) and Narbonne Avenue (between Lomita Boulevard and PCH) would be redesignated for mixed-use development. The allowable density and intensity of development would increase on the affected parcels and along the identified corridors under Alternative 2.

During the 2021-2029 Housing Element Update process, infrastructure capacity/constraints were analyzed for housing growth. Per the analysis in the Housing Element, 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 (in a mixed-use format), if all of the identified sites in the Housing Element are redeveloped at their full capacity, this would create an additional demand for water of 230,000 gallons per day (258 acre-feet annually), which the City's water system has the capacity to satisfy. Sewage is treated at the Joint Water Pollution Control Plant (JWPCP) in Carson, which has a design capacity of 400 million gallons per day (MGD) and currently treats 280 MGD. Therefore, the JWPCP has a remaining capacity of approximately 120 MGD, which can accommodate the projected growth under Alternative 2. The City's existing storm drain infrastructure can accommodate the projected runoff from the potential development anticipated for Alternative 2. 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.

Alternative 3: Core and Perimeter

Alternative 3 provides for mixed-use development beyond the downtown core with an emphasis on realizing the development potential of the city's main corridors, including Pacific Coast Highway, Lomita Boulevard, Narbonne Avenue, Western Avenue, and Palos Verdes Drive North. As well, key nodes would see development at higher densities and intensities. Alternative 3 anticipates the replacement of approximately 116 acres of Commercial and Industrial land uses with a combination of Mixed-Use (MU) and Manufacturing-Commercial Mixed-Use (MCMU) land uses.

Due to the built-out nature of the city and the fact that any new mixed-use development would be infill, the change in land use will have little impact on surface drainage compared to existing conditions, and the stormwater impacts will be marginal. The City has a storm drain system comprised of catch basins and storm drain lines that convey stormwater runoff within roadways and underground before discharging into Los Angeles County Flood Control District (LACFCD) regional conveyance facilities. The City and LACFCD monitor and maintain their respective infrastructure to ensure the system functions effectively. Furthermore, the City of Lomita has a 5-Year Capital Improvement Plan (CIP) Master Plan in place, which includes a plan for future stormwater projects. Please note that these findings apply to Alternative 4 as well.

Although the water and wastewater characteristics of this Alternative will need to be determined, it is anticipated that water demand and wastewater generation will likely be increased beyond that projected for the current land uses. The City of Lomita's 2020 Urban Water Management Plan (UWMP) did not identify the land uses anticipated in this Alternative, and therefore the water and wastewater impacts have not been evaluated. An Infrastructure Technical Report to support the technical analysis included in the Environmental Impact Report will be prepared to determine water and wastewater impacts. Please note that these findings apply to Alternative 4 as well.

Alternative 4: Neighborhood Nodes

Alternative 4 maximizes housing growth over the planning horizon of the General Plan and provides new retail-commercial opportunities to serve the needs of local residents. The city's main corridors, including Pacific Coast Highway, Lomita Boulevard, Narbonne Avenue, Western Avenue, and Palos Verdes Drive North would see development at higher densities and intensities and a new Neighborhood Mixed-Use designation would allow commercial uses at certain intersections within the low-density residential neighborhoods. Alternative 4 anticipates the replacement of approximately 116 acres of Commercial and Industrial land uses with a combination of Mixed-Use (MU) and Manufacturing-Commercial Mixed-Use (MCMU) land uses. Furthermore, this Alternative anticipates the replacement of approximately 16 acres of Low Density residential land uses with Neighborhood Mixed-Use (NMU) land uses.

NEXT STEPS

PREFERRED LAND USE PLAN

The City Council, Planning Commission, GPAC, City staff, and the consultant team will use this Report to prepare and refine the Preferred Land Use Plan. First, the GPAC will make recommendations for land use and development intensity modifications to the Current Land Use Plan (Alternative 1: Business as Usual), considering the concepts described and the areas identified in this Report. Next, the Planning Commission and City Council will review the GPAC's input and recommendations, identify any recommended changes for consideration, and direct City staff and the consultant team to prepare the Preferred Land Use Plan.

As the map evolves in the coming weeks, and the Preferred Land Use Plan is developed, all materials will be posted on the project's website. Please refer to the Lomita Looking Up | General Plan Update website (lomita.generalplan.org) for additional information, including documents prepared for the project, community surveys, and information regarding upcoming meetings to discuss the project.

ENVIRONMENTAL IMPACT REPORT

An Environmental Impact Report (EIR), including all necessary technical studies, will be prepared for the General Plan Update and will analyze potential impacts associated with implementation of the General Plan. This analysis will be based on the buildout potential tied to the Preferred Land Use Plan, as described above. The EIR will clearly and comprehensively evaluate potential environmental impacts, identify mitigation measures and project alternatives that can reduce impacts to a less than significant level, and identify those impacts that cannot be reduced to a less than significant level, stated as "significant and unavoidable."

The EIR will serve as a "tiering document" to facilitate streamlined environmental review of all subsequent development and infrastructure projects undertaken in the city, which are consistent with the General Plan.

PUBLIC HEARINGS

Preparation of the Draft General Plan Policy Document and Draft Environmental Impact Report will take several months after the Preferred Land Use Plan is developed. Upon completion of these draft documents, the City will begin a public review period of the draft documents so that community members and other stakeholders may comment on the General Plan Update work products.

All material will be posted to the project website and the City will host an open house in early 2024 at the Civic Center so that community members can learn more about the General Plan Update, the Draft Policy Document, and any environmental impacts associated with the project. All community feedback on the draft documents will be summarized and delivered to the Planning Commission and City Council for their consideration alongside the draft documents.

The Draft General Plan and Draft EIR will be presented to the Planning Commission and City Council during the public review period to provide the community further opportunities to comment on the documents. Following completion of the Final EIR and revised Draft General Plan Policy Document, these documents will be brought to the Planning Commission for a recommendation and to City Council for consideration of adoption.

The City Council can, at any time, request modifications to the draft documents, including the Preferred Land Use Plan; however, any significant deviations from the Preferred Land Use Plan may necessitate additional technical analysis to ensure all potential impacts are adequately analyzed.

No draft documents should be construed as policy decisions or policy direction until such time as the required public hearings are complete and the City Council has made a decision on the draft documents.

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APPENDIX A
ASSUMPTIONS

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Table A-1: General Plan Land Use Assumptions

General Plan Designation	Allowable Density and/ or Floor Area Ratio	Effective Target Density and/or Floor Area Ratio [1]	Persons Per Household [2]	Jobs Ratio (SF/Job)	Residential Distribution	
					Single-Family	Multifamily
Residential Designation						
Agricultural	0-10.89 du/ac	8.71 du/ac	2.64	-	100%	-
Low Density	5.8-10.89 du/ac	8.71 du/ac	2.64	-	90%	10%
Medium Density	10.9-19.8 du/ac	17.8 du/ac	2.64	-	25%	75%
High Density	19.8-43.6 du/ac	34.8 du/ac		-	-	100%
Nonresidential Designations						
Commercial	1:1 Maximum FAR	0.40 FAR	2.64	800	-	-
Neighborhood Mixed-Use	0-10.89 du/ac 0.50:1 Maximum FAR	8.71 du/ac 0.20 FAR	2.64	800	100%	-
Mixed-Use - 22	22 du/ac Maximum 1:1 Maximum FAR	11 du/ac 0.35 FAR	2.64	800	25%	75%
Mixed-Use - 30	20-30 du/ac 1:1 Maximum FAR	11 du/ac 0.35 FAR	2.64	800	25%	75%
Mixed-Use - 40	20-40 du/ac 1:1 Maximum FAR	14 du/ac 0.30 FAR	2.64	800	15%	85%
Mixed-Use - 70	20-70 du/ac 1:1Maximum FAR	24 du/ac 0.30 FAR	2.64	800	-	100%
Mixed-Use - 90	20-90 du/ac 1:1 Maximum FAR	30 du/ac 0.25 FAR	2.64	800	-	100%
MCMU - 40	20-40 du/ac 1:1 Maximum FAR	14 du/ac 0.30 FAR	2.64	800	15%	85%
MCMU - 70	20-70 du/ac 1:1 Maximum FAR	24 du/ac 0.30 FAR	2.64	800	-	100%
MCMU - 90	20-90 du/ac 1:1 Maximum FAR	30 du/ac 0.25 FAR	2.64	800	-	100%
Industrial/Manufacturing	1:1 Maximum FAR	0.50 FAR	-	1,000	-	-
Limited Development Designations						
Publicly Owned Land	-	-	-	-	-	-
Right-of-Way	-	-	-	-	-	-

(1) The effective target density and/or floor area ratio represents a realistic average density or intensity of development across all designated acreage of a specific land use type and reflects the expectation that not all parcels will redevelop during the planning period (based on past experience and market trends, the City might expect to see 10-15% of parcels redevelop). These figures reflect reasonable expectations of development patterns in Lomita based on past development trends, market demand, land use objectives, and the percentage of parcels expected to be redeveloped during the planning period. Parcels may develop above or below the effective target density or intensity. For land use designations where residential and nonresidential development are allowed (Mixed-Use designations), the density represents the effective number of dwelling units assumed per acre across all acreage associated with that land use designation and the FAR represents the amount of nonresidential development (i.e., nonresidential development in addition to residential units). For example, the potential development projected for a 2 acre site designated MU-40 would be 28 units and 26,136 square feet of nonresidential development.

(2) Economic and Planning Systems, 2023.

APPENDIX B

FISCAL IMPACT MEMO

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MEMORANDUM

To: City of Lomita

From: Economic & Planning Systems

Subject: Overview of Fiscal Trends and Fiscal Impact Analysis of Proposed General Plan Land Use Alternatives

Date: October 3, 2023

Introduction

This memorandum provides an overview of budgetary trends in the City of Lomita (City) and of the fiscal impacts associated with the proposed land use alternatives being considered as part of the Lomita General Plan Update. It has been prepared by Economic & Planning Systems, Inc. (EPS) as part of a consultant team hired by the City and led by De Novo Planning Group to complete the General Plan Update.

A General Plan Update can alter the trajectory of a city's budget resources and needs, particularly through changes in land use growth patterns, service standards, and facility needs. Changes and growth in land use in Lomita will impact both major General Fund revenue sources, such as property and sales taxes, and major expenditure categories, such as public safety, public works, and community and economic development.

The analysis contained within this memo compares projected changes in City General Fund revenues and expenditures attributable to new development and the corresponding growth in the City's service population (i.e., new residents and workers). The analysis evaluates the impacts of potential new buildouts associated with three Proposed Land Use Plan Alternatives, as well as the impact associated with the buildout projected in the City's Current Land Use Plan. This analysis is intended to inform the City's consideration of the Land Use Alternatives, as well as General Plan goals that address fiscal sustainability. The findings presented in this memorandum are at the summary level, and additional details on the methodology behind the analysis will be provided in a separate document.

To provide further context for these considerations, EPS has conducted a review of recent fiscal trends in the City. The review identifies the current distribution of revenue and expenditure categories in the City's General Fund and trends in those categories over the past decade, highlighting areas of fiscal opportunities or challenges that may be affected by the General Plan. This review is provided in the first section of this memorandum, followed by the summary of projected fiscal impacts of the proposed General Plan Land Use Alternatives.

Review of General Fund Fiscal Trends

The review in this section details the current distribution of and trends in those sources and uses, and highlights areas of fiscal opportunities or challenges that will be affected by the General Plan.

Revenue and Expenditure Categories

This section considers the distribution of General Fund revenues and expenditures in the City's fiscal year 2023/24 adopted budget (as reported in the City's FY Adopted Biennial Operating & Capital Improvement Budget for the fiscal years 2022-2024), focusing on categories that will be most directly impacted by the land use decisions made through the General Plan process.

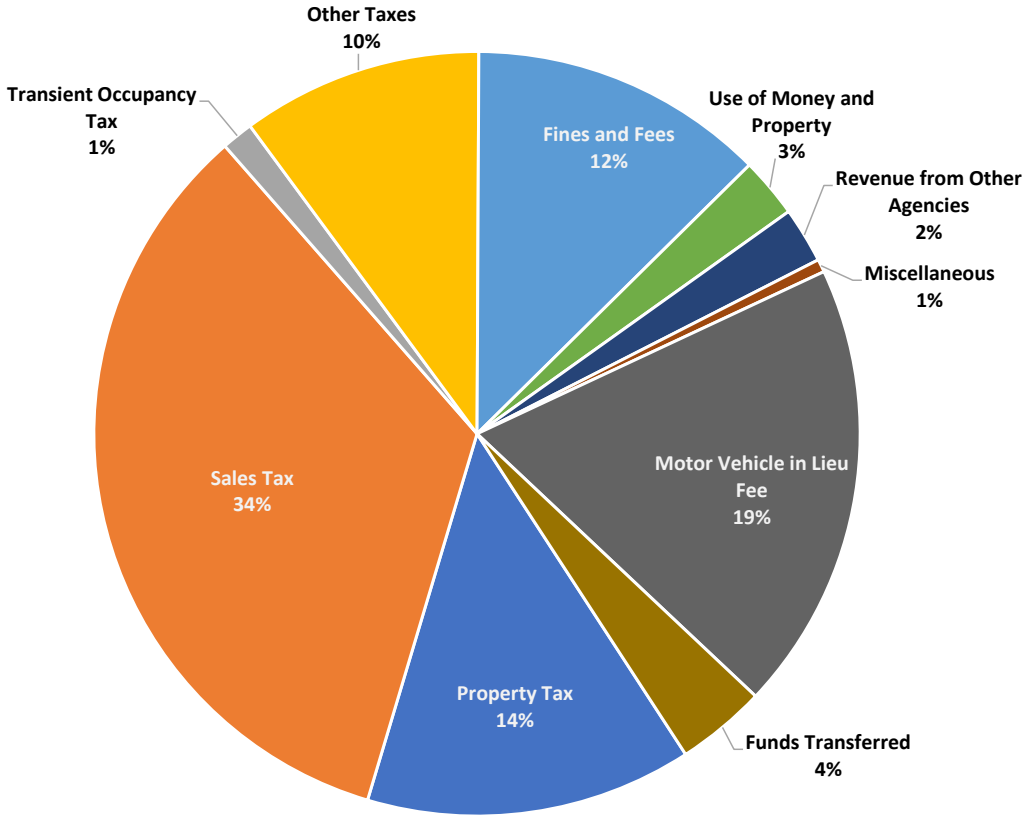
General Fund Revenues

Major General Fund revenues sources that are most likely to be impacted by changes in land use include property tax, motor vehicle in-lieu fee, sales tax, transient occupancy tax (TOT)[1], franchise taxes, and licenses fees. In Lomita, sales tax is a significant contributor to the City's General Fund, representing 34 percent of revenue in FY 2023/24 adopted budget, followed by the motor vehicle in-lieu fee at 19 percent, and property tax at nearly 14 percent. The remaining major revenue sources contribute relatively lower proportions of the total revenue, including TOT at one percent, franchise taxes at two percent, and licenses fees at nearly five percent. **Figure 1** displays the City's General Fund revenue distribution grouped by the following categories: Property Tax, Sales Tax, Motor Vehicle In-Lieu Fee, Transient Occupancy Tax, Other Taxes, Fines and Fees, Use of Money and Property, Revenue from Other Agencies, Miscellaneous, and Funds Transferred.[2]

[1] Transient occupancy tax (TOT) is tax levied on hotel rooms.

[2] The Other Taxes category consists of Development Tax, Business License Tax, Franchise Tax and Refuse Tax.

Figure 1 Lomita General Fund Revenue Distribution by Category, FY23/24



Source: City of Lomita Adopted Biennial Operating and Capital Improvement Budget Fiscal Year 2022-2024

Key factors affecting potential growth in these sources include the following:

- **Property Tax**: Lomita receives less than seven percent of total property tax revenue collected within the City limits, a relatively modest allocation compared to the Countywide average. While there are limitations on the City's ability to change the property tax rate or tax allocation factor, which is regulated by State law, the General Plan Update can consider opportunities to grow the City's overall assessed value, which drives property tax generation.

  An additional consideration is that growth in assessed value for any given property is limited to 2 percent per year, absent a market transaction or significant physical alteration. Consequently, any growth in property tax above 2 percent annually requires new development, redevelopment of existing properties, and/or property ownership turn-over through market transactions. The General Plan can have a direct impact on supporting new development, through changes in zoning and stated commitments to supporting a variety of land use types. The Plan's influence on property reinvestment and turnover is less direct; however, the land use plan and its implied priorities can impact property values and drive market activity around

existing development. In general, to drive property tax revenue growth, the City would need to adopt plans and policies that support new development and / or the redevelopment and reuse of property that is under-utilized.

- **Sales Tax**: Retail trade is Lomita's third largest employment segment by share, and its largest General Fund revenue generator. In addition to the one-percent statewide Bradley-Burns tax, the City also levies an additional ¾-cent local sales tax (Measure L), which has had a significant impact on sales tax revenue generation for the City since its adoption. In general, though, the City faces substantial competition for retail sales from neighboring jurisdictions, such as Torrance, which has more 24 shopping centers containing over 100,000 square feet. In addition, national changes in consumer behavior, such as the growth of e-commerce, will affect long-term trends in taxable sales. The General Plan can highlight a variety of policies that can help the retail sector strategically adapt to external forces.

- **Transient Occupancy Tax**: The City's hotel sector is quite modest, and TOT is a minor contributor to the General Fund. Looking ahead, there is opportunity, particularly along the Pacific Coast Highway, for the City to capture a greater portion of the regional visitor market given its proximity to Los Angeles International Airport and other tourist attractions. The General Plan can play a role in driving this land use sector through land use policy, initiatives that expand the local economy, and the provision and support of attractive community amenities that complement hospitality uses.

- **Property Tax in Lieu of Vehicle License Fee (PTILVLF):** Motor vehicle license fees (VLF) are an annual tax levied on motor vehicles operating in the State of California, based on vehicle value. Since 2004, when the State reduced the VLF rate, cities and counties have received compensation from the State to offset the associated revenue loss. Each jurisdictions' allocation increases annually in proportion of the growth of its gross assessed value. PTILVLF (referred to as Motor Vehicle In-Lieu Fee in the City budget) represents 19 percent of Lomita's General Fund revenue in FY 2023/24, the City's second largest revenue source. While it is not typical for PTILVLF to be such a major contributor to cities' General Fund revenues, the relatively modest revenues generated in Lomita from property tax and TOT for reasons described above, has elevated VLF to become a major revenue source for the City. As assessed value in the City grows through new development or redevelopment, revenues from PTILVLF will also increase. As such, the policies of the General Plan can affect the trend in PTILVLF in a similar way to how they affects trends in property tax revenues.

- **Franchise Tax and Licenses Fee**: The franchise tax and licenses fee category includes franchise fees (primarily paid by utility companies), business permit and license fees, and developer fees. New development and business activity, and associated growth in resident and worker population, drive these fees. Therefore, a land use plan that involves significant new development will have a positive impact on these sources.

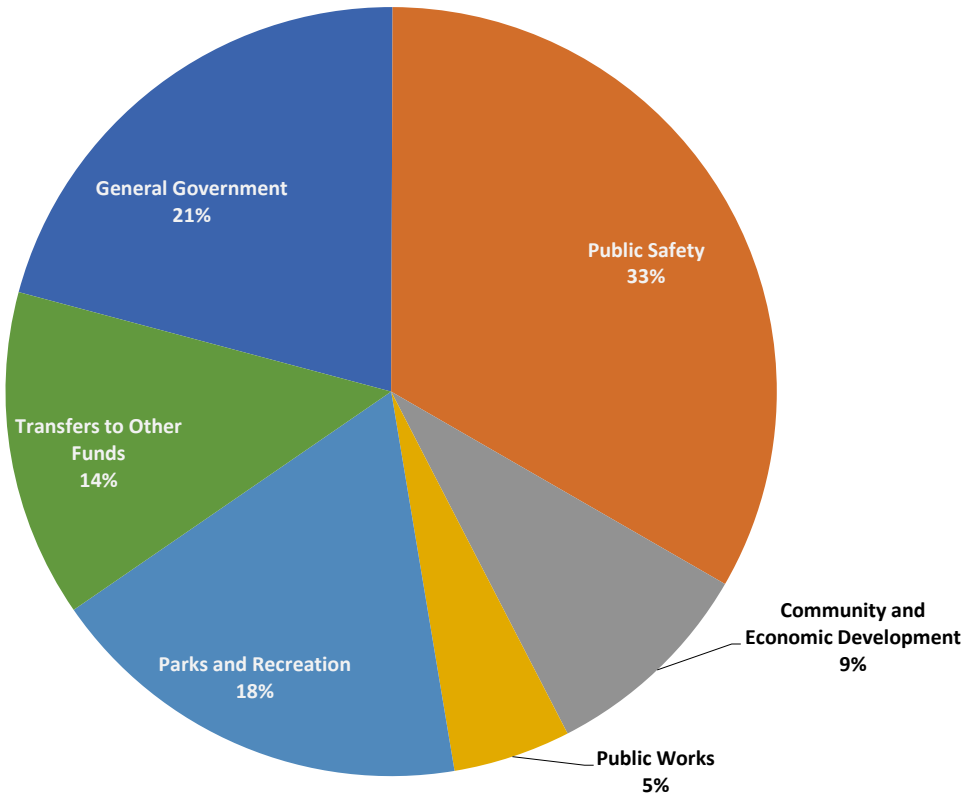
General Fund Expenditures

The General Fund is the primary fund used to pay for basic city services, programs, and daily operations of the City. **Figure 2** shows General Fund expenditures in the City grouped by the following categories: General Government, Public Safety, Community and Economic Development, Public Works, Parks and Recreation, and Transfers to Other Funds.

In FY 2023-24, a third of the General Fund budget is allocated to public safety, including police and fire services. About 21 percent is allocated to general government, which includes policy, management, and administration; about 14 percent is allocated to parks and recreation; and about 9 percent is allocated to community and economic development, which includes planning, building and safety, and code enforcement. A relatively small portion of General Fund expenditures are dedicated to public works, as infrastructure projects are typically funded by one-time revenues (such as grants) or dedicated City revenue funds separate from the General Fund.

Of these categories, public safety will be most significantly impacted by changes and growth in land use patterns. New development and new populations put additional burden on law enforcement and fire departments, particularly if the growth involves a larger service area. To a lesser extent, growth in land use patterns will also impact park and recreation services, as growing service population burdens the City's existing recreation facilities. Community development will also be impacted, although more modestly, by changes in land use patterns. Planning, building and safety, and code enforcement divisions all provide services to support new growth, and the need for these services will increase as new development accelerates, although these costs can be recovered at least in part through various building and permit fees. Policy, management, and administration would experience the least impact from a change in land use patterns, as these divisions tend to have more fixed staffing and operations costs that are not as directly sensitive to an increase in resident and worker populations.

Figure 2 Lomita General Fund Expenditure Distribution by Category, FY23/24



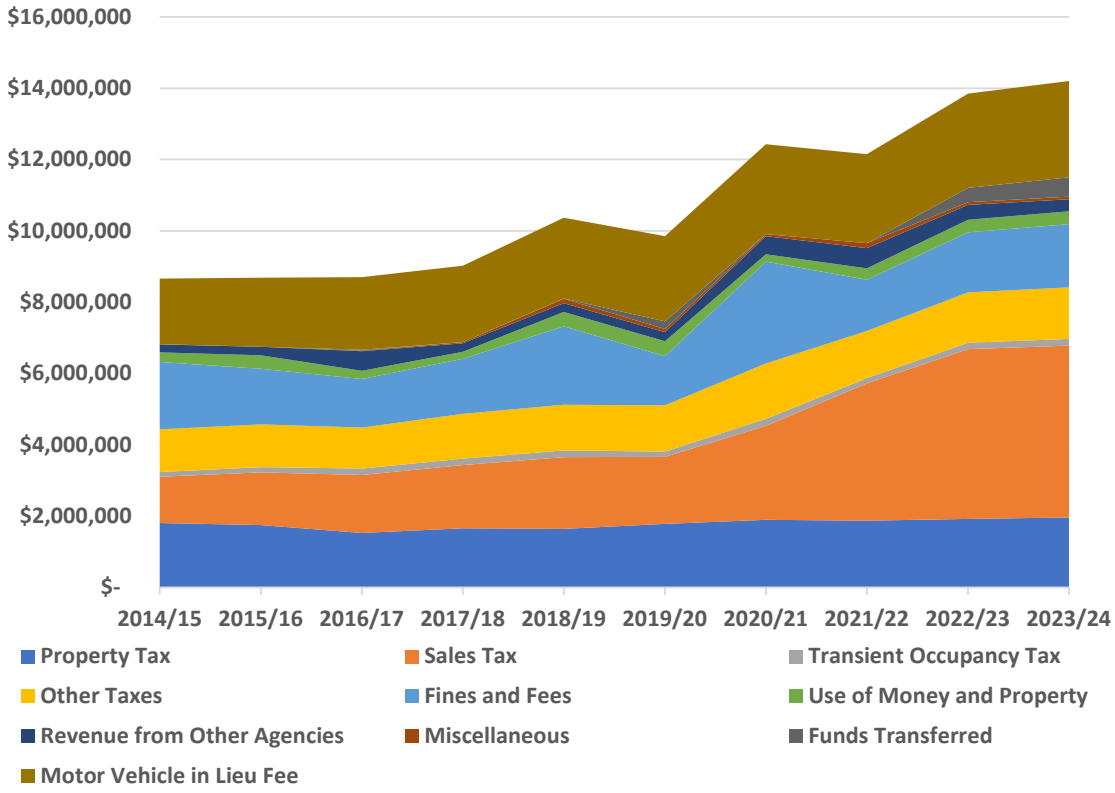
Source: City of Lomita Adopted Biennial Operating and Capital Improvement Budget Fiscal Year 2022-2024

Revenue and Expenditure Trends

From 2018 to 2020, the COVID-19 pandemic caused a dip in the General Fund revenues, specifically in the categories of Sales Tax, Franchise Tax and Licenses, and Other Revenue. Overall, however, the City's General Fund revenues and expenditures have been on a steady upward trajectory since 2014, as shown in **Figure 3**. Revenues increased by nearly 64 percent—an annual growth rate of 5.6 percent, faster than the regional inflation of 3.5 percent annually over the same period.[3] Most revenue categories have remained generally stable in their relative contributions to the General Fund, except for sales tax, which increased significantly with the adoption of Measure L in 2020. In contrast, annual property tax generation has remained relatively stagnant, increasingly only about 8 percent since 2014—an annual growth rate of less than 1 percent, significantly slower than the rate of regional inflation over the same period. This trend reflects low property turnover rates and limited new development in the City over the past decade.

[3] In this analysis, to measure inflation, EPS used the Consumer Price Index for all goods in the West region.

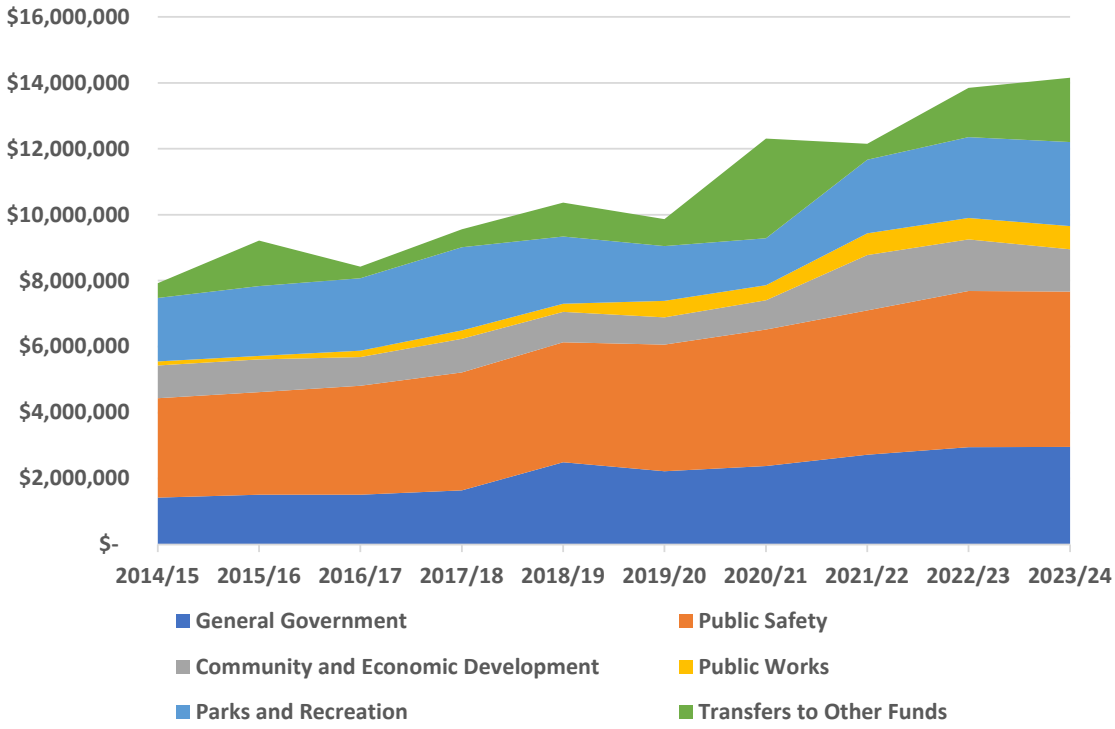
Figure 3 Trend in Lomita General Fund Revenues, FY14/15 to FY23/24



Source: City of Lomita Adopted Budgets

General Fund annual expenditures have grown more quickly than revenues—by about 79 percent, or 6.7 percent on average annually, as shown in **Figure 4**. While public safety has been the largest expenditure category throughout the past decade, expenditures for public works have grown fastest. These two expenditure categories are also likely to be the most impacted by new development and related new service population. At the same time, parks and recreation expenditures saw the slowest growth over the past decade, followed by community and economic development. While this trend may reflect greater efficiencies in providing these services, it is also a trend that should be monitored to ensure that the quality of City parks and recreation services and community development services are maintained at a desired level, particularly as the City continues to grow. In general, while the City has maintained a small budget surplus over the past decade, trends in revenue growth versus expenditure growth further underline the needs to act strategically in the near-term to expand revenue opportunities and create thoughtful efficiencies in expenditures.

Figure 4 Trend in Lomita General Fund Expenditures, FY14/15 to FY23/24



Source: City of Lomita Adopted Budgets

Conclusion

While the City's General Fund has a diversity of revenue sources, it has been relatively reliant on sales tax revenue, a source that has become even more prominent since the adoption of Measure L. Recent developments in the City, such as the new Target on Pacific Coast Highway, suggest that retail sales will continue to be strong in the City. However, given the uncertain trends in the retail sector overall, the City should continue to look for ways to further diversify revenue sources as much as possible, including pursuing grant opportunities and supporting growth in lesser performing revenue-generating sectors such as hospitality. In addition, as the General Plan is implemented and drives new development, the associated growth has the potential to increase the General Fund's other major revenue sources, particularly property tax, along with sales tax.

At the same time, more growth will bring greater needs for public safety, public infrastructure, and parks and recreation and community development services. While increased revenues will offset these expenditures in part, it will be important for the City to assess the public service costs of new projects upfront as much as possible and to take steps to manage these costs over time.

Fiscal Impact Analysis of Land Use Alternatives

The fiscal impact analysis of General Plan land use alternatives compares the expected increase in City General Fund revenues with the increase in General Fund costs from increased demand for public services as a result of new development and the corresponding growth in the City's service population, which includes new residents and workers. As summarized in this section, the analysis for Lomita's General Plan considers four land use alternatives under consideration for the Land Use Plan. The alternatives represent varying levels of potential new residential and non-residential land use development types. The first three alternatives— "Baseline", "Core Perimeter", and "Neighborhood Nodes"—represent new direction for the City's land use plan, while the fourth alternative reflects the buildout projected in the City's current General Plan Land Use Plan. The residential and employee growth over existing conditions that would result from the alternatives is summarized in **Table 1**.

While the impacts of the land use alternatives are quantified based on a stabilized buildout outcome (Buildout Potential), these impacts might evolve during buildout as well as subsequent years after completion. Due to uncertainty about budgetary and economic factors, this analysis does not consider the effect of external changes affecting the City's General Fund such as changes to State or federal laws affecting municipal budgets. In addition, the analysis is premised on the City's existing budgetary structure and assumes that there will not be any significant changes in the way in which the City provides services or levies local tax and fee rates. Finally, the analysis assumes that the current City compensation structure remains constant in real terms (e.g. adjusted for inflation).

It is also important to stress that net fiscal impacts illustrated in this analysis (annual surpluses or deficits) are simply indicators of fiscal performance; they do not mean that the City will automatically have annual surplus revenues or deficits, because it must have a balanced budget each year. Persistent shortfalls shown in a fiscal analysis may indicate the need to reduce service levels or obtain additional revenues; persistent surpluses will provide resources to reduce liabilities such as deferred maintenance, or to improve service levels.

The key findings presented in this section summarize the analysis completed for the land use alternatives. Detailed explanations of methodology for estimating each revenue and expenditure category will be provided as part of a separate report.

Table 1 Growth over Existing Development by Development Theme

Summary of Land Use Plans													
	Existing Development	Proposed Land Use Plan #1: Baseline			Proposed Land Use Plan #2: Core Perimeter			Proposed Land Use Plan #3: Neighborhood Nodes			Current General Plan		
		Buildout Potential	Growth from Existing	Percent Growth	Buildout Potential	Growth from Existing	Percent Growth	Buildout Potential	Growth from Existing	Percent Growth	Buildout Potential	Growth from Existing	Percent Growth
Development Space													
Housing Units	8,274	9,485	1,211	14.6%	10,421	2,147	25.9%	11,279	3,005	36.3%	8,946	672	8.1%
SF Units	*4,777*	*5,252*	*475*	*9.9%*	*5,371*	*594*	*12.4%*	*5,268*	*491*	*10.3%*	*5,261*	*484*	*10.1%*
MF Units	*3,497*	*4,233*	*736*	*21.0%*	*5,050*	*1,553*	*44.4%*	*6,011*	*2,514*	*71.9%*	*3,685*	*188*	*5.4%*
Nonresidential Space (Sq. Ft.) [1]	2,528,297	2,733,131	204,834	8.1%	2,881,533	353,236	14.0%	2,931,334	403,037	15.9%	2,635,158	106,861	4.2%
Retail Sq. Ft.	*1,597,965*	*1,750,566*	*152,601*	*9.5%*	*1,861,125*	*263,161*	*16.5%*	*1,898,227*	*300,263*	*18.8%*	*1,677,576*	*79,611*	*5.0%*
Office Sq. Ft.	*375,361*	*411,207*	*35,846*	*9.5%*	*437,177*	*61,816*	*16.5%*	*445,892*	*70,531*	*18.8%*	*394,062*	*18,701*	*5.0%*
Industrial Sq. Ft.	*92,232*	*101,039*	*8,808*	*9.5%*	*107,421*	*15,189*	*16.5%*	*109,562*	*17,331*	*18.8%*	*96,827*	*4,595*	*5.0%*
Hotel Sq. Ft.	*79,362*	*86,941*	*7,579*	*9.5%*	*92,432*	*13,070*	*16.5%*	*94,274*	*14,912*	*18.8%*	*83,316*	*3,954*	*5.0%*
Govt./Inst./Rec Sq. Ft.	*383,378*	*383,378*	-	*0.0%*	*383,378*	-	*0.0%*	*383,378*	-	*0.0%*	*383,378*	-	*0.0%*
Population													
Residents	21,843	25,040	3,197	14.6%	27,513	5,670	26.0%	29,777	7,933	36.3%	23,616	1,772	8.1%
SF Residents	*12,611*	*13,867*	*1,255*	10.0%	*14,181*	*1,569*	12.4%	*13,907*	*1,296*	10.3%	*13,888*	*1,277*	10.1%
MF Residents	*9,232*	*11,174*	*1,942*	21.0%	*13,333*	*4,101*	44.4%	*15,869*	*6,637*	71.9%	*9,727*	*495*	5.4%
Jobs	3,036	3,415	379	12.5%	3,601	565	18.6%	3,663	627	20.7%	3,217	181	6.0%
Total Service Population	***23,027***	***26,372***	***3,345***	***14.5%***	***28,918***	***5,890***	***25.6%***	***31,205***	***8,178***	***35.5%***	***24,870***	***1,843***	***8.0%***

[1] The distribution of non-residential space among different use types in the Alternatives is based on the current distribution in the City.

Source: DeNovo Planning Group; Economic & Planning Systems, Inc.

Key Findings

The key findings from the fiscal impact analysis are summarized in **Table 2** and **Table 3** and further described below. All results are expressed in constant 2023 dollars.

- ***All four of the Alternatives are estimated to have a positive net fiscal impact on the City's General Fund at buildout.*** As shown in **Table 2**, the net fiscal surplus associated with the land use alternatives is estimated to range between $725,000 and $1,800,000, representing an increase of approximately five to 13 percent over the General Fund's current revenues. These net new fiscal benefits would provide funds that the City could use to expand levels of public services and facilities. The level of estimated fiscal benefit increases along with projected service population across the alternatives. Therefore, the Proposed Land Use Plan #3 (Neighborhood Nodes), which includes the largest increase in new service population, has the highest net fiscal benefit at buildout, followed by Proposed Land Use Plan #2 (Core Perimeter) and Proposed Land Use Plan #1 (Baseline). Buildout of the Current General Plan land use plan is estimated to have the lowest net fiscal benefit.

  The finding that General Fund revenues will increase faster than costs, and therefore the net fiscal benefit will be higher with a greater increase in service population, stems in part from the assumption that many of the City's functions include a fixed cost component that will accommodate growth without a proportional increase in costs. For example, none of the Alternatives assume a major expansion in City owned or operated infrastructure or facilities such as roads, parks, public safety or community buildings (e.g. police, fire, library, etc.) relative to baseline trends. In addition, many City Departments include administrative components that do not typically expand in proportion to service population growth. While these results do not account for major infrastructure investments or changes to City policy that might impact municipal revenues or costs (e.g., taxes or service levels), the positive results under these "business-as-usual" conditions suggests that there is likely an opportunity as growth occurs for the City to make additional investments or changes in service provision to serve community goals and needs while still maintaining a balanced budget.

Table 2 Estimated Annual Fiscal Impacts of Net New Development at Buildout

	Proposed Land Use Plan #1	Proposed Land Use Plan #2	Proposed Land Use Plan #3	Current Land Use Plan
Annual Increase in General Fund Revenues	***$2,040,771***	***$3,391,464***	***$4,374,745***	***$1,305,561***
Property Tax	$512,830	$821,245	$1,004,364	$357,808
Transfer Tax	$32,821	$49,568	$56,057	$26,336
Sales Tax	$310,270	$541,339	$744,280	$169,776
Motor Vehicle In-Lieu Fee	$673,142	$1,077,968	$1,318,330	$469,659
Other Revenues	$511,707	$901,345	$1,251,715	$281,982
Annual Increase in General Fund Expenditures	***$1,053,389***	***$1,855,028***	***$2,575,407***	***$580,357***
General Government	$79,197	$139,466	$193,627	$43,633
Public Safety	$476,688	$839,453	$1,165,445	$262,628
Community and Economic Development	$182,358	$321,135	$445,844	$100,469
Public Works	$72,441	$127,569	$177,108	$39,911
Parks and Recreation	$242,704	$427,405	$593,382	$133,716
Annual Net Fiscal Impact of Proposed Growth	**$987,382**	**$1,536,436**	**$1,799,338**	**$725,204**
% of Current GF Revenues	***7%***	***11%***	***13%***	***5%***

Sources: City of Lomita Adopted Biennial Operating & Capital Improvement Budget FY 2022-2024; DeNovo Planning Group; Economic & Planning Systems, Inc.

- ***The analysis suggests that the net fiscal benefit per resident is lower than the net fiscal benefit per worker, and that the net fiscal impact of single-family residential units are greater than that of multifamily units.*** While the property values of non-residential uses are lower than those of residential uses, the relatively lower impacts of workers on municipal services relative to residents results in higher net fiscal benefits related to new workers, as shown in **Table 3**.

  Within residential uses, both multifamily and single-family units have a positive net fiscal impact. However, the net fiscal impact of single-family units is estimated to be over 2.5 times greater than that of multifamily units. This is driven primarily by the higher property values associated with single family units. However, while this analysis assumes the same household size for both types of units, it is likely that new multifamily units are likely to be smaller in size and have smaller household sizes than single-family units. This differential in household size will result in lower municipal service costs associated with multifamily units relative to single-family units and decrease the gap between their relative fiscal benefits.

  While single-family development is likely to have a more favorable fiscal impact on a per unit basis, this is not necessarily the case on a per acre basis. For example, the fiscal benefits of a townhome project with 20 units per acre, will would be comparable to a single-family project with 8 units per acre, all else equal. This is an important consideration given the relatively built-out nature of the City and limited opportunity for single-family development.

Table 3 Costs and Revenues Per Person and Unit

Category	Density	Cost Per Person or Unit	Revenue Per Person or Unit By GF Category					Revenue Per Person or Unit	Net Fiscal Impact Per Person or Unit
			Sales Tax	Property Tax [1]	Transfer Tax [1]	Motor Vehicle In-Lieu Fee [1]	All Other GF		
Residents	*PPH*	***$315***	*$87*	*$164*	*$140*	*$216*	*$176*	***$782***	***$467***
Single Family	2.64	**$831**	$231	$578	$478	$759	$464	**$2,509**	**$1,678**
Multi-Family	2.64	**$831**	$231	$236	$219	$310	$464	**$1,460**	**$628**
Employees		**$315**	$91	$271	$222	$343	$176	**$1,103**	**$788**

[1] The per person revenue for property tax, transfer tax, and motor vehicle in-lieu fee is based on a weighted average of distribution of land uses under existing conditions. This factor will be different under different land use mix scenarios.

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APPENDIX C

MOBILITY IMPACT MEMO

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MEMORANDUM

Date:	October 3, 2023	Project #: 28980
To:	Amanda Tropiano and Perry Banner; De Novo Planning Group	
From:	Fernando Sotelo and Bincy Koshy; Kittelson & Associates, Inc.	
Project:	City of Lomita General Plan Update	
Subject:	Land Use Alternatives Trip Generation Assessment	

This memorandum documents an assessment of land use alternatives for the City of Lomita General Plan Update. This analysis was prepared to assist with consideration of possible land use scenarios within the City of Lomita, in terms of their anticipated effect on the transportation network. For this effort, weekday daily, AM peak hour and PM peak hour trips were estimated for the land use alternatives utilizing industry-standard trip generation rates published in the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 11th Edition.

The City of Lomita General Plan Land Use Plan designates the permitted land uses within the city. For each land use plan alternative under consideration for the General Plan Update, the aggregate of trips from existing and future land uses were calculated. In addition, a trip comparison is provided between existing and proposed land uses to illustrate the added trips with each land use plan alternative. This information was prepared to support the preparation of the Land Use Alternatives Report, which will be used by the City to select the land use plan to represent the community's long-term vision in the City's General Plan Update.

LAND USE ALTERNATIVES

Four Land Use Alternatives have been developed by the project team:

- Alternative 1 (Current General Plan)
- Alternative 2 (Baseline)
- Alternative 3 (Core and Perimeter)
- Alternative 4 (Neighborhood Nodes)

These Land Use Alternatives are intended to serve as a starting point for discussion of different scenarios for the City and to provide context for citywide discussion regarding potential land use changes throughout Lomita. Potential development under each land use theme, plus the existing land use mix, is provided in Table 1. Alternative 1 (Current GP) reflects the land use direction provided by the currently adopted General Plan for Lomita. Alternative 2 (Baseline), Alternative 3 (Core and Perimeter), and

Alternative 4 (Neighborhood Nodes) all explore how the City can strategically plan for its future by accommodating new residential and nonresidential development in key locations throughout the community in different ways that reflect the community's vision for the future of Lomita.

Table 1 – Summary of Land Use Alternatives

Uses	Existing Conditions	Current GP	Baseline	Core & Perimeter	Neighborhood Nodes
Residential Units	8,274	8,945	9,485	10,422	11,279
Population	21,843	23,616	25,040	27,513	29,777
Nonresidential (SF)	2,528,297	2,635,158	2,733,131	2,881,533	2,931,334
Jobs	3,036	3,217	3,415	3,601	3,663

Source: De Novo Planning Group, October 2, 2023.
Notes: SF= Square feet

Table 2 compares the projected amount of housing and nonresidential development in the city by 2045 under each Alternative, with existing development (2023) included for reference. The potential buildout numbers are based on expected density and intensity levels for each land use type, as described in the Land Use Alternatives Report.

Table 2 – Summary of Potential Buildout Under Land Use Alternatives

Uses	Existing Conditions	Current GP	Baseline	Core & Perimeter	Neighborhood Nodes
Single-Family Housing Units	4,777	5,261	5,252	5,371	5,268
Multi-Family Housing Units	3,497	3,685	4,233	5,050	6,011
Nonresidential (square feet)	2,528,297	2,635,158	2,733,131	2,881,533	2,931,334

Source: De Novo Planning Group, October 2, 2023.

TRIP GENERATION COMPARISON

ITE trip generation rates were used to develop weekday daily, AM peak hour and PM peak hour trip generation for residential and non-residential land uses under each land use alternative. Trip rates were multiplied by the anticipated development quantity to estimate the associated number of trips with the implementation of each land use plan alternative. Detailed trip generation worksheets are provided in Appendix 1. It should be noted that the trip generation estimates for the land use alternatives do not take into account trip internalization (i.e., trips that stay within a site rather than vehicle trips external to a site) and switching to non-vehicle modes which can result from intensifying a mix of uses that is encouraged by mixed-use land use designations. However, the estimated are appropriate to compare the number of trips with each land use plan and the relative differences between alternatives.

Tables 3 presents the weekday daily trip generation for existing conditions and each land use plan alternative. Overall, the number of daily trips from non-residential uses are higher compared to residential uses.

Table 3 – Weekday Daily Trip Generation Summary

Land Use/Code	Existing	Current GP	Baseline	Core & Perimeter	Neighborhood Nodes
Single-family Housing	45,047	49,609	49,531	50,653	49,677
Multi-family Housing	23,570	24,834	28,528	34,039	40,515
Nonresidential	93,572	97,527	101,153	106,646	108,489
Total Trips	**162,189**	**171,970**	**179,211**	**191,337**	**198,681**

Source: Kittelson & Associates, 2023.

Table 4 shows the percentage increase in trips compared to the Alternative 1, which is the current general plan land use plan. The comparison of trips shown in Table 4 shows that when compared to the current General Plan, the Baseline alternative is estimated to increase daily trips and peak hour trips in the city by approximately 4 percent. In addition, the Core and Perimeter alternative is estimated to increase daily and peak hour trips in the city by approximately 11 percent and the Neighborhood Nodes alternative is estimated to increase daily trips and peak hour trips in the city by approximately 16 percent.

Table 4 – Weekday Trip Generation Daily Comparison with Current GP

Land Use/Code	Baseline	Core & Perimeter	Neighborhood Nodes
Single-family Housing	+0%	+2%	+0%
Multi-family Housing	+15%	+37%	+63%
Nonresidential	+4%	+9%	+11%
Total Trips	**+4%**	**+11%**	**+16%**

Source: Kittelson & Associates, 2023.

Tables 5 and 6 present a summary of the weekday AM peak hour trips for each land use plan alternative, and their respective increases over the current GP land use plan. During the weekday AM peak hour, the number of trips from residential uses are higher compared to non-residential uses. The comparison of trips shown in Table 6 shows that compared to the current General Plan, the Baseline scenario is estimated to increase weekday AM peak hour trips in the city by approximately 4 percent. In addition, the Core and Perimeter scenario is estimated to increase weekday AM peak hour trips in the city by approximately 11 percent and the Neighborhood Nodes scenario is estimated to increase weekday AM peak hour trips in the city by approximately 16 percent. These increases are consistent with those on a daily basis.

Table 5 – Weekday AM Peak Hour Trip Generation Summary

Land Use/Code	Existing	Current GP	Baseline	Core & Perimeter	Neighborhood Nodes
Single-family Housing	3,344	3,683	3,677	3,760	3,688
Multi-family Housing	1,399	1,474	1,693	2,020	2,404
Nonresidential	2,124	2,214	2,296	2,420	2,462
Total Trips	**6,866**	**7,370**	**7,666**	**8,201**	**8,554**

Source: Kittelson & Associates, 2023.

Table 6 – Weekday AM Peak Hour Trip Generation Comparison with Current GP

Land Use/Code	Baseline	Core & Perimeter	Neighborhood Nodes
Single-family Housing	0%	2%	0%
Multi-family Housing	15%	37%	63%
Nonresidential	4%	9%	11%
Total Trips	**4%**	**11%**	**16%**

Source: Kittelson & Associates, 2023.

Tables 7 and 8 present a summary of the weekday PM peak hour trips for each land use plan alternative, and their respective increases over the current GP land use plan. The number of weekday PM peak hour trips from non-residential uses are higher compared to residential uses. The comparison of trips shown in Table 8 shows that when compared to the current General Plan, the Baseline alternative is estimated to increase weekday PM peak hour trips in the city by approximately 4 percent. In addition, the Core and Perimeter alternative is estimated to increase weekday PM peak hour trips in the city by approximately 10 percent and the Neighborhood Nodes scenario is estimated to increase weekday PM peak hour trips in the city by approximately 14 percent. These are slightly lower (1 to 2 percent) than on a daily basis.

Table 7 – Weekday PM Peak Hour Trip Generation Summary

Land Use/Code	Existing	Current GP	Baseline	Core & Perimeter	Neighborhood Nodes
Single-family Housing	4,490	4,945	4,937	5,049	4,952
Multi-family Housing	1,783	1,879	2,159	2,576	3,066
Nonresidential	8,596	8,960	9,293	9,797	9,967
Total Trips	**14,870**	**15,784**	**16,389**	**17,422**	**17,984**

Source: Kittelson & Associates, 2023.

Table 8 – Weekday PM Peak Hour Trip Generation Comparison with Current GP

Land Use/Code	Baseline	Core & Perimeter	Neighborhood Nodes
Single-family Housing	0%	2%	0%
Multi-family Housing	15%	37%	63%
Nonresidential	4%	9%	11%
Total Trips	**4%**	**10%**	**14%**

Source: Kittelson & Associates, 2023.

KEY FINDINGS

Key transportation findings for this land use alternatives comparison are presented below:

- Trips from non-residential land uses are higher compared to trips from residential land uses on a daily basis and during the weekday PM peak hour.
- Alternative 1 (Baseline) is estimated to increase daily and peak hour trips in the city only by approximately 4 percent when compared to business-as-usual scenario.
- Alternative 2 (Core and Perimeter) is estimated to increase daily and peak hour trips in the city ranging from 10 to 11 percent when compared to business-as-usual scenario.
- Alternative 3 (Neighborhood Nodes) is estimated to increase daily and peak hour trips ranging from 14 to 16 percent when compared to business-as-usual scenario.
- The greatest changes in trips are a result of added multi-family housing. The proposed single-family housing would result in little change in trip generation.

Appendix 1 Detailed Trip Generation Tables

Statistical Comparison

	Existing	Current GP/BAU	1: Baseline	2: Core Perimeter	3: Neighborhood Nodes
Units	**8,274**	**8,945**	**9,485**	**10,422**	**11,279**
Single Family	*4,777*	*5,261*	*5,252*	*5,371*	*5,268*
Multifamily	*3,497*	*3,685*	*4,233*	*5,050*	*6,011*
Population	**21,843**	**23,616**	**25,040**	**27,513**	**29,777**
Single Family	*12,611*	*13,888*	*13,867*	*14,181*	*13,907*
Multifamily	*9,232*	*9,727*	*11,174*	*13,333*	*15,869*
Nonresidential SF	**2,528,297**	**2,635,158**	**2,733,131**	**2,881,533**	**2,931,334**
Jobs	**3,036**	**3,217**	**3,415**	**3,601**	**3,663**

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Trip Generation Estimates - Daily

Land Use/Code		Average Rate	Fitted Curve Equation	Existing Units		Current GP/BAU Units		1: Baseline Units		2: Core Perimeter Units		3: Neighborhood Nodes Units	
				Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve
Single Family Detached Housing	*210*	*9.43*	*Ln(T)=0.92*Ln(x)+2.68*	*45,047*	*35,378*	*49,609*	*38,661*	*49,531*	*38,605*	*50,653*	*39,409*	*49,677*	*38,710*
Single Family Attached Housing	*215*	*7.20*	*T=7.62*(x)-50.48*	*34,394*	*36,350*	*37,877*	*40,036*	*37,818*	*39,973*	*38,674*	*40,880*	*37,929*	*40,091*
Multifamily Housing (Low-Rise)	*220*	*6.74*	*T=6.41*(x)+75.31*	*23,570*	*22,491*	*24,834*	*23,694*	*28,528*	*27,206*	*34,039*	*32,448*	*40,515*	*38,607*
Multifamily Housing (Mid-Rise)	*221*	*4.54*	*T=4.77*(x)-46.46*	*15,876*	*16,634*	*16,728*	*17,529*	*19,216*	*20,143*	*22,929*	*24,044*	*27,291*	*28,627*
Shopping Center	*820*	*37.01*	*T=26.11*(x)+5863.73*	*93,572*	*71,698*	*97,527*	*74,488*	*101,153*	*77,046*	*106,646*	*80,921*	*108,489*	*82,221*
Total				*162,189*	*129,567*	*171,970*	*136,843*	*179,211*	*142,857*	*191,337*	*152,778*	*198,681*	*159,538*

Trip Generation Estimates - Daily % Change Compared to Current GP/BAU

Land Use/Code		Existing Units		Current GP/BAU Units		1: Baseline Units		2: Core Perimeter Units		3: Neighborhood Nodes Units	
		Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve
Single Family Detached Housing	*210*	*N/A*	*N/A*	*N/A*	*N/A*	*0%*		*2%*		*0%*	
Single Family Attached Housing	*215*	*N/A*	*N/A*	*N/A*	*N/A*	*0%*		*2%*		*0%*	
Multifamily Housing (Low-Rise)	*220*	*N/A*	*N/A*	*N/A*	*N/A*	*15%*		*37%*		*63%*	
Multifamily Housing (Mid-Rise)	*221*	*N/A*	*N/A*	*N/A*	*N/A*	*15%*		*37%*		*63%*	
Shopping Center	*820*	*N/A*	*N/A*	*N/A*	*N/A*	*4%*		*9%*		*11%*	
Total		*N/A*	*N/A*	*N/A*	*N/A*	*4%*		*11%*		*16%*	

UPDATED TABLES

Trip Generation Estimates - Daily

Land Use/Code		Existing Units	Current GP/BAU Units	1: Baseline Units	2: Core Perimeter Units	3: Neighborhood Nodes Units
Single Family Detached Housing	210	45,047	49,609	49,531	50,653	49,677
Multifamily Housing (Low-Rise)	220	23,570	24,834	28,528	34,039	40,515
Shopping Center	820	93,572	97,527	101,153	106,646	108,489
Total		162,189	171,970	179,211	191,337	198,681

Trip Generation Estimates - Daily % Change Compared to Current GP/BAU

Land Use/Code		Existing Units	Current GP/BAU Units	1: Baseline Units	2: Core Perimeter Units	3: Neighborhood Nodes Units
Single Family Detached Housing	210	N/A	N/A	0%	2%	0%
Multifamily Housing (Low-Rise)	220	N/A	N/A	15%	37%	63%
Shopping Center	820	N/A	N/A	4%	9%	11%
Total		N/A	N/A	4%	11%	16%

Statistical Comparison

	Existing	Current GP/BAU	1: Baseline	2: Core Perimeter	3: Neighborhood Nodes
Units	**8,274**	**8,945**	**9,485**	**10,422**	**11,279**
Single Family	*4,777*	*5,261*	*5,252*	*5,371*	*5,268*
Multifamily	*3,497*	*3,685*	*4,233*	*5,050*	*6,011*
Population	**21,843**	**23,616**	**25,040**	**27,513**	**29,777**
Single Family	*12,611*	*13,888*	*13,867*	*14,181*	*13,907*
Multifamily	*9,232*	*9,727*	*11,174*	*13,333*	*15,869*
Nonresidential SF	**2,528,297**	**2,635,158**	**2,733,131**	**2,881,533**	**2,931,334**
Jobs	**3,036**	**3,217**	**3,415**	**3,601**	**3,663**

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Trip Generation Estimates - AM

Land Use/Code		Average Rate	Fitted Curve Equation	Existing Units		Current GP/BAU Units		1: Baseline Units		2: Core Perimeter Units		3: Neighborhood Nodes Units	
				Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve
Single Family Detached Housing	*210*	*0.7*	*Ln(T)=0.91*Ln(x)+0.12*	*3,344*	*2,513*	*3,683*	*2,743*	*3,677*	*2,739*	*3,760*	*2,796*	*3,688*	*2,747*
Single Family Attached Housing	*215*	*0.48*	*T=0.52*(x)-5.70*	*2,293*	*2,478*	*2,525*	*2,730*	*2,521*	*2,726*	*2,578*	*2,787*	*2,529*	*2,734*
Multifamily Housing (Low-Rise)	*220*	*0.4*	*T=0.31*(x)+22.85*	*1,399*	*1,107*	*1,474*	*1,165*	*1,693*	*1,335*	*2,020*	*1,588*	*2,404*	*1,886*
Multifamily Housing (Mid-Rise)	*221*	*0.37*	*T=0.44*(x)-11.61*	*1,294*	*1,527*	*1,363*	*1,610*	*1,566*	*1,851*	*1,869*	*2,211*	*2,224*	*2,633*
Shopping Center	*820*	*0.84*	*T=0.59*(x)+133.55*	*2,124*	*1,625*	*2,214*	*1,688*	*2,296*	*1,746*	*2,420*	*1,834*	*2,462*	*1,863*
Total				*6,866*	*5,245*	*7,370*	*5,596*	*7,666*	*5,820*	*8,201*	*6,218*	*8,554*	*6,496*

Trip Generation Estimates - AM % Change Compared to Current GP/BAU

Land Use/Code		Existing Units		Current GP/BAU Units		1: Baseline Units		2: Core Perimeter Units		3: Neighborhood Nodes Units	
		Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve
Single Family Detached Housing	*210*	*N/A*	*N/A*	*N/A*	*N/A*	*0%*		*2%*		*0%*	
Single Family Attached Housing	*215*	*N/A*	*N/A*	*N/A*	*N/A*	*0%*		*2%*		*0%*	
Multifamily Housing (Low-Rise)	*220*	*N/A*	*N/A*	*N/A*	*N/A*	*15%*		*37%*		*63%*	
Multifamily Housing (Mid-Rise)	*221*	*N/A*	*N/A*	*N/A*	*N/A*	*15%*		*37%*		*63%*	
Shopping Center	*820*	*N/A*	*N/A*	*N/A*	*N/A*	*4%*		*9%*		*11%*	
Total		*N/A*	*N/A*	*N/A*	*N/A*	*4%*		*11%*		*16%*	

UPDATED TABLES

Trip Generation Estimates - AM

Land Use/Code		Existing Units	rrent GP/BAU Un	1: Baseline Units	Core Perimeter U	ghborhood Nodes
Single Family Detached Housing	210	3,344	3,683	3,677	3,760	3,688
Multifamily Housing (Low-Rise)	220	1,399	1,474	1,693	2,020	2,404
Shopping Center	820	2,124	2,214	2,296	2,420	2,462
Total		6,866	7,370	7,666	8,201	8,554

Trip Generation Estimates - AM % Change Compared to Current GP/BAU

Land Use/Code		Existing Units	rrent GP/BAU Un	1: Baseline Units	Core Perimeter U	ghborhood Nodes
Single Family Detached Housing	210	N/A	N/A	0%	2%	0%
Multifamily Housing (Low-Rise)	220	N/A	N/A	15%	37%	63%
Shopping Center	820	N/A	N/A	4%	9%	11%
Total		N/A	N/A	4%	11%	16%

Statistical Comparison

	Existing	Current GP/BAU	1: Baseline	2: Core Perimeter	3: Neighborhood Nodes
Units	**8,274**	**8,945**	**9,485**	**10,422**	**11,279**
Single Family	*4,777*	*5,261*	*5,252*	*5,371*	*5,268*
Multifamily	*3,497*	*3,685*	*4,233*	*5,050*	*6,011*
Population	**21,843**	**23,616**	**25,040**	**27,513**	**29,777**
Single Family	*12,611*	*13,888*	*13,867*	*14,181*	*13,907*
Multifamily	*9,232*	*9,727*	*11,174*	*13,333*	*15,869*
Nonresidential SF	**2,528,297**	**2,635,158**	**2,733,131**	**2,881,533**	**2,931,334**
Jobs	**3,036**	**3,217**	**3,415**	**3,601**	**3,663**

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Trip Generation Estimates - PM

Land Use/Code		Average Rate	Fitted Curve Equation	Existing Units		Current GP/BAU Units		1: Baseline Units		2: Core Perimeter Units		3: Neighborhood Nodes Units	
				Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve
Single Family Detached Housing	*210*	*0.94*	*Ln(T)=0.94*Ln(x)+0.27*	*4,490*	*3,764*	*4,945*	*4,121*	*4,937*	*4,115*	*5,049*	*4,203*	*4,952*	*4,127*
Single Family Attached Housing	*215*	*0.57*	*T=0.60*(x)-3.93*	*2,723*	*2,862*	*2,999*	*3,153*	*2,994*	*3,148*	*3,062*	*3,219*	*3,003*	*3,157*
Multifamily Housing (Low-Rise)	*220*	*0.51*	*T=0.43*(x)+20.55*	*1,783*	*1,524*	*1,879*	*1,605*	*2,159*	*1,841*	*2,576*	*2,192*	*3,066*	*2,605*
Multifamily Housing (Mid-Rise)	*221*	*0.39*	*T=0.39*(x)+0.34*	*1,364*	*1,364*	*1,437*	*1,437*	*1,651*	*1,651*	*1,970*	*1,970*	*2,344*	*2,345*
Shopping Center	*820*	*3.4*	*Ln(T)=0.72*Ln(x)+3.02*	*8,596*	*5,776*	*8,960*	*5,950*	*9,293*	*6,109*	*9,797*	*6,346*	*9,967*	*6,425*
Total				*14,870*	*11,064*	*15,784*	*11,676*	*16,389*	*12,065*	*17,422*	*12,741*	*17,984*	*13,157*

Trip Generation Estimates - PM % Change Compared to Current GP/BAU

Land Use/Code		Existing Units		Current GP/BAU Units		1: Baseline Units		2: Core Perimeter Units		3: Neighborhood Nodes Units	
		Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve	Average Rate	Fitted Curve
Single Family Detached Housing	*210*	*N/A*	*N/A*	*N/A*	*N/A*	*0%*		*2%*		*0%*	
Single Family Attached Housing	*215*	*N/A*	*N/A*	*N/A*	*N/A*	*0%*		*2%*		*0%*	
Multifamily Housing (Low-Rise)	*220*	*N/A*	*N/A*	*N/A*	*N/A*	*15%*		*37%*		*63%*	
Multifamily Housing (Mid-Rise)	*221*	*N/A*	*N/A*	*N/A*	*N/A*	*15%*		*37%*		*63%*	
Shopping Center	*820*	*N/A*	*N/A*	*N/A*	*N/A*	*4%*		*9%*		*11%*	
Total		*N/A*	*N/A*	*N/A*	*N/A*	*4%*		*10%*		*14%*	

UPDATED TABLES

Trip Generation Estimates - PM

Land Use/Code		Existing Units	rrent GP/BAU Un	1: Baseline Units	Core Perimeter Ur	ghborhood Nodes
Single Family Detached Housing	210	4,490	4,945	4,937	5,049	4,952
Multifamily Housing (Low-Rise)	220	1,783	1,879	2,159	2,576	3,066
Shopping Center	820	8,596	8,960	9,293	9,797	9,967
Total		14,870	15,784	16,389	17,422	17,984

Trip Generation Estimates - PM % Change Compared to Current GP/BAU

Land Use/Code		Existing Units	rrent GP/BAU Un	1: Baseline Units	Core Perimeter Ur	ghborhood Nodes
Single Family Detached Housing	210	N/A	N/A	0%	2%	0%
Multifamily Housing (Low-Rise)	220	N/A	N/A	15%	37%	63%
Shopping Center	820	N/A	N/A	4%	9%	11%
Total		N/A	N/A	4%	10%	14%