

LAND USE ELEMENT



City of Lomita
General Plan

INTRODUCTION TO THE LAND USE ELEMENT

The Land Use Element serves as a long range guide for development and planning in the City of Lomita indicating the location and extent of development permitted throughout the City. The Element identifies those areas of Lomita where existing land uses and development will be maintained as well as those areas where new infill development or redevelopment will be encouraged. The primary objective of the Land Use Element is to assist in the management of future growth, to improve the City's physical appearance, and to minimize potential land use conflicts.

The Land Use Element serves as a guide for development within the City of Lomita and establishes policies concerning physical development within the community. The Element addresses a wide range of issues regarding existing and future development, land use compatibility, the availability of public services and infrastructure and public safety.

The scope and content of this Land Use Element is governed by State law (Section 65302(a) of the Government Code) which contains the following requirements:

- ☐ The Land Use Element must designate the distribution, location, and extent of land uses for housing, business, industry, open space, recreation, and public facilities.
- ☐ The Land Use Element must establish standards of population density and building intensity for each land use category covered by the plan; and
- ☐ The Land Use Element must identify land uses in those areas subject to development constraints, such as flooding.

Policies included in the Land Use Element reflect the policies contained within the other General Plan Elements. The Housing Element contains

policies for residential development which are considered in the Land Use Element. The Circulation Element provides for the maintenance of a transportation network that will support the ultimate land uses contemplated under the Land Use Plan. The Safety Element identifies hazards that need to be considered in land use planning for the City. The noise contours in the Noise Element are used as a guide to establish the land use patterns in the Land Use Element to ensure that future development minimizes exposure of community residents to excessive noise. The Land Use Element consists of the following sections:

- ☐ The *Introduction to the Land Use Element* provides an overview of the Element's scope and content.
- ☐ The *Land Use Policies* articulates City policies related to land use.
- ☐ The *Land Use Plan* indicates the location and extent of future development permitted in the City, as well as standards for development.

LAND USE ELEMENT POLICIES

The *Background for Planning* describes existing conditions in the City including the character and location of existing land uses and development. The following goals will be realized through the implementation of the policies and programs contained in the Land Use Element:

- ☐ To promote an orderly pattern of development in the City;
- ☐ To provide for a variety of housing opportunities;
- ☐ To promote the development of a wide range of commercial activities;
- ☐ To ensure a strong employment and commercial base to finance public improvements and services; and

- ☐ To provide of adequate public services and facilities.

To underscore the aforementioned objectives the following policies have been included in the Land Use Element.

Land Use Policy 1

The City will promote the use of buffers and other development standards between more intensive land uses to protect established residential neighborhoods from noise, light and glare, and other adverse impacts typically associated with non-residential development.

Land Use Policy 2

The City will strive to promote the provision of schools, parks and recreation areas to serve the residential neighborhoods.

Land Use Policy 3

The City will promote the development of convenient and complete shopping facilities to serve the residential neighborhoods consistent with the City's economic development policy.

Land Use Policy 4

The City will promote a healthy and congenial environment for shopping by striving to provide adequate parking, safe and efficient circulation and shopping district recognition.

Land Use Policy 5

The City will promote the maintenance of a circulation system that protects the established residential neighborhoods.

Land Use Policy 6

The City will strive to see that adequate public utilities and services are provided to protect the established residential neighborhoods.

Land Use Policy 7

Commercial development and employment opportunities will be promoted to maintain a sound economic base and to stimulate investment in the City.

Land Use Policy 8

The City will coordinate capital improvement projects to maintain a sound economic base and stimulate investment in the City.

Land Use Policy 9

The City will work to protect and promote property values by promoting the more efficient use of underutilized properties and structures consistent with the City's economic development.

Land Use Policy 10

The City will promote the improvement of aesthetic and visual qualities of the community by landscaping and beautifying streets and highways and by implementing development standards for private improvements.

Land Use Policy 11

The City will promote the maintenance and expansion of cultural activities within the community, the library, the local museum, and special events, and by sponsoring various social events.

Land Use Policy 12

To plan for the orderly future growth and development, the City will maintain the planning studies and surveys of the General Plan undertaken as part of its preparation and review and periodically update the General Plan, and other related plans and ordinances critical to the Land Use Element's implementation.

Land Use Policy 13

The City will work to manage growth and development in the City consistent with historic development trends in the City.

Land Use Policy 14

The City will promote a healthy and congenial environment for business, where properly zoned.

Land Use Policy 15

The City may allow the opportunity for new mixed use development within key commercial districts.

Land Use Policy 16

The City will endeavor to have periodic reviews of flight related issues with the City of Torrance Airport.

Land Use Policy 17

The City will promote the maintenance and preservation of activities that contribute to the City's economic and employment base.

Land Use Policy 18

The City will identify and promote conservation of Lomita's natural and cultural resources.

Land use Policy 19

The City will strive to develop a pedestrian downtown that is economically viable and promotes a wide range of activities.

LAND USE PLAN

Purpose of Land Use Plan

Through the implementation of the *Land Use Plan*, City of Lomita seeks to accomplish the following:

- ☐ The establishment and maintenance of an orderly pattern of development in the City;
- ☐ The establishment of a land use classification system so as to implement land use policy in the City;
- ☐ The identification of permitted land uses, their general location, and distribution; and
- ☐ The establishment of standards for population density and development intensity for existing and future development.

The Land Use Plan indicates the location and extent of permitted development in the City. With the City of Lomita completely urbanized, the Land Use Plan's focus is on the conservation, maintenance, and rehabilitation of existing development in the City. However, the Plan is also sensitive to opportunities for new development.

The State of California planning law calls for conformity between the Land Use Plan and the zoning map. This consistency provision is extremely important since the zoning ordinance will serve as the primary mechanism for the implementation of the Land Use Plan. For example, an area designated for commercial development in the Land Use Plan must have a corresponding commercial zoning designation. In instances where there is a conflict and an inconsistency arises, the General Plan designation should prevail.

A major consideration following the completion of the Land Use Plan and the adoption of the General Plan is to make sure the Zoning Ordinance reflects the City's Land Use Plan. The State law indicates that local governments have a "reasonable amount of time" to amend their zoning ordinance to ensure consistency. The Land Use Plan, through this update, considered the existing Zoning Map and standards included in the Zoning Ordinance. This Element includes a program which will involve a review and revision of the Zoning Ordinance, as part of this General Plan's implementation.

General Plan Land Use Designations

The Land Use Plan must indicate the location and extent of development and land uses throughout the City. To accomplish this task, the Land Use Plan consists of a map along with various categories of land uses. The land use categories or "designations" indicate the type of development that is permitted under the general plan in specific areas of the City. State law requires that these categories describe standards for *development intensity and population density*. The reason for these standards is to ensure that the types of development permitted under the various land use designations are well understood.

Development intensity refers to the size or degree of development possible within a particular land use category. For example, development intensity standards may use a "floor area ratio" (the ratio of the building's floor area to the total area of the lot on which the building is situated), the number of dwelling units per acre, traffic generation, or a number of other factors. The population density

standard generally applies to residential land use designations and is expressed in persons per acre or the average number of persons per household. The population standard is derived by multiplying the number of housing units per acre permitted in a particular land use category by the average household size. The Plan provides for the following land use designations:

Agricultural

This designation applies to areas which are lower density in character and where the keeping of animals is permitted. This land use designation corresponds to those areas zoned A-1. Development intensities of up to 8.7 units per net acre are permitted. The maximum population density is 22 persons per net acre. 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.

Low Density Residential

This designation applies to areas of the City which are developed with single family residential land uses. The allowable development intensity is 5.8 to 8.7 units per net acre. The maximum population density is 22 persons per net acre.

Medium Density Residential

This designation applies to sections of the City which are developed with multi-family residential land uses and trailer parks. The allowable development intensity for this category is 8.72 to 19.8 units per net acre. The maximum population density is 50 persons per net acre.

High Density Residential

This designation applies to sections of the City which are developed with multi-family residential land uses and trailer parks. The allowable development intensity for this category is 19.8 to 43.6 units per net acre. The maximum population density is 110 persons per net acre.

Commercial

The *Commercial* designation applies to the commercial corridors in Lomita including those located along Pacific Coast Highway, Lomita Boulevard, Western Avenue and the northern end of Narbonne Avenue. The development

intensity is governed by a floor area ratio (FAR). The maximum FAR for this land use designation is 1.0 to 1.0.

Industrial

The *Industrial* designation is limited to the area near the intersection of Crenshaw Boulevard and Lomita Boulevard and portions of east Lomita Boulevard. The maximum FAR for this designation is 1.0 to 1.0.

Public facilities/Open Space

The *Public Facilities/Open Space* designation includes 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.

Table 2-1 provides the acreage breakdown of the various land use designations under the Land Use Element.

Table 2-1
Land Use Plan

Land Use	Acres	Percent
Agriculture	90.9	7%
Low Dens. Residential	506.3	40%
Medium Dens. Residential	60.1	5%
High Dens. Residential	45.3	4%
Mixed-Use*	58.5*	5%
Commercial	110.2	9%
Industrial	15.6	1%
Public Facilities	60.6	5%
Schools/Recreation	92.1	7%
Streets and Highway	281.8	22%
Total	1,261	100%

*The Mixed Use designation is an overlay -

acreage is included in the "Commercial" category.

**Includes Harbor Hills.

Source: City of Lomita, 1997.

Several overlay designations apply to portions of Narbonne Avenue and Lomita Boulevard. The *Mixed-Use* designation allows multi-family developments at 17.4 units per net acre to be constructed within the overlay area. The maximum development intensity for commercial development in the Mixed Use zone is an FAR of 2.0 to 1.0. The Downtown Commercial overlay designation provides for specific development, land use, and design standards for the downtown area.

Table 2-2 indicates the development intensity standards for the proposed general plan land use designations. Intensities for the residential land use designations will be defined in "units per net acre" and will be based on the permitted lots sizes. For example, the R-1-6,000 zone requires a minimum lot size of 6,000 square feet. This lot size standard would permit an overall development intensity of 7.2 units per net acre. The intensities for nonresidential development will be defined by the "floor area ratio" or FAR.

The FAR is simply the ratio of the total building floor area to the total area of the lot in which the structure is located. For example a building with a floor area of 20,000 square feet situated on a one-acre lot (43,560 square feet) would have a FAR of 0.46. A typical commercial building with a FAR of more than 0.7 typically contains several floors since parking and landscaping occupies a substantial portion of most commercial lots.

Table 2-2
Development Standards

GP Land Use Designation	Zone District	Development Standards
<i>Agricultural-Residential</i>	A-1	8.71 units/acre (10,000 s.f. lots)
<i>Low Density Residential</i>	R-1	5.8 to 8.71 du/acre
	R-1-P	
	RVD-5000	2,200 -5,000 s f lots
	R-1-6000	6,000 s.f. lots
	R-1-7000	7,000 s.f. lots
	R-1-7500	7,500 s. f. lots
<i>Medium Density Residential</i>	RVD-2500	8.72 - 19.8 du/acre
<i>High Density Residential</i>	RVD-1000	19.8- 43.6 du/acre
	RVD-1452	(1,000 s f.- 2,200 s.f. lots)
	RVD-1500	
	RVD-1900	
	RVD-2200	
<i>Mixed Use/Downtown Overlay designation</i>	C-R	17.4 du/acre
	D-C	FAR 2.0 to 1.0
<i>Commercial</i>	C-N	FAR 1.0 to 1.0
	C-G	Typical FAR is 0.25 to 1.0
	C-G-H	
	C-R	
	C-P-D	
<i>Industrial</i>	M-C	FAR 1.0 to 1.0 Typical FAR is 0.5 to 1.0
<i>Public/Open Space</i>	O-S	FAR 1.0 to 1.0

Note: New development within the Agricultural Zones must correspond to the R-1 development standards if the lot size for individual units is less than 10,000 square feet.

Source: Blodgett/Baylosis Associates

Zoning Land Use Designations

The Lomita Zoning Ordinance and Zoning Map serve as the primary tools for land use control in the City and implements the goals and policies of the Land Use Element. The *Zoning Map* indicates the location and extent of specific land uses allowed within each parcel in the City. The *Zoning Ordinance* sets forth regulations and standards for development in these zones consistent with the goals, policies, and objectives of the General Plan.

The Lomita Zoning Ordinance has one agricultural zone, two residential zone districts with nine density ranges, five commercial zone districts, one

commercial-manufacturing zone district, one commercial planned development district and an open space zone district. The zone districts that comprise the City of Lomita Zoning Ordinance are summarized in Table 2-3.

Table 2-3
Zone Categories

Zone		Permitted Uses
Agricultural Non-Commercial	A-1	Single family residences and keeping of farm pets, condominiums, mobile homes
Single Family Residential	R-1 R-1-P RVD-5000 R-1-6000 R-1-7000 R-1-7500	Single family residences, condominiums, mobile homes
Residential Variable Density	RVD-1000 RVD-1452 RVD-1500 RVD-1900 RVD-2200 RVD-2500	Apartments, condominiums, duplexes, mobile homes
Commercial, Service and Professional	C-S-P	Professional offices, service uses, condominiums
Commercial Neighborhood	C-N	Business and professional offices, limited retail uses
Commercial General	C-G C-G-H	Intensive commercial uses, specialized services, wholesale businesses, office centers
Commercial Retail	C-R	Regional retail uses and limited service uses
Commercial Planned Development	C-P-D	C-G uses, R-1 uses, planned commercial development
Light Manufacturing and Commercial	M-C	Light manufacturing and commercial uses, public service facilities
Open Space	O-S	recreational uses

Source: City of Lomita, Zoning Ordinance, 1974 as amended.

Future Land Use Policy

The Land Use Plan alternatives will accomplish the land use goals and policies developed by the General Plan Advisory Committee (GPAC).

The focus of the planning efforts will be directed towards the following:

- ☐ To retain existing desirable land uses as well as provide a more compatible land use pattern in the City;
- ☐ To ensure that the Land Use Plan accurately reflects the development and land use objectives of the community;
- ☐ To make sure the boundaries for the various land use designations more closely correspond to the boundaries of the various zone districts; and
- ☐ To correct any inconsistencies between the Land Use Plan and the Zoning Map.
- ☐ To provide greater assurance of conformity between the City of Lomita General Plan and the Zoning Ordinance, this Land Use Element contains "new" general plan land use designations that more closely correspond to the City's zoning categories. In this way, inconsistencies between the Zoning Map and the Land Use Plan, will be better avoided, along with the creation of non-conforming parcels.

Table 2-4, in the first two columns, indicates the zone districts that comprise the zoning ordinance. The General Plan land use designations are indicated in the far right-hand column. The Land Use Plan is shown in Exhibit 2-1.

Table 2-4
General Plan Land Use Categories

Existing Zone District		General Plan Land Use Designation
Agricultural Non-Commercial	A-1	<i>Agricultural Residential</i>
Single Family Residential	R-1 R-1-P R-1-7500 R-1-7000 R-1-6000	<i>Low Density Residential</i>
Residential Variable Density	RVD-5000 RVD-2500	<i>Medium Density Residential</i>
Residential Variable Density	RVD-2200 RVD-1900 RVD-1500 RVD-1452 RVD-1000	<i>High Density Residential</i>
Commercial, Service and Professional	C-S-P C-R	<i>Mixed Use/Downtown</i>
Commercial Neighborhood	C-N	<i>Commercial</i>
Commercial General	C-G C-G-H	<i>Commercial</i>
Commercial Retail	C-R	<i>Commercial</i>
Commercial Planned Development	C-P-D	<i>Commercial</i>
Light Manufacturing and Commercial	M-C	<i>Manufacturing</i>
Open Space	O-S	<i>Open Space</i>
No corresponding zone district	-	<i>Public/Institutional</i>

Source: Blodgett/Bayliss Associates, 1997

As indicated previously, the City of Lomita has been completely urbanized for many years. As a result, new development will largely consist of recycling and infill development on the few scattered vacant parcels that remain. Many parcels may never be developed to the maximum intensity permitted under the General Plan and, as a result, effective capacity (rather than theoretical capacity) serves as a more realistic measure of residential development potential. Effective capacity, which is often used by SCAG in development projections, is simply 80% of the theoretical scenario. Commercial development will rarely be constructed to the fullest potential permitted under the Land Use Element. Typically, parking and landscaping requirements will result

in the floor area for commercial and industrial developments to be significantly less than that which is permitted under the General Plan. Table 2-5 indicates the development possible with the implementation of the General Plan's land use policy.

Table 2-5
Development Intensity

Land Use	Area (ac.)	Intensity Standard	Effective ⁽¹⁾ /Theoretical
Agricultural	90.9	8.7 du/ac	634-792 du
Low Den Res	506.4	8.7 du/ac	3,530-4,412 du
Med Den Res	60.13	19.8 du/ac	952 -1,191 du
High Den Res	45.3	43.6 du/ac	1,580- 1,975-du
Mixed Use	58.5	17.4 du/ac FAR 2:1	81-102 du & 3.8-4.6 mgf
Commercial	110.2	FAR 1:1	3.8-4.8 mgf
Manufacturing	15.6	FAR 1:1	0.5-0.7 mgf
Public/Inst.	92.08	FAR 1:1	298 du & 2.1-2.6 mgf

Total Residential (units)

7,075-8,770 d.u.

Total Non-Residential (sq. ft.)

10.2 - 12.7 mgf

(1) effective capacity is 80% of theoretical capacity
FAR-floor area ratio, du-dwelling units, mgf-million
gross feet (of floor area).

Source: City of Lomita, 1996.

As shown in Table 2-5 a total of 8,770 housing units (457 more than the number which presently exist in the City) are possible if every residential property was developed to the maximum intensity permitted under the General Plan. Under an effective capacity scenario, 7,075 units are possible, 1,238 fewer units than the number which presently exist. This indicates that the City is approaching its carrying capacity in terms of development intensity.

Land Use Programs

There are a number of programs that will be effective in implementing land use policy. These programs are summarized below:

Building Code Review Program

Lomita will periodically review, and if necessary, update the Uniform Building Code (U.B.C.) to reflect current technology and regulations. Procedures for the periodic review of the U.B.C. will be identified by the Building Official. This review will be undertaken by designated individuals to identify appropriate changes that should be considered. Amendments to the City's Building Code will be made, as required.

Code Enforcement (Regulation)

Code enforcement is an integral part of the City's efforts to improve the appearance of substandard structures and properties. Community code enforcement efforts (funding and staffing) will continue as applicable.

Design Guidelines and Review (Program)

The purpose of the design review process is to ensure that building design, architecture, and site layouts are compatible with surrounding development. These guidelines will initially focus on the "downtown area" governed by the Downtown Commercial land use designation. The first step of program implementation will involve the identification design guidelines and procedures for design review. The second step will involve public outreach to inform businesses and citizens.

Downtown Improvement Program

The City of Lomita will develop a comprehensive strategy for revitalizing the downtown. This program may involve the preparation of a specific plan containing a Land Use Plan, design Guidelines, and Infrastructure Plan. Finally, the City of Lomita Zoning Ordinance will be amended to include a "Downtown" zone district.

Environmental Review (Regulations)

The City shall continue to evaluate the environmental impacts of new development and

provide mitigation measures prior to development approval, as required by the California Environmental Quality Act (CEQA). Environmental review shall be provided for major projects and those that will have a potential to adversely impact the environment. Issue areas that will be addressed in the environmental analysis includes land use and development impacts. In compliance with CEQA, the City shall also assign responsibilities for the verification of the implementation of mitigation measures.

Nonconforming Ordinance (Regulation)

The City shall review, and if required, revise its Nonconforming Ordinance to ensure that it meets current objectives of the community. The initial step will require City staff to review the existing nonconforming ordinance. Staff shall prepare a report which will be submitted to the City Council and Planning Commission describing provisions of the ordinance and any problems which have been experienced related to its implementation. Handouts will be prepared for distribution at the planning counter and/or at pre-application meetings. Information will include a description of the ordinance and how property owners may bring their property into conformance with City codes.

Redevelopment (Program)

The City will encourage future redevelopment of industrial and commercial projects in suitable locations to strengthen the City's tax and employment base. The City may investigate the feasibility of establishing a project area in the future.

Zoning Conformity (Program)

The City will review the Zoning Ordinance and Map to ensure the development standards are consistent with those identified in the Land Use Element. The City will initiate appropriate changes to the Zoning Map to ensure conformity between the Land Use Element and Zoning Map. City staff will also develop standards required to implement the proposed Mixed-Use and Downtown Commercial overlay land use designations.

Constraints to Future Development

There are a number of development constraints which will require consideration in planning for future development and redevelopment in the City.

- **Availability of Land.** The majority of the City is urbanized. Vacant land is scarce and future development will likely involve the redevelopment of parcels that have been previously developed.
- **Irregular Lots.** There are irregular-shaped lots in the City which restrict development potential.
- **Market Competition.** The competition for attracting new development exists within the market area.

BACKGROUND FOR PLANNING

Overview of Planning Area

This section of the Land Use Element discusses the location and distribution of existing land uses, summarizes existing land use plans for the City, and identifies land use trends in the area. The City of Lomita is located 26 miles south of downtown Los Angeles and is bounded by the City of Torrance on the north and west; the City of Los Angeles to the east; and City of Rolling Hills Estates on the southwest. Southeast of Lomita is the City of Rancho Palos Verdes and unincorporated County land. The City's total land area is 1,261 acres or 1.97 square miles. Freeway access to the City is provided indirectly by Pacific Coast Highway (SR-1), which runs in an east-west direction through the City's southern section. Pacific Coast Highway connects to the Harbor Freeway (SR-110) approximately 3.5 miles to the east. Crenshaw Boulevard and Western Avenue are major arterial roadways along the western and eastern borders of the City of Lomita and provide connections to the San Diego Freeway (I-405) approximately 8.0 miles to the north.

Development Trends

The City of Lomita "began" as a residential tract (Lomita Subdivision) in the early 1900's and became part of the oil drilling land and agricultural area in the 1920's. The Lomita Subdivision covered seven square miles in 1907. As the lots were sold, water wells, a school, a general store (with a post office), and other businesses soon followed. In 1923, oil in the area was discovered while drilling for water. The resulting "oil boom" in the area led to the conversion of residential lots into oil fields. Rapid growth occurred in the Lomita area, as egg ranches, fruit orchards and agricultural uses formed the community. Lomita became a center for the agriculture and oil extraction activities in the South Bay area. In the 1940's and 1950's, portions of the Lomita Subdivision were annexed by adjacent cities. By 1964, only 1.87 square miles of the Lomita Subdivision remained when the City of Lomita finally incorporated.

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

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

Existing Development

The City of Lomita is largely developed with residential land uses at varying densities. Major commercial development is concentrated along Pacific Coast Highway, with other commercial areas found along Lomita Boulevard, Western Avenue, Crenshaw Boulevard, and Narbonne Avenue. Geographically, the City of Lomita can be divided into three separate sections. The hillside area south of Pacific Coast Highway is known as the Lomita Pines due to its rolling terrain and

mature pine trees. This area is developed with residential uses, except for areas along Pacific Coast Highway and Western Avenue. The *central* portion of the City between Pacific Coast Highway and Lomita Boulevard has a level even topography with varying sized lots and land uses. Commercial uses line Narbonne Avenue, Pacific Coast Highway, and Lomita Boulevard. The rest of the area is developed with residential uses. Large residential lots are located at the southwestern area of this section and smaller lots are located on the northwestern and eastern areas. The *northern* portion of the City (north of Lomita Boulevard) is developed with residential land uses, except for small lot commercial uses along Narbonne Avenue. This area contains large rural residential lots just east of Narbonne Avenue and mobile home parks north of Lomita Boulevard on the west. Existing land uses and development in the City are illustrated Exhibit 2-2.

Residential Development

Prior to incorporation, the area which would someday be included in the City of Lomita was part of a residential tract in the early 1900's. Many of these residential areas were zoned for multi-family development when the City incorporated in 1964. Thus, many single-family homes were replaced with multi-family development or additional units were added behind the existing single-family units.

Seeing this trend towards higher density, the City moved to rezone these areas to lower densities in the early 1970's. The "down-zoning" generally reflected the development densities which existed at the time and served to stabilize the neighborhoods and ease the strain on the existing infrastructure. Single-family residential areas in Lomita now total approximately 691.5 acres or 54.8 percent of the City's total land area. Single-family residences are located along local residential streets, with multi-family projects and trailer parks along major roadways. According to the most recent (January 1996) State Department of Finance estimates for the City, there are 4,043 single-family detached units, 742 attached single-family units, 646 units in structures containing two-to-four units, and 2,368 units in "multiple-family" structures containing five or more units. There are 15 trailer parks with 516 spaces in the City,

covering 27 acres. Multi-family residential developments cover 51.2 acres or 4.1 percent of the City.

Approximately 702 acres are zoned for residential uses. There are several residential uses along major streets which are zoned C-G, including residences on Narbonne Avenue and Lomita Boulevard. These non-conforming uses do not have amortization schedules and may remain as long as the structure is habitable.

Some large rural residential lots remain in the City, although others have been subdivided into smaller parcels. Numerous lots are relatively narrow and developed with a single family unit at the front, with additional single family homes or multi-family units at the back.

Commercial Development

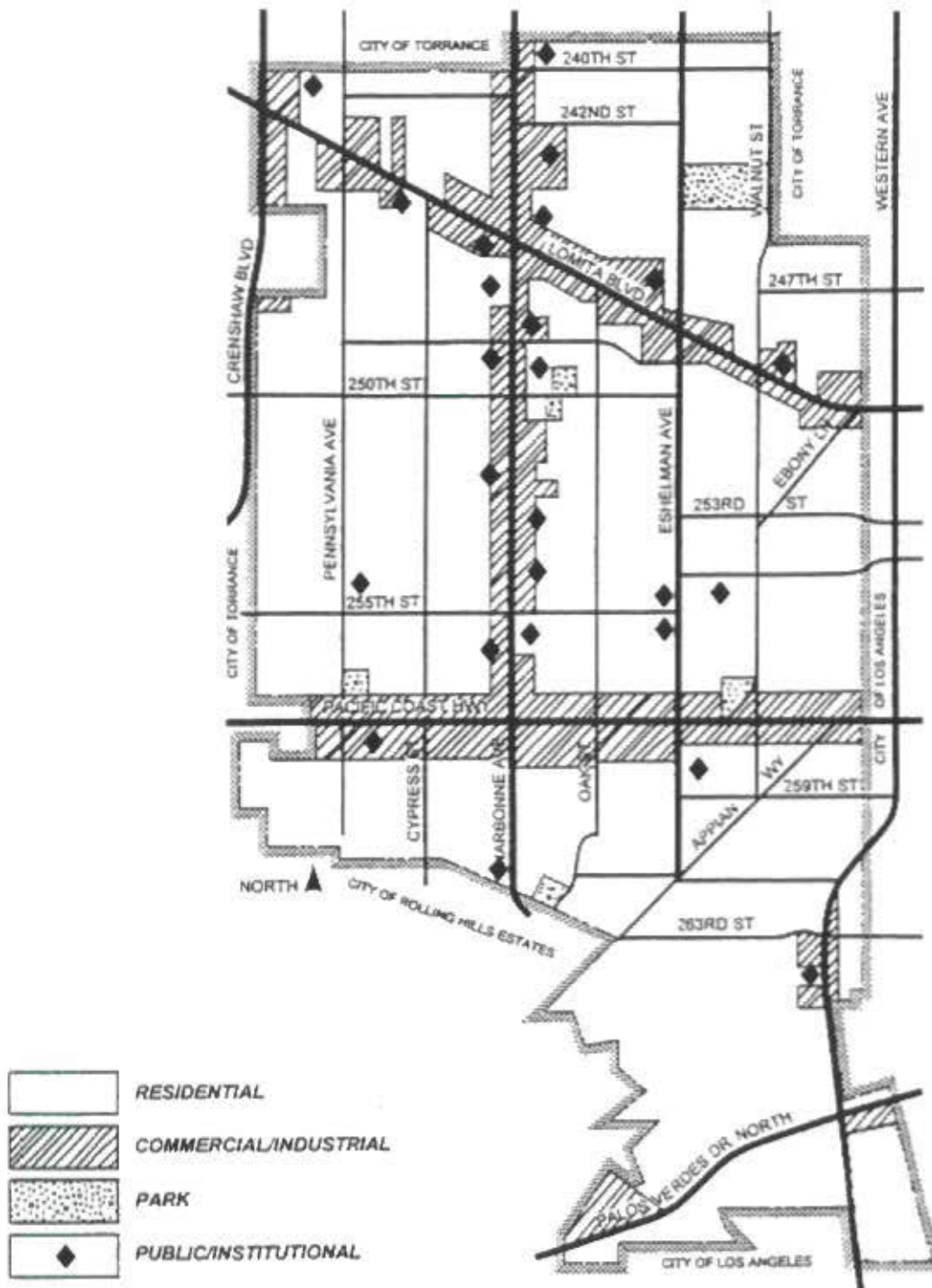
Commercial development in Lomita consists mainly of commercial uses concentrated along major roadways such as Lomita Boulevard, Western Avenue, Narbonne Avenue, Crenshaw Boulevard, and Pacific Coast Highway. The commercial areas within the City account for approximately 109 acres of land. Commercial structures in the City are characterized by low-rise development (one and two story structures). New commercial development can be seen on Pacific Coast Highway, as well as the western end of Lomita Boulevard. While older commercial structures are located on Narbonne Avenue and Lomita Boulevard. At the same time, some vacant commercial buildings have also been noted along Lomita Boulevard and along Narbonne Avenue.

Industrial Development

Industrial development in the City is limited to small, scattered parcels along Lomita Boulevard and Narbonne Avenue. Industrial land uses in the City account for approximately 8.7 acres.

Open Space/Recreation Facilities

Open space areas consist of undeveloped land preserved as open space, and maintained community and neighborhood parks and



**EXHIBIT 2-2
EXISTING LAND USE**

Source: Blodgett/Baytos Associates

recreational areas. The City has five parks: Lomita, Veterans, Hathaway and Metro Parks and the Lomita Railroad Museum Annex, covering approximately 7 acres. In addition, the Lomita Little League Field is located along Western Avenue, at the City's southeastern corner. This field is leased by the City from the U.S. Navy.

Public Facilities and Institutional Uses

Public facilities are defined as land in public ownership, excluding parks. There are approximately 42 acres of public facilities in Lomita, including Civic Center, Fire Station No. 6, Sheriff's Station, the Lomita Community Center, the Lomita Post Office, schools, and local churches. The Post Office is located on land leased from a private property owner. The Lomita Civic Center includes the City Hall, the Lomita Library and the Los Angeles County offices and is located at the northern edge of the City on Narbonne Avenue. This Civic Center was constructed in 1975. The Post Office is located at 25131 Narbonne Avenue, between 250th and 254th Streets. Fire Station No. 6 is located at 25517 Narbonne Avenue, between Pacific Coast Highway and 255th Street. The County Sheriff's station is located at 26123 Narbonne Avenue at the southern end of the City. There is a jet fuel storage tank farm located on Western Avenue, south of Palos Verdes Drive North at the City's southeastern corner. This facility is owned by the U.S. Navy. Institutional land uses such as public and private schools and local churches are scattered throughout the City. Institutional uses within the City occupy approximately 19 acres.

Streets

There are approximately 55 miles of roadways in the City. Roadway rights-of-way cover 27.3 percent of the City's land area, or 282 acres. The street system is defined by major north-south streets such as Crenshaw Boulevard, Narbonne Avenue, Eshelman Avenue and Western Avenue and east-west streets such as Pacific Coast Highway, Lomita Boulevard and Palos Verdes Drive North. Other local residential streets generally form an uneven grid at varying intervals, reflective of the subdivision of large rural lots into smaller parcels. Streets within the southern hilly area are more curve-linear and follow the local

terrain. A portion of the Palos Verdes Drive North right-of-way on both sides of Western Avenue has been vacated and the east side developed with a mini-mall.

Most roadways in the City consist of two travel lanes, with major streets having four travel lanes. Some residential streets have rights of way of 50 feet or less. This does not permit two travel lanes and on-street parking. Expansion to 60 feet (a desirable width) is often not possible due to the nature and extent of existing development.

Vacant and Undeveloped Land

There are no large parcels of vacant land in the City of Lomita. Approximately 14 acres remain as privately owned vacant land. These include scattered parcels throughout the City that have remained vacant through time or where structures have been demolished.

Table 2-6 provides the breakdown of existing land uses in the City. As shown, over 61% of the City's land area is developed with residential land uses, with only 8.6% developed with commercial uses.

Table 2-6
Existing Land Uses

Land Use	Area (acres)	Percent
Single-family Residential	691.5	54.8%
Multi-Family Residential	51.2	4.1%
Mobile Home Parks	27.0	2.1%
Commercial	108.8	8.6%
Institutional	18.8	1.5%
Public	41.6	3.3%
Industrial	8.7	0.7%
Vacant	13.2	1.1%
Parks and Open Space	18.5	1.5%
Streets	281.8	27.3%
Total	1,261.0	100.0%

Source: LDM Associates, 1997.

Land Use Plans

The 1986 population of the City was projected by the previous General Plan to be at 25,000 to 30,000 persons. This projection has not been exceeded, with the 1986 population of 20,012 persons and a 1996 population of 20,091 persons.

The Lomita Zoning Ordinance and Zoning Map serve as the primary tools for land use control in the City and implements the goals and policies of the Land Use Element. The *Zoning Map* indicates the location and extent of specific land uses allowed within each parcel in the City. The *Zoning Ordinance* sets forth regulations and standards for development in these zones consistent with the goals, policies, and objectives of the General Plan.

The City of Lomita adopted its Zoning Ordinance in 1971 and its subdivision ordinance in 1972. In 1975, the City adopted a Municipal Code which effectively amended its Zoning Ordinance. The Lomita Zoning Ordinance has one agricultural zone, two residential zone districts with nine density ranges, five commercial zone districts, one commercial-manufacturing zone district, one commercial planned development district and an open space zone district.

Infrastructure

Water Supply and Distribution

Water service to Lomita was historically provided by the Los Angeles County Waterworks District No. 13 until 1985 when the City acquired the Water District. Water service is now provided by the Lomita Water Department, except for a small portion of 211 homes on the southern portion of the City which is served by the California Water Service Company.

The water supply of the Lomita Water Department comes from two connections with the Metropolitan Water District (MWD) located at 2275 W. 262nd Street and at 26255 Appian Way. Approximately 2,635 acre-feet of water is used in the City annually, with demand increasing at about two percent to three percent per year. One acre-foot is equivalent to 326,000 gallons. Emergency connections are available with the City of Torrance water system at 240th Street and Narbonne

Avenue and with the MWD Palos Verdes Reservoir at Palos Verdes Drive East and Palos Verdes Drive North. The City also has one standby well for emergency purposes beside the Cypress Street reservoir.

The Lomita Water Department has two reservoirs with a total storage capacity of 140,000 gallons per day. The City is served by two pumps, one booster station, and approximately 30 miles of water lines. Peak monthly demand is approximately 260 acre-feet and minimum demand is 155 acre-feet. Average monthly use is approximately 220 acre-feet. The Cypress Street reservoir is currently only carrying half-capacity, but is planned for replacement with a five million-gallon reservoir within the next five years. A treatment plant for the water well at this reservoir site is also planned, so that the City may use its 1,360 acre-feet allotment of groundwater. Replacement of older and smaller water lines is ongoing at approximately 1,600 feet of water lines per year. Approximately ten miles of older lines remain in the City's plans for replacement and upgrade.

The California Water Service Company also derives its water supply from the Metropolitan Water District (MWD). The water is stored at the Palos Verdes reservoir, which has a capacity of 1,108 acre-feet or 361.1 million gallons. Major water lines are located on Palos Verdes Drive North, Palos Verdes Drive East and Palos Verdes Drive West to serve the Palos Verdes Peninsula, including the 211 homes on the hillside areas of Lomita, off Palos Verdes Drive North. The company stated that there are no known deficiencies in water supply or system capacity to serve this area.

The MWD obtains its water supply from the Colorado River Aqueduct and the Sacramento River/San Joaquin Delta through the State Water Project. The MWD sells water wholesale to the West Coast Basin MWD, which in turn provides the water supply to the City of Lomita. Imported water is directed to treatment plants in the San Fernando and San Gabriel Valleys, and in Yorba Linda. Main lines of the MWD connect to the Palos Verdes Reservoir, passing through the City of Lomita, as shown in Exhibit 2-3.

Sewer Service

Sewer service in Lomita is provided by the Los Angeles County Sanitation District No. 5. Sewage from the City is conveyed in sewer lines maintained by the County Department of Public Works, which in turn, is directed into sewer mains located in Lomita Boulevard, Narbonne Avenue, Western Avenue and Crenshaw toward the Joint Water Pollution Control Plant (JWPCP) in the City of Carson. See Exhibit 2-4 for major sewer lines and the location of the JWPCP. The JWPCP has a design capacity of 385 million gallons per day (mgd) and currently processes approximately 330 mgd. Treated wastewater is disposed into an outfall at the Pacific Ocean located two miles offshore and 200 feet below the sea. Sludge from the JWPCP is composted on-site or transported to the Puente Hills Landfill.

Storm Drainage

Stormwater drainage in the Lomita area generally flows from west to east in roadway gutters and county storm drains as shown in Exhibit 2-5. The area north of Pacific Coast Highway drains into the Lomita Drain which runs along 250th Street in Lomita. At the City's eastern boundary, the Lomita Drain is located in Lomita Boulevard and is connected to the Wilmington Drain, which in turn runs south into Harbor Park and Machado Lake. The area south of Pacific Coast Highway drains into the line in 259th Street which turns south just east of Normandie Avenue and then east into Harbor Park and Machado Lake. There are debris retention basins at these storm drain ends to reduce silt and sediments that enter Machado Lake. Also, a pump located north of Pacific Coast Highway near the Wilmington drain prevents silt from entering the lake. Stormwater runoff that enters the lake is ponded at the upper lake. When water levels reach seven feet or higher, the water flows over the dam and spillway and goes into the lower lake. Water at the lower lake flows into the Harbor outflow, which goes from the lower lake, south into the West Basin of the Los Angeles Harbor at John Gibson Boulevard.

A number of deficiencies in the storm drain system, as evidenced by historic street flooding, have been identified in the City. These

deficiencies represent areas where storm drains are needed and are also shown in Exhibit 2-5.

Solid Waste Disposal

Solid waste disposal services are provided by the Metropolitan Waste Company for residential customers and private haulers provide service to commercial and industrial users. Solid wastes are brought to the Long Beach Waste-to-Energy Plant and recyclables are brought to Potential Industries in Wilmington.

In accordance with AB 939, the City of Lomita has developed a variety of source reduction and recycling programs designed to reduce solid waste disposal needs by 50% by 2000. These programs include the ongoing residential curbside recycling program by Metropolitan Waste, mandatory recycling areas for non-residential uses, and green waste recycling programs.

Utilities-Natural Gas and Electricity

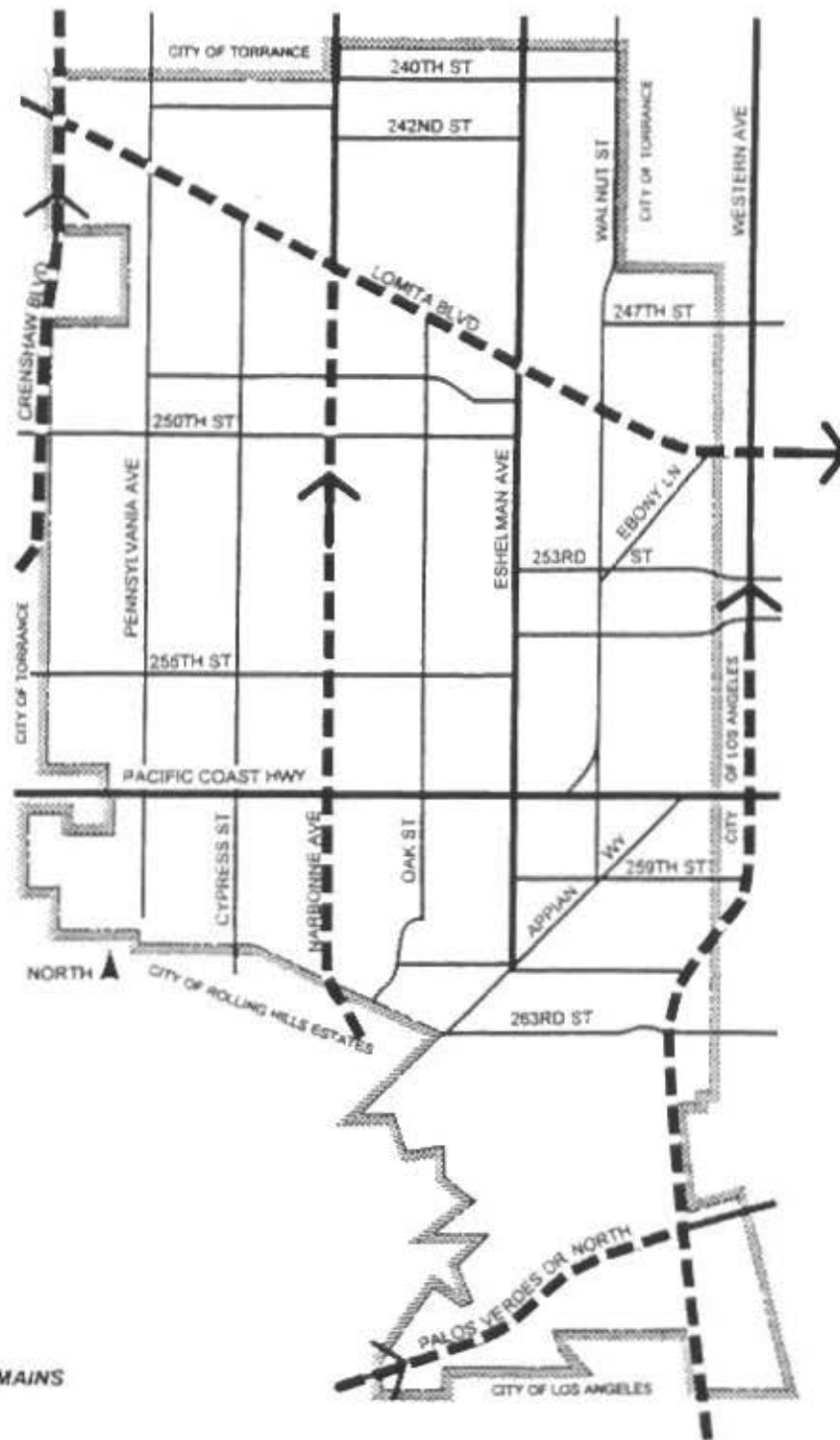
The Southern California Gas Company (SCG) is the regional natural gas purveyor and also services Lomita. SCG maintains a network of underground natural gas lines serving residential and commercial customers throughout Lomita, and has indicated that SCG provides service on demand, with adequate natural gas supplies exist to serve expected population growth of the Southern California region.

Electrical power service to the Southern California region, including Lomita, is provided by Southern California Edison (SCE). SCE maintains an electrical substation at 2318 255th Street. SCE administers several energy conservation programs for their customers including financial incentives for residents and commercial customers, and conservation services to aid low-income residents, senior citizens, the handicapped, and non-English speaking customers.



EXHIBIT 2-3 MAJOR WATER LINES

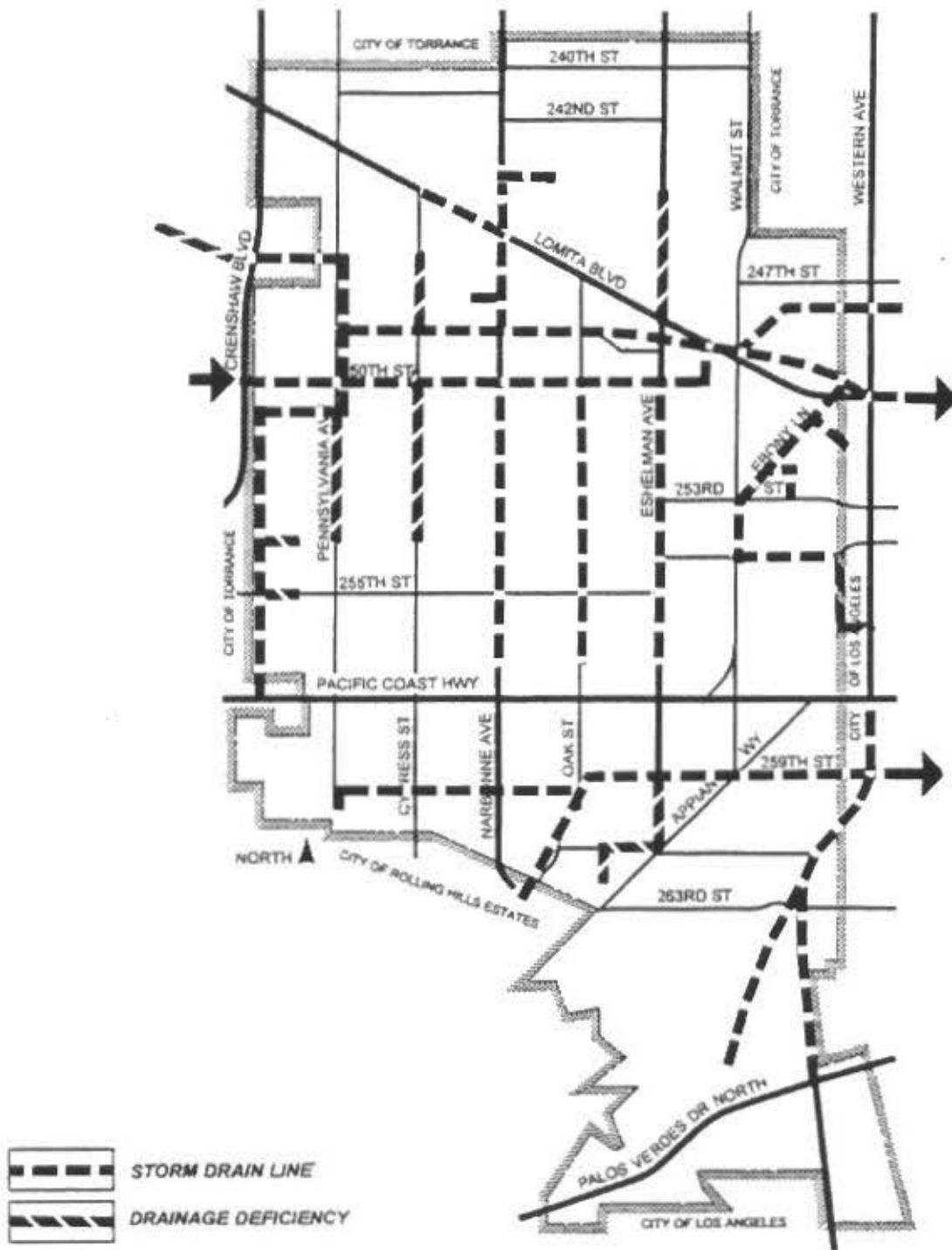
Source: Blodgett/Bayfosis Associates



--- SEWER MAINS

**EXHIBIT-2-4
MAJOR SEWER LINES**

Source: Blodgett/Baylosis Associates



**EXHIBIT 2-5
STORM DRAINS**

Source: Blodgett/Bayfosis Associates

Communications

Pacific Bell Telephone Company provides local telephone service to Lomita customers through above ground telephone cables. Several long distance telephone companies are available to residents and commercial customers. Cable television in the City is provided by Continental Cablevision. Overhead telephone and power lines in the older areas of the City are currently being placed underground incrementally in coordination with SCE and Pacific Bell programs and as new development takes place.

Public Services**Sheriff-Law Enforcement**

The Los Angeles County Sheriff's Department provides police protection and law enforcement services in the City of Lomita, on a contract basis. A substation is located at 26123 Narbonne Avenue, at the southern end of the City. There are 95 sworn personnel at this station and 35 non-sworn personnel to serve the police protection and law enforcement needs of the Palos Verdes Peninsula, including Lomita but excluding Palos Verdes Estates.

Fire Protection

The Los Angeles County Fire Department provides fire protection services to the City of Lomita. Fire Station 6 is located at 25517 Narbonne Avenue, north of Pacific Coast Highway, and provides first response to the City with five firefighters and one truck and one paramedic squad. Nearby stations also provide support when necessary. These include the Torrance fire stations at the Torrance Airport and at Crenshaw Boulevard, L.A. City Fire Station 85 at 1331 W. 253rd Street, County fire stations 106 at 413 Indian Peak Road in Rolling Hills Estates, Station 36 at 127 W. 223rd Street in Carson and Station 83 at 83 Miraleste Drive in Rancho Palos Verdes. Station locations are shown in Exhibit 2-6.

Library Services

The Lomita Library is located at 24200 Narbonne Avenue, beside City Hall. This library is part of the Los Angeles County Public Library System and offers 31,000 books and periodicals and a number of videos, CDs, and cassettes for a total of 46,175 items for use or loan. There are 16,600 cardholders at the library, with an annual circulation of 107,000 books and other materials.

Some 6,060 patrons visit the library per month. Programs include weekly story-times, book weeks, and special projects. In addition to the on-site resources, library users can access the entire County system's resources through inter-library loans with 87 other county libraries.

Educational Services

Educational services in Lomita are provided by the Los Angeles Unified School District (LAUSD). Four elementary schools, two middle schools and one high school serve the City: Eshelman Avenue, President Avenue and Harbor City Elementary Schools, Dodson and Fleming Middle Schools, and Narbonne High School. In addition, the Lomita Math/Science Fundamental Magnet School is located in the City. Two private schools are also located within the City. Schools serving Lomita residents are listed in Table 2-7, and shown in Exhibit 2-7.

In addition to public elementary school programs and services, the LAUSD offers adult education classes at Narbonne High School. The City of Lomita is also within the service boundaries of the Los Angeles Community College District. The L.A. Harbor College is a one of the colleges of the District and is located in Wilmington, approximately 2.5 miles southeast of Lomita. This college offers Associates of Arts and Associates of Science degrees in various fields and a variety of certificate programs. Enrollment at Harbor College is approximately 8,000 students per semester.

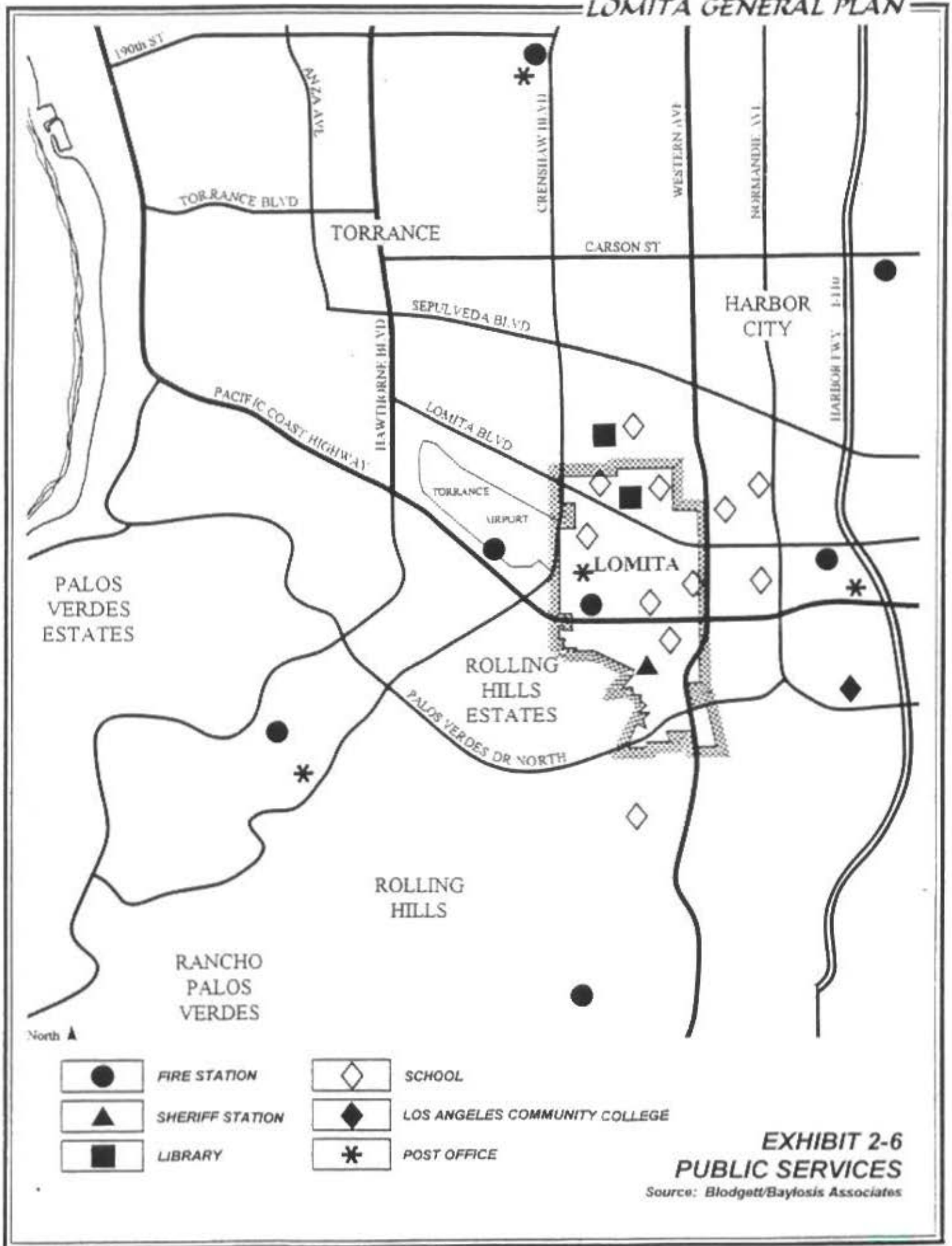
**Table 2-7
School Facilities**

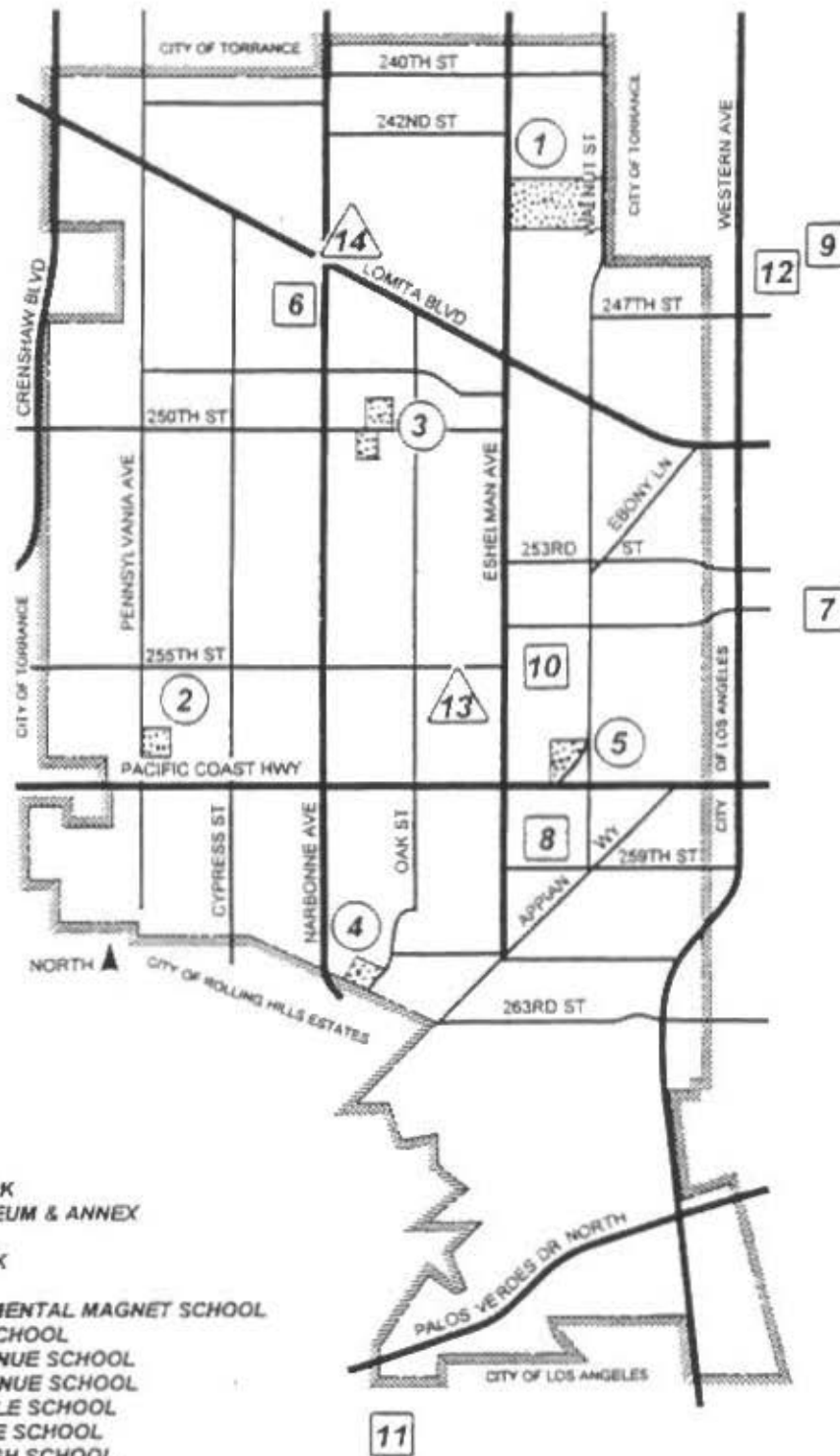
Name of School/ Location	Enrollment	Capacity
Public		
Eshelman Avenue Elementary School, 25902 Eshelman, Lomita	766	732
President Avenue Elementary School*1465 243rd, Harbor City	550	621
Harbor City Elementary School* 1508 254th, Harbor City	701	660
Lomita Fundamental Magnet School2211 W 247th, Lomita	1133	1307
Fleming Middle School 25425 Walnut, Lomita	1502	1809
Dodson Middle School 28014 Monterey Dr, RPV	1256	1805
Narbonne High School* 24300 Western, Harbor City	2313	2747
Private		
St Margaret Mary Catholic School 25429 Eshelman	329	K-8
Chabad of South Bay 24412 Narbonne	60	(day care- 4th grade)

* Schools are not located in Lomita.

Source: Los Angeles Unified School District, 1996.

The El Camino Community College District also serves the South Bay area through its one college, El Camino College, located at 16007 Crenshaw Boulevard in Torrance. The El Camino Community College also offers Associate of Arts and Associate of Science degrees and certificate programs. Enrollment at this college is approximately 22,700 students per semester.





PARKS

- 1-LOMITA PARK
- 2-HATHAWAY PARK
- 3-RAILROAD MUSEUM & ANNEX
- 4-METRO PARK
- 5-VETERANS PARK

SCHOOLS

- 6-LOMITA FUNDAMENTAL MAGNET SCHOOL
- 7-HARBOR CITY SCHOOL
- 8-ESHELMAN AVENUE SCHOOL
- 9-PRESIDENT AVENUE SCHOOL
- 10-FLEMING MIDDLE SCHOOL
- 11-DODSON MIDDLE SCHOOL
- 12-NARBONNE HIGH SCHOOL
- 13-SAINT MARGARET MARY SCHOOL
- 14-CHABAD OF SOUTH BAY

**EXHIBIT 2-7
SCHOOLS**

Source: Blodgett/Bayfosis Associates