CITY COUNCIL

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September 10, 2008

Housing and Community Development
Housing Policy Department
1800 3rd Street
Sacramento, CA 95811-6942

Subject: City of Lomita Annual Progress Report on the General Plan

To Whom It May Concern:

Enclosed is a copy of the City of Lomita Annual Progress Report on the General Plan for 2007-2008. The City Council held a public hearing and accepted the report on ***September 2, 2008***. If you have any questions, you may contact me at (310) 325-7110, extension 121.

Sincerely,

Gary Y. Sugano
Community Development Director
City of Lomita

Enclosures

HOUSING POLICY
DEVELOPMENT, HCD

SEP 1 2 2008

CITY HALL OFFICES • P.O. BOX 339 • 24300 NARBONNE AVENUE, LOMITA, CALIFORNIA 90717
(310) 325-7110 • FAX (310) 325-4024 • www.lomita.com/cityhall

Department of Housing and Community Development
ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Lomita

Mailing Address: 24300 Narbonne Avenue, Lomita, CA 90717

Contact Person: Gary Y. Sugano Title: Community Development Director

Phone: 310-325-7110, x121 FAX: 310-325-4024

E-mail: g.sugano@lomitacity.com

Reporting Period by Calendar Year: from June 1, 2007 to May 30, 2008

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Lomita

Reporting Period 1-Jun-07 - 30-May-08

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income		See Instructions	See Instructions	
1957 257th St	SF	O				1	1			
24609 Cypress St	SU	R		1			1		1	
2427 250th St	SF	O				1	1			
24536 Cadiz Dr	SU	O		1			1		1	
2052 255th St	SU	O		1			1		1	
(9) Total of **Above Moderate** from Table A2 ► ► ► ► ► ►						2	2			
(10) Total by income units (Field 5) Table A ► ► ►				3		4	7			

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Lomita

Reporting Period 1-Jun-07 - 30-May-08

Table A2

Annual Building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for **Above Moderate**	2					2

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Lomita

Reporting Period 1-Jun-07 - 30-May-08

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2000	2001	2002	2003	2004	2005	2006	2007	2008	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	53	0	0	0	0	0	0	0	0	0	0	53
	Non-deed restricted		0	0	0	0	0	0	0	0	0	0	
Low	Deed Restricted	35	0	0	0	0	0	2	5	2	3	12	23
	Non-deed restricted		0	0	0	0	0	0	0	0	0	0	
Moderate	Deed Restricted	47	0	0	0	0	0	0	0	0	0	0	47
	Non-deed restricted		6	0	0	8	7	2	0	0	0	23	
Above Moderate		84	31	26	18	1	14	1	4	6	2	103	-19
Total RHNA by COG. Enter allocation number:		219											
Total Units ► ► ►			37	26	18	9	21	5	9	8	5	138	104
Remaining Need for RHNA Period ► ► ► ► ►													

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Lomita

Reporting Period 1-Jun-07 - 30-May-08

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .		
Name of Program	**Objective**	**Deadline in H.E.**	**Status of Program Implementation**
Housing Rehabilitation Grant Program	Housing rehabilitation	n/a	18 participants during the reporting period.
Residential Rebate Program	Improvement of housing stock	n/a	11 participants during the reporting period.
SF Rehabilitation Loan Program	Housing rehabilitation	n/a	Program is available to Lomita residents.
Handyworker Program	Home maintenance for elderly/disabled	n/a	Program discontinued lack of funding.
Code Enforcement	Property and housing maintenance	n/a	Program is on-going.
Mobile Home Park Conservation	Mobile home park conservation	n/a	Program is on-going.
Low Income Housing Preservation	Low income housing preservation	n/a	Program is on-going.
General Plan and Zoning Provisions	Use of GP and zoning provisions	n/a	Program is on-going.
Second Units/Granny Flats	Promote second units	n/a	City approved 3 second units during reporting period.
Zoning and Other Incentives	Identification of zoning/incentives	n/a	Program is on-going.
Senior Housing Overlay	Promote senior housing	n/a	Program is on-going.
Home Ownership Program	Home ownership via loans	n/a	Program is available to Lomita residents.
AD Downpayment Initiative HO Program	Home ownership via loan	n/a	Program is available to Lomita residents.
Mortgage Credit Certificate Program	1st time homebuyers assistance	n/a	Program is available to Lomita residents.
Section 8 Housing Choice Voucher	Rental assistance for low-income	n/a	49 participants as of 6/30/08.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Lomita

Reporting Period 1-Jun-07 - 30-May-08

Fair Housing Program	Equal housing opportunities	n/a	Program is on-going.
Energy Conservation Program	Energy conservation in rehabilitation	n/a	Program is on-going.

City of Lomita

Community Development Department

2007-2008
General Plan
Annual Report

Annual Progress Report on the Lomita General Plan and Housing Element Compliance

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Reporting Period: Fiscal Year 2007-2008
(July 1, 2007 – June 30, 2008)

Government Code Section 65400(b) requires planning agencies to provide an annual report to their legislative body, the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) on the status of their General Plan and their progress in its implementation. The report must detail the progress in meeting the jurisdiction's share of regional housing needs and addresses efforts by the local agency to removing governmental constraints to the maintenance, improvement, and development of housing.

The purpose for the Annual Progress Report is to assess how the General Plan is being implemented in accordance with adopted goals, policies and implementation measures; identify any necessary adjustments or modifications to the General Plan as a means to improve local implementation; provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and implementation measures contained in the General Plan; and, to provide information regarding local agency progress in meeting its share of regional housing needs.

The current Lomita General Plan was adopted by the Lomita City Council on May 4, 1998. The Lomita General Plan contains the seven state-required elements which are land use, circulation, housing, conservation, open space, safety and noise. The State allows the combining of elements or the addition of new elements as long as the required seven elements are present in some fashion. Lomita's General Plan contains the following elements:

Element	**Date of Last Comprehensive Revision**
Land Use: Land Use Element	May 4, 1998
Circulation: Circulation Element	May 4, 1998
Housing: Housing Element	June 4, 2007
Conservation: Resource Management Element	May 4, 1998
Safety: Safety Element	May 4, 1998
Noise: Noise Element	May 4, 1998
Open Space: Resource Management Element	May 4, 1998
Optional: Economic Development Element	May 4, 1998
Optional: Implementation Element	May 4, 1998

Local governments are required to keep their General Plans current and internally consistent. There is no specific requirement that a local government update its General Plan on a particular timeline, with the exception of the Housing Element, which is required to be updated every five years. Lomita's Housing Element was conditionally approved by the State Housing and Community Development Department on March 28, 2007.

The following represents the progress the City has made towards implementing the goals and guiding policies of the General Plan during the reporting period. The list is organized to correspond with the elements of the Lomita General Plan.

GENERAL PLAN ADVISORY COMMITTEE (GPAC)

BACKGROUND

On August 15, 2005, the City Council approved the formation of a general plan advisory committee. On that same date, the City Council gave direction to staff to prepare and distribute a request for proposal (RFP) to prospective consultants to facilitate future GPAC meetings, develop a work program and formulate a written summary of the findings and recommendations on what revisions should be included in the next comprehensive general plan update. The City Council had also budgeted $25,000 for this task.

In August of 2005, the City sent a request for proposal to 14 planning firms to provide services to facilitate the City's proposed GPAC. The City received four proposals by the September 22, 2005 closing date. After reviewing the four proposals, the cost was substantially higher than originally budgeted. The proposal costs ranged from $55,000 - $80,000.

On November 7, 2005, the City Council approved the make-up of the GPAC which consisted of 17 members from various city boards and commissions, other organizations and eight at-large members.

On November 9, 2005, the City Council held interviews for at-large GPAC members and appointed 8 at-large members and 5 alternates.

On January 3, 2006, the City Council gave staff direction to modify the scope of work and budgeted an additional $35,000 for the GPAC process. Following this meeting, staff sent out a revised scope of work to the four firms that submitted RFPs.

On April 3, 2006, the City Council approved a professional services agreement with MIG, Inc. based on previous work experience, schedule and scope of work to assist the City in facilitating the GPAC meetings.

On February 13, 2007, the GPAC adopted their Final Recommendations Report to the City Council.

On March 5, 2007, the City Council was presented with the GPAC Final Recommendations Report. The report was received and filed.

Recommendations Report

The GPAC Recommendations Report is a comprehensive summary of the 12 GPAC meetings and their findings/recommendations as a result of these meetings.

In addition to the mixed-use and thrift store ordinances discussed above, the GPAC was directed by the City Council to examine issues associated with the land use and economic development elements of the General Plan. The major topics that came out of these discussions were the importance of economic development, downtown revitalization and issues associated with circulation. The recommendations for each of these categories are as follows:

Economic Development

1) Create an Economic Development Plan including the re-establishment of an Economic Development Coordinator; explore potential to provide economic incentives

2) Implement streetscape improvements along Pacific Coast Highway, Lomita Boulevard and Narbonne Avenue.

3) Establish a Business Improvement District

Downtown Revitalization

1) Create and adopt a Downtown Specific Plan including a vision exercise or plan with design guidelines

2) Promote/expand cultural activities

Circulation

1) Initiate a Traffic Management Program including increased enforcement, physical street improvements and study of the 3rd lane along Pacific Coast Highway

2) Expand public parking

The GPAC also recognized the difficult nature of implementing such a comprehensive list of recommendations. In so doing, the GPAC attempted to present recommendations in a way that provided both a sense of priority while allowing for accomplishment by encouraging implementation of any recommendation as funding becomes available.

Additional Recommendations

The GPAC determined that an annual presentation by staff to the City Council would be critical in maintaining interest in these recommendations and in moving the City towards implementation of strategies outlined in the report. In addition, the GPAC recommended that the City Council conduct a more formal review of the Recommendations Report five years after its adoption. After this five year period, the Committee strongly recommended that the Lomita City Council undertake a formal review of the Report by convening a separate review committee or by reconvening this or some other GPAC.

LAND USE: LAND USE ELEMENT

LAND USE GOALS AND POLICIES

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 for adequate public services and facilities.

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

- 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.
- The City will strive to promote the provision of schools, parks and recreation areas to serve the residential neighborhoods.
- 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.
- 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.
- The City will promote the maintenance of a circulation system that protects the established residential neighborhoods.
- The City will strive to see that adequate public utilities and services are provided to protect the established residential neighborhoods.
- Commercial development and employment opportunities will be promoted to maintain a sound economic base and to stimulate investment in the City.
- The City will coordinate capital improvement projects to maintain a sound economic base and stimulate investment in the City.

- 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.

- 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.

- 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.

- 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.

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

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

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

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

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

Amendments

The Land Use Element can be amended a maximum of four times per calendar year. The Land Use Element of the Lomita General Plan was not amended during the reporting period of Fiscal Year 2007-2008.

GENERAL PLAN AMENDMENT NO. 2008-1 (HOUSING ELEMENT UPDATE)

The fourth revision to the City's Housing Element was due on June 30, 2008. The City anticipates having an adopted housing element by mid-late 2008. With a certified housing element, the City will be eligible to apply for certain state housing grants/programs that require applicants to have certified and adopted housing elements in order to qualify. Having a certified Housing Element also provides legal protection against housing-related lawsuits when the City approves development projects.

ZONING ORDINANCE AMENDMENTS

During the last reporting period, there were seven (7) ordinance amendments listed below:

Case Number	Request	Date Adopted
ZTA 2006-12	Ordinance establishing regulations for Wireless Communication Facilities.	9/17/07
ZTA 2007-2	Ordinance amending standards regulating non-conforming uses.	9/17/07
ZTA 2007-06	Ordinance to allow self-serve automated car wash as an accessory use in the C-R zone	3/17/08
ZTA 2007-07	Ordinance establishing density bonus requirements.	2/18/08
ZTA 2007-09	City-initiated text amendment to Section 11-1.26.02 (Principal uses permitted) within the O-S (Opens Space) zone to permit public water reservoirs and related facilities and deletion of water tanks from Section 11-1.26.03 (Accessory Uses).	6/16/08
CA 2007-11	City-initiated amendment to the Lomita Municipal Code amending sections 3-1, 10-1, 10-2, 10-3 and 10-4 relative to the adoption by reference of the 2008 Los Angeles County Building, Plumbing, Electrical, Mechanical and Fire Codes and to make the new regulations effective immediately upon adoption and apply to any application for permits made after January 1, 2008.	2/4/08
ZTA 2008-3	Ordinance prohibiting medical marijuana dispensaries in the City.	6/2/08

RESIDENTIAL AND COMMERCIAL DEVELOPMENT

The following are policies and objectives from the City's Land Use Element:

- To provide for a variety of housing opportunities.
- To promote the development of a wide range of commercial activities.
- 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.

RESIDENTIAL PROJECTS APPROVED/FINALED DURING FY 2007-08

Case Number	Address	Description	Dwelling Unit(s)
Second Unit No. 6	25409 Eshelman Avenue	A request for a second unit.	1
n/a	2427 250th Street	A new single family residence.	1
Second Unit No. 7	26347 Alta Vista	A request for a senior second unit.	1
n/a	1940 257th Street	A new single family residence.	1
n/a	1957 257th Street	A new single family residence.	1
n/a	24609 Cypress Street	A new single family residence.	1
Second Unit No. 4	24536 Cadiz Drive	A request for a second unit.	1
Site Plan No. 1077	2052 255th Street	A request for a second unit.	1
Site Plan No. 1103	2451 253rd Street	A new 840 square foot garage.	n/a
Zone Variance No. 213	2055 240th Street	A new 2,218 square foot garage	n/a
Site Plan No. 1108	2466 251st Street	A 1,152 square foot addition to a garage	n/a
Vesting Tentative Tract Map No. 067343	25316 Ebony Lane	Subdivision to allow a 16-unit detached condominium development.	16
Tentative Tract Map No. 61454 and Conditional Use Permit No. 231	25322 Cypress Street	A 6-unit senior housing project.	6
Tentative Tract Map No. 64538	248th Street, west of Walnut Street	A 7-unit detached single family residential development	7

COMMERCIAL PROJECTS APPROVED/UNDER CONSTRUCTION/FINALED DURING FY 2007-08

Case Number	Address	Description
Conditional Use Permit No. 257	1929 Pacific Coast Highway	A new wireless communication facility.
Site Plan No. 1095	1886 Lomita Boulevard	4,857 square foot commercial building
Conditional Use Permit No. 255	2018 Pacific Coast Highway	Internet-based automobile sales
Site Plan No. 1105	2101 Palos Verdes Drive North	A 1,015 square foot addition and façade improvements for an existing Jack-in-the-Box restaurant.
Conditional Use Permit No. 256 and Zone Variance No. 214	25808 Narbonne Avenue	A new 2,520 square foot convenience market and an automated car wash.
Conditional Use Permit No. 251	25042 Narbonne Avenue	40-student preschool
Conditional Use Permit No. 258	2063 Palos Verdes Drive North	Request for on-sale beer and wine at an existing restaurant.
Conditional Use Permit No, 259	2150 Lomita Boulevard	Request for on-sale beer and wine at an existing restaurant.

Case Number	Address	Description
Conditional Use Permit No. 260	2061/2075 Lomita Boulevard	A new 1,044 square foot office building and 3,139 square foot covered auto bay at Sterling Auto.
Modification to Site Plan No. 1085	1837 Lomita Boulevard	A request to allow a 42,518 square foot self storage facility.
Conditional Use Permit No. 252	2343 Lomita Boulevard	A request for a contractor's yard and façade improvements.
n/a	2164 Lomita Boulevard	Reconstruction of a damaged building.

INDUSTRIAL PROJECTS APPROVED/FINALED DURING FY 2007-08

Case Number	Address	Description
Final EIR – Cypress Street Reservoir project	Southern terminus of Cypress Street	Certification of the FEIR.

HOUSING ELEMENT

On June 4, 2007, the City Council adopted the third revision to the City's Housing Element. State Housing and Community Development (HCD) subsequently certified the City's adopted Housing Element in July of 2007. The City's previous Housing Element was adopted on May 4, 1998 with the last comprehensive update to the City's General Plan. The third revision to the City's Housing Element was due on June 30, 2000. The fourth revision to the City's Housing Element will be due on June 30, 2008. Having a certified element will be beneficial because the City will be eligible to apply for certain state housing grants/programs that require applicants to have certified and adopted housing elements in order to qualify. Having a certified Housing Element also provides legal protection against housing-related lawsuits when the City approves development projects.

Purpose of the Housing Element

The primary purpose of this Housing Element is to identify local housing needs and to identify measures necessary to mitigate and alleviate these needs and problems for all economic segments of the community. Another key objective of the Housing Element is to underscore the City's commitment to the State housing goal, as stated below:

- "The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." (Government Code, Section 65581)

The Government Code further articulates the Legislature's intent in enacting the most recent revisions to the housing element law:

- Local governments must prepare and implement housing elements that, along with Federal and State programs, will assist in the attainment of the State's housing goal;
- The individual locality is best capable of determining what efforts are required to contribute to the attainment of the state housing goal, provided that such a determination is compatible with the State's housing goals and regional housing needs; and,
- Any programs that focus on the improvement and development of housing must be designed for the housing needs of all economic segments of the community.

HOUSING ELEMENT GOALS AND POLICIES

The following goals will be realized through the implementation of the policies and programs contained in the Housing Element:

Issue Area No. 1 - Housing Conservation. The City of Lomita will remain committed to those efforts designed to preserve and maintain the existing housing resources in the City, including affordable housing, with the implementation of the following policies.
Policy 1.1: The City will strive to promote the development and maintenance of an inventory of housing stock that provides a healthy and safe environment for all citizens of

Lomita.
Policy 1.2: The City will work to protect the quality of the sound housing stock and rehabilitate substandard dwelling units in the City.
Policy 1.3: The City will strive to correct blighted neighborhood conditions and encourage the upgrading of substandard housing units.

Issue Area No. 2 - Development of New Housing. The following Housing Element policies underscore the City's commitment in continuing assistance in the development of new housing for all income groups.
Policy 2.1: The City will strive to meet the needs of a socially and economically divers population.
Policy 2.2: The City will encourage diversity of housing types, sizes, location, and costs in accordance with the City's land use policies and ordinances.
Policy 2.3: In compliance with State law, the City will provide priority for allocation of water and sewer services to affordable housing development proposals should such services become scarce in the future.

Issue Area No. 3 - Identification of Adequate Sites. The City of Lomita will remain committed to the identification of prospective development sites for a continued variety and diversity of new housing, as indicated by the following Housing Element policies.
Policy 3.1: The City will promote and encourage the use of flexible and innovative techniques of site and housing design within the framework of the Zoning Ordinance and Building Code.

Issue Area No. 4 - Equal Housing. The following policies indicate the City's desire to continue to promote equal housing opportunities in the City.
Policy 4.1: The City will continue to promote equal housing opportunity for all persons regardless of age, race, sex, marital status, ethnic background, and income levels.
Policy 4.2: The City will vigorously oppose prejudices, practices, and market behavior that results in housing discrimination.
Policy 4.3: The City will cooperate with other public agencies involved in the enforcement of laws aimed at promoting access to housing (fair housing laws) and non-discrimination.
Policy 4.4: The City will strive to make sure that the new residential development pays its own way in terms of infrastructure costs.

Annual Report on the Housing Element
Local governments are required to annually report on the progress of implementation of their general plans. Pursuant to Government Code Section 65400, local governments are required to submit copies of the progress report relating to the housing element to HCD and the Office of Planning and Research (OPR). Earlier this year, HCD adopted forms and definitions for local governments to use when preparing the housing element portion of the annual general plan progress report. The full summary of the annual progress report on the housing element is contained in Attachment 1.

As shown in Table A of Attachment 1, the City finaled 2 new second units which are considered low-income units and 15 above-moderate income units.

HOUSING PROGRAMS

Table C lists 17 housing programs and their implementation status. The various housing programs are summarized below:

Density Bonus Ordinance

On February 19, 2008, the City Council adopted an ordinance establishing provisions for density bonus. The State of California has a mandatory requirement that all Cities and Counties must adopt an ordinance that specifies developer incentives to construct affordable housing. In addition, it is the intent of the City of Lomita to match the needs of the City's current and projected workforce by providing a diverse mix of housing types to accommodate a broad range of life styles and all income segments of the community. With the passage of this Ordinance, and in accordance with Government Code Section 65915, qualified affordable housing projects will be granted a density bonus of at least 20 percent over the base density otherwise allowed, plus additional incentives, for the overall project. The density bonus percentage and number of additional incentives is determined by the targeted income group and the number of affordable units.

Housing Rehabilitation Grant Program

The City's Housing Rehabilitation Grant Program is restricted to low income homeowners who meet the current HUD income guidelines. The units proposed for rehabilitation must be owner occupied. The maximum grant is $4,000 to eligible low income mobilehome owners and $7,000 to eligible low income homeowners. The funds are primarily used for the correction of building safety and health code violations and correction of hazardous structural conditions.

Residential Rebate Program

This City program assists low income property owners in improving their residential properties through a cash rebate of 50% of the home improvement costs, up to $7,000 for a homeowner and $4,000 for a mobilehome owner. Eligible home improvements include house painting, flooring, hazardous electrical, plumbing, or structural conditions, walls and fencing, roofing, etc.
Work is done by a state-licensed contractor through the City's Community Development staff.

Single Family Rehabilitation Loan Program

Lomita residents have access to the Single Family Rehabilitation Loan Program offered by the Los Angeles County Community Development Commission. This program assists low-income (80% AMI) owner-occupants of single-family or two-unit structures in need of rehabilitation. The CDBG program, pursuant to Federal regulations, can only benefit households with incomes not exceeding 80% of the County median. While the CDBG program calls these households "moderate" income, they are considered "low" income under the State Housing Element law. For purposes of this Housing Element, these households are called low income in this document. The maximum loan amount is $25,000, at 3% simple interest rate, for one-unit properties and $50,000 for two-unit properties. Two types of financing are available to borrowers: A deferred loan, which has a 10-year term with no monthly payments. Loans will be due and payable upon the sale, transfer, or refinancing of the property. The other loan option is an amortized loan which has a 15-year term with monthly payments.

Handyworker Program

The City of Lomita provides home maintenance assistance to elderly and disabled households. Assistance takes the form of landscaping, yard work, and minor maintenance jobs, including accessibility features for the disabled. The City provides tools and material costs up to $1,000 per elderly or disabled applicant. Labor is free to applicants. This program is limited to owner-occupied residential structures. Ramps and other handicapped accessibility features are also eligible under this program. However, the City will phase out this program starting in 2007.
Repair and improvement needs of elderly and disabled residents can be accommodated under the City's various rehabilitation programs. Due to lack of funding, this program has been discontinued.

Code Enforcement

For a number of years, the City has implemented a code enforcement program that involves both building and zoning code violations. This program is implemented by responding to complaints and through field observations. On a continuing basis, the City conducts windshield surveys to obtain information concerning the physical condition of individual units. The most common violations are generally zoning code violations involving property maintenance violations, converted garages, and inoperable vehicles. Violations involving structural features are not as common as zoning code violations.

Mobile Home Park Conservation Program

The City shall coordinate activities for possible purchase of mobile home parks by park residents. The City has assisted one mobile home park previously and will continue to offer this service to other interested mobile home parks in the City. The City will cooperate and provide administrative support to any mobile home park wishing to incorporate and purchase their park under the state regulations.

Low Income Housing Preservation

The City shall continue to work with local non-profit agencies and other entities to ensure the continued availability of affordable housing projects in the City. These include the preservation of the Harbor Hills Housing project, Lomita Kiwanis Gardens, Peninsula Committee House, and Grand View Mobile Home Park. The City shall work towards maintaining the rent restrictions in these projects by monitoring any changes in ownership and management.

General Plan and Zoning Provisions

In accordance with State law, the Lomita Housing Element is directed at accomplishing the following: "identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income groups..." Implementation of the Land Use Element and the City's Zoning Ordinance helps to assure a variety of housing types. The implementation of zoning and other land use controls ensure the compatibility of residential areas with surrounding uses. The City utilizes environmental and developmental review procedures to ensure that all new residential developments are provided with adequate open space, livable space, public facilities, and services. A number of programs in the Land Use Element promote recycling, redevelopment, and new development in the City.

Periodically, the City reviews the zoning and other ordinances to insure that the regulations reflect the Housing Element's goals and programs while maintaining desirable development standards. The City has also created a Mixed-Use Overlay on the commercial areas at the western portion of Lomita Boulevard and on Narbonne Avenue, from Pacific Coast Highway to the north. This Housing Element overlay will allow multi-family residential developments with commercial uses in the area via a conditional use permit process. To facilitate residential and mixed-use development in the Mixed Use Overlay, the City amended the Zoning Ordinance in September 2006 to establish specific development standards and procedures. The adopted ordinance offers the following incentives:

- A density of 22 units per acre, up from the currently permitted 17.4 units per acre;
- Shared parking; and
- Height increase to beyond 35 feet and two stories.

To facilitate mixed use development, the City will promote the Mixed Use Overlay to developers active locally and in the region by sending information on the ordinance and incentives to a list of developers including those who develop housing affordable to moderate and lower income households, and posting the Mixed Use ordinance on the web. In addition, the City will maintain an inventory of vacant and underutilized sites and offer the sites information to interested developers. For projects involving housing affordable to moderate and lower income households, the City will offer additional incentives such as waiver of the housing tax, expedited processing, and flexible development standards such as shared parking as appropriate. The City will monitor the effectiveness of this program on an annual basis and make modifications to the ordinance based upon this analysis.

Second Units/Granny Flats Program

The City allows second units in single-family residential zones. Such units must meet certain development criteria. The implementation of the second unit ordinance will also increase the number of units on the City's over 4,000 single-family residential lots.

Zoning and Other Incentives

The City shall continue to provide incentives to zoning regulations to promote and encourage the provision of a variety of affordable housing types. The City shall provide density bonuses for low-income housing projects, in accordance with the State's Density Bonus Law. As part of the density bonus incentives, the City will consider the following:

- Height variance;
- Waiver of construction tax for affordable units;
- Shared parking if constructed in the Mixed Use Overlay district; and
- Use of State-established parking standards and other regulatory concessions pursuant to the Density Bonus law.

In addition, the City will offer the following assistance to facilitate affordable housing development:

- Identification of potential sites;
- Pre-application consultation and technical assistance;
- Waiver of the Housing Tax;
- Expedited processing; and
- Letter of support for funding applications if proposed project is consistent with the City's General Plan

First Time Homebuyers Programs

Residents of Lomita can obtain first-time homebuyer assistance through the Los Angeles County Community Development Commission. Three programs are offered by the County:

Home Ownership Program

The Home Ownership Program (HOP) provides loans up to $50,000 or 20% of the purchase price, which ever is less. The HOP loans are shared equity loans (at 0% interest) with no monthly payments until the home is sold, transferred, or refinanced. The home must be owner-occupied for the life of the loan, which is 20 years. As of March 2006, eligible properties are single-family homes with a maximum purchase price of $474,050 or attached/detached condominium units or townhomes with a maximum purchase price of $389,500. The borrower must contribute a minimum of 1% of the downpayment. Also, the borrower must complete an eight-hour education course in homeownership by a HUD-approved counseling agency.

American Dream Downpayment Initiative Home Ownership Program

The American Dream Downpayment Initiative (ADDI) is a component under HUD's HOME Investment Partnerships Program. ADDI monies are used for downpayment and closing costs assistance with a loan amount of up to $10,000 or 6% of the purchase price, whichever is greater. ADDI loan is due and payable upon sale, transfer of title, or refinance of property.

Borrower must complete an eight-hour educational course in homeownership from an approved HUD counseling agency. The loan is secured by a second trust deed and a promissory note.

The home must be owner-occupied for the life of the loan. As of March 2006, eligible properties are single-family homes with a maximum purchase price of $474,050 or attached/detached condominium units or townhomes with a maximum purchase price of $389,500.

Mortgage Credit Certificate Program

This program offers the first-time homebuyer a federal income tax credit by reducing the amount of federal taxes to be paid. It also helps a first-time homebuyer qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of tax savings. Low- and moderate-income households get a 20% credit on the annual interest paid on their mortgages. Upper income households get a 10% credit. The remainder of the mortgage interest is taken as a deduction from income in the usual manner.

Fair Housing Program

The City, in cooperation with the Fair Housing Foundation, promotes equal housing opportunities. More specifically, the following State and Federal laws are enforced by the City through Fair Housing Foundation (provided through participation in the CDBG program):

- Fair Employment and Housing Act. Government Code Section 12900 prohibits discrimination based on race, color, religion, national origin, ancestry, sex, or marital status in all housing. Discrimination includes failure to rent/sell/show a property equally, making inquiries or statements of preference about a group that is protected, and offering unequal terms, conditions, or privileges in occupancy or financing.
- Unruh Civil Rights Act, Civil Code Section 51 and 52. This law guarantees the right of all persons to full and equal accommodations, advantages, facilities, privileges, or services in all businesses of every kind whatsoever, regardless of sex, race, color,

religion, ancestry, national origin, or other arbitrary basis, including families with children.

- Ralph Civil Rights Act, Civil Code Section 51.7. This law provides that all persons have the right to be free from violence, or intimidation by threat of violence, committed against their persons or property because of their race, color, religion, ancestry, national origin, political affiliation, sex, or position in a labor dispute.
- Civil Code Section 54. The law guarantees the rights of blind or visually handicapped, deaf or otherwise physically handicapped persons to full and equal access to all housing accommodations. The right of a blind or deaf person to be accompanied by a guide dog or signal is also guaranteed.
- Health and Safety Code 19901. Elderly persons (over 60) may not be barred from keeping pets by any public agency providing housing. This does not apply to privately-owned housing Section 8 units. The number of pets is limited to two, but includes dogs, cats, birds, aquariums, etc.
- Civil Rights Act of 1968, Fair Housing Section, 42 U.S. Code, Sections 3601- 3619. This law prohibits discrimination on the sale or rental of residential property containing five units or more; buildings with four units or less if the owner does not live in the building; one-family houses sold or rented by the owner of more than three such houses; and all residential sales or rentals involving services of a real estate broker, agent, or sales persons, mortgage or lending institution. This law also prohibits "blockbusting" and "steering."
- Civil Rights Act of 1966, U.S. Code Section 1982. This law prohibits any racial discrimination in any kind of housing, regardless of whether the housing is covered under any other law.

Energy Conservation Program

Under this program, the City will review the City's Zoning Code and subdivision requirements, as well as other applicable codes, to promote energy conservation in housing rehabilitation and in the construction of new housing. This program will supplement existing City efforts in the enforcement of the State's construction codes requiring energy efficiency in new construction.

CIRCULATION: CIRCULATION ELEMENT

RESOURCE MANAGEMENT GOALS AND POLICIES

The following are goals and policies are from the City's Circulation Element:

- To promote the maintenance and improvement of roadway systems in the City which will accommodate future traffic;
- To promote the use of innovative circulation strategies designed to create a transportation system that is sensitive to the City's aims for economic development;
- To support the development of a roadway and circulation network that promotes pedestrian activity in selected districts within the City;
- To promote a more efficient use of alternative forms of transportation that serve the City; and
- To ensure that roadway improvements are sensitive to the community's long-range goals for a livable and sustainable community.

To accomplish the aforementioned goals, the following policies have been incorporated into this Element:

- The City will encourage the development of an increasingly safe and efficient regional transportation system in the area and discourage the use of local streets in the City for non-local and regional through traffic except in emergency situations.
- The City will strive to provide a system of signalization which will augment and assist in the safe and efficient movement of traffic through the City. The City will investigate the feasibility of participating in a regional signalization program (such as the ATSAC program) with neighboring jurisdictions.
- The City will develop and maintain a logical local circulation system based on a hierarchy of streets which serve the existing and future needs of the City. The City will evaluate the need to "reopen" roads now closed to through traffic.
- The City will be proactive in assessing the impact of future land uses and development on the local circulation system.
- The City will continue to promote the use of public transit and other alternative forms of transit to reduce travel expense, energy use, environmental impact, and congestion.
- The City will encourage the development, maintenance, and improvement of pedestrian-oriented facilities, where appropriate, to ensure the safety and use of pedestrian movement throughout the City and as a means to reduce traffic. The City will also

encourage the maintenance and improvement of bicycle oriented facilities, where appropriate, to ensure the safety and use of bicycle movement throughout the City.

- The City will evaluate parking restrictions/regulations to increase the availability of parking whenever possible without jeopardizing safety.

- The City will strive to establish a beautification program for major roadways in Lomita.

- The use of alternative fueled vehicles for local and ways to more efficiently use the existing Dial-A-Ride services will be investigated.

Amendments

The Circulation Element was not amended during the reporting period for Fiscal Year 2007-2008.

Progress towards meetings goals and policies of the Circulation Element

The following activities are either on-going or took place during the reporting period:

- The City continues to review the traffic impacts of new development projects on a case-by-case basis. In some cases, traffic studies are required and appropriate mitigation measures are incorporated into development approvals.

- The City's Community Services Department responds to concerns regarding traffic and circulation and various improvements are implemented throughout the reporting period.

- The City continues to fund the dial-a-ride program.

OPEN SPACE: RESOURCE MANAGEMENT ELEMENT

RESOURCE MANAGEMENT GOALS AND POLICIES

The following are goals and policies are from the City's Resource Management Element:

- To preserve those resources and amenities that enhance Lomita's living and working environment;
- To promote the conservation of important natural resources to provide a more livable and sustainable community;
- To promote the maintenance and enhancement of recreational opportunities for those living and working in the City; and
- To foster a better understanding of the City's history and heritage.

To accomplish the aforementioned goals, the following policies have been incorporated into this Element:

- Lomita will work to expand recreational open space areas and facilities to meet current and projected needs of Lomita residents.
- Lomita will strive to increase the size, acreage, and accessibility of local parks and school playgrounds.
- Lomita will continue to seek available funding (State, Federal, etc.) for the expansion of school playground areas in Lomita and the City will investigate strategies for the shared use of facilities. The City will also investigate the feasibility of development of these facilities as part of an independent school district.
- Lomita will encourage the use of innovative site planning techniques in the planning of new residential development in order to free inaccessible vacant land for use as passive and active open space.
- Lomita will strive to protect and enhance the lower density character of development in the community and preserve those environmental amenities found in Lomita.
- Lomita will promote the use of open space buffer areas to separate incompatible land uses which may also be designed to provide open space for recreational use.
- Lomita will continue to provide for large lots and keeping of animals in the City's agriculturally zoned residential areas, pursuant to the requirements of the City of Lomita General Plan.

- Lomita will promote the use of open space to conserve and enhance the health and safety of Lomita residents.

Amendments

The Resource Management Element was not amended during the reporting period for Fiscal Year 2007-2008.

Progress towards meetings goals and policies of the Resource Management Element

The following activities are either on-going or took place during the reporting period:

- The City received a Prop A excess funds grant in the amount of $100,000.00 for the development of a senior walking & exercise path around the perimeter area of Lomita Park and the purchase and installation of low maintenance exercise equipment to be placed at various locations along the path. The senior walking and fitness path at Lomita Park is currently under construction and is expected to be completed by July/August of 2008

- Repair of approximately 355 linear feet of fencing at two separate park locations within the City of Lomita. The first being the removal and replacement of approximately 65' of fencing located at the south west portion of Metro Park, 80' off the easterly property line and 20' off the southerly property line, located at the southern terminus of Oak Street. With the second being the removal and replacement of approximately 290' feet of fencing located around the perimeter of Veteran's Park located at 25700 Walnut Avenue Lomita, CA.

- On March 10, 2008, at the regular adjourned City Council meeting staff gave a report to the City Council outlining the estimated probable costs of design for the new railroad museum building. After much deliberation, the City Council decided to defer further discussion of the design of the building until a master plan was developed for the entire parks system.

- Project 133, the city hall roofing project, is complete and staff met with the project manager from Southern California Edison on January 24, 2008 to perform the final inspection for an energy savings reimbursement of approximately $800.

- Recreation Division planned and organized numerous special events throughout the year

NOISE GOALS AND POLICIES

The following are goals and policies are from the City's Noise Element:

- To promote development and land use patterns which will be compatible in terms of land use and noise exposure;
- To consider the health effects of long-term exposure to excessive noise levels in the planning and review of future development or activities that typically generate high noise levels;
- To remain vigilant regarding those developments and activities located beyond the City's boundaries which may affect the noise environment in Lomita; and
- To continue to implement those noise control standards and regulations which will be effective in reducing "noise pollution."

To accomplish the aforementioned goals, the following policies have been incorporated into this Element:

- Lomita, through implementation of the General Plan, will seek to locate noise sensitive land uses in areas subject to noise levels consistent with City established noise standards.
- Lomita will adhere to planning guidelines which include noise control for the interior space of new residential. commercial and industrial developments in areas of the City subject to high ambient noise levels. Noise levels for all residential units should be attenuated to a maximum interior noise level of 45 dB.
- In planning future development, the City will adhere to planning guidelines and regulations concerning noise control and mitigation of outdoor noise in residential developments.
- Noise control requirements will be considered in all new City equipment purchases.
- Lomita will continue to work with other agencies to enforce the state and federal occupational health and safety regulations concerning exposure to noise.
- Lomita will seek to reduce or eliminate unnecessary noise near noise sensitive areas, such as parks, residential areas, hospitals, libraries, convalescent homes, etc.
- Lomita will continue to monitor noise throughout Lomita and enforce the standards and regulations of the City's Noise Control Ordinance.

- Lomita will continue to review its policies and regulations regarding noise control and abatement.

- Lomita will continue to encourage the enforcement of noise control regulations such as the State Vehicle Code Noise Standards for automobiles. trucks, and motorcycles operating within the City, as well as any contractual agreements pertaining to noise control.

- Lomita will continue to support implementation and enforcement of noise control procedures for the Torrance Airport, including supporting those actions which minimize noise exposure associated with aircraft flyovers within the City.

- Lomita will work to ensure that noise attenuation standards set forth in the Airport Environs Land Use Plan for residential, commercial, and industrial development, within the planning boundaries for the Torrance Airport are adhered to.

- Lomita will work with surrounding cities to control noise created by current and/or future development along the City's boundaries.

Amendments

The Noise Element was not amended during the reporting period for Fiscal Year 2007-2008.

Progress towards meetings goals and policies of the Noise Element

The following activities are either on-going or took place during the reporting period:

- The City continues to enforce the provisions of the noise ordinance.

ECONOMIC DEVELOPMENT: ECONOMIC DEVELOPMENT ELEMENT

ECONOMIC DEVELOPMENT GOALS AND POLICIES

The mission statement for the City's economic development effort is as follows:

The mission of the economic development effort is to actively support the development and expansion of existing businesses, and to proactively recruit quality revenue-generating uses that diversify and expand the City's economic base, offer a variety of products and services, increase employment opportunities, enhance fiscal resources, preserve and enhance Lomita's unique historic appeal, and contribute to the quality of life for Lomita residents.

The City's "Mission" will be realized through the implementation of the policies and programs contained in the Economic Development Element.

The following policies related to economic development were developed to support the aforementioned objectives:

- The City will promote and support revitalization within the City's commercial districts.
- The City will continue to encourage the development of prosperous tourist, commercial and entertainment uses along Pacific Coast Highway.
- The City will promote the improvement and revitalization of existing commercial areas and neighborhood shopping centers.
- The City will encourage a balance of land uses within Lomita to meet the needs of residents and visitors.
- The City will encourage a diversity of land uses and businesses within the City's commercial districts.

Amendments

The Economic Development Element was not amended during the reporting period for Fiscal Year 2007-2008.

Progress towards meetings goals and policies of the Economic Development Element

The following activities are either on-going or took place during the reporting period:

- On June 4, 2008, the City Council held a study session to economic development within the City and gave staff the following direction:
  - On the City's website create a separate section devoted to economic development.
  - Update pertinent demographic information.

- Contract with "Tools for Business Success" to link City information with the state, county and local clearinghouse of information related to businesses.
- Continue to work with the Lomita Chamber of Commerce to hold business related forums.
- Continue working with the South Bay Economic Development Partnership and the South Bay Council of Governments on regional issues related to economic development.
- Continue to promote the City to developers as opportunities arise.
- Construct a realistic Business Plan for the three commercial corridors with allocated funds and city resources to guide and support the plan

- Continued recruitment and assistance to several new & existing businesses through the permit process with L.A. County Building & Safety, the Health Dept. and Southern California Edison.
  - South Bay Triumph
  - Awakenings Coffee House
  - The House of Hardball

COMMERCIAL PROJECTS APPROVED/UNDER CONSTRUCTION/FINALED DURING FY 2007-08

Case Number	Address	Description
Conditional Use Permit No. 257	1929 Pacific Coast Highway	A new wireless communication facility.
Site Plan No. 1095	1886 Lomita Boulevard	4,857 square foot commercial building
Conditional Use Permit No. 255	2018 Pacific Coast Highway	Internet-based automobile sales
Site Plan No. 1105	2101 Palos Verdes Drive North	A 1,015 square foot addition and façade improvements for an existing Jack-in-the-Box restaurant.
Conditional Use Permit No. 256 and Zone Variance No. 214	25808 Narbonne Avenue	A new 2,520 square foot convenience market and an automated car wash.
Conditional Use Permit No. 251	25042 Narbonne Avenue	40-student preschool
Conditional Use Permit No. 258	2063 Palos Verdes Drive North	Request for on-sale beer and wine at an existing restaurant.
Conditional Use Permit No, 259	2150 Lomita Boulevard	Request for on-sale beer and wine at an existing restaurant.
Conditional Use Permit No. 260	2061/2075 Lomita Boulevard	A new 1,044 square foot office building and 3,139 square foot covered auto bay at Sterling Auto.
Modification to Site Plan No. 1085	1837 Lomita Boulevard	A request to allow a 42,518 square foot self storage facility.
Conditional Use Permit No. 252	2343 Lomita Boulevard	A request for a contractor's yard and façade improvements.
n/a	2164 Lomita Boulevard	Reconstruction of a damaged building.

SAFETY GOALS AND POLICIES

The City of Lomita seeks to accomplish the following goals with the implementation of the policies and programs that follow:

- To be prepared to assist in the provision of aid and comfort to those displaced or otherwise affected following a disaster.
- To increase public awareness regarding emergency preparedness and what to do in the event of a major earthquake.
- To assist in the reduction of property damage, injury or loss of life in the event of a major disaster.

The City of Lomita seeks to accomplish the following goals with the implementation of the policies and programs contained herein:

- The City will assist in providing aid and in the restoration of services and business to a level that enables residents and businesses to return to normal activities as soon as possible following a natural or man-made disaster.
- The City will develop and support a realistic emergency preparedness plan which would quickly become operational should the area be affected by a disaster.
- The City will cooperate with public service providers to inform property owners regarding the potential fire and safety hazards that could affect buildings and structures.
- The City will cooperate with public service providers to establish procedures and plans to minimize injuries and the possible loss of life, disruption of public services, and damage to or destruction of property, associated with major disasters.
- The City will work with qualified geologists and engineers to develop a base of information concerning geologic hazards which must be considered at the earliest possible point in the review of future development proposals.
- The City will cooperate in the conduct of public safety education information programs, focusing on natural and manmade hazards-, the prevention of and safety programs', and the appropriate preparation for, and reaction to, local or regional disasters.
- The City will strive to minimize the number of existing structures and conditions that represent seismic, fire, and safety hazards through the enforcement of building codes.

- The City will require geologic reports as a prerequisite to the issuance of building permits for major structures for those areas where known or suspected geologic hazards are present.

- The City will consider geologic and seismic data to guide in the placement and development of essential public structures such as schools, police and fire facilities, hospitals, and other types of critical installations.

- The City will support the ongoing efforts of the Safety Commission, including, but not limited to, the Neighborhood Watch, Bird Dog Program, etc.

- The City will keep abreast of current law enforcement issues and work with the Los Angeles County Sheriff's Department to identify appropriate solutions.

- The City will continue to support the enforcement of regulations concerning safe vehicle operation (drunk driving, unregistered vehicle, etc.).

- The City will, through planning and code enforcement, strive to ensure that pedestrian walkways are unobstructed and maintained.

- The City of Lomita will continue to support and foster a dialog with the four hill cities to consider the formation of cooperative agreements in areas of public safety, emergency response, and public services (Community Service Officer, Neighborhood Watch, etc.).

- The City will seek to avoid or minimize the seismic risk to existing developed areas and new and redeveloping areas of the City by carefully designating land uses and requiring special building design (in accordance with the latest adopted Uniform Building Code) in identified fault zones and in areas subject to geologic hazards and risk.

- The City will require developers to provide appropriate measures to mitigate potential problems and risk relative to terrain, soils, slope stability and erosion in order to reduce hazards.

- The City will strive to identify structures and land uses which are located in areas prone to flooding and identify appropriate mitigation.

- The City will provide public safety education and information, focusing on potential hazards in the City, the prevention of life or property-threatening events, and the appropriate preparation and reaction in the event of an emergency.

- The City will evaluate and consider strategies to provide cost-effective levels of emergency services for City residents, businesses, and visitors.

- The City will strive to provide a five minute or less response time in at least 80 percent of the calls for service.

- The City will work to reduce the potential for loss of life and property in Lomita due to natural, technical, and civil disasters by maintaining an optimum state of preparedness in the event of a community-wide disaster.

- The City will review future development and redevelopment for compliance with City codes for adequate protection of public health and safety.

- Coordination among City officials, and between City officials and other agencies that provide disaster response or relief services, will be promoted.

- The City will cooperate and coordinate with those agencies responsible for overseeing and/or regulating the transport of flammable gas/liquid distribution systems to ensure that adequate emergency plans are operational.

Amendments

The Safety Element was not amended during the reporting period for Fiscal Year 2007-2008.

Progress towards meetings goals and policies of the Safety Element

The following activities are either on-going or took place during the reporting period:

- Staff participated and was certified in a number of emergency preparedness courses which included the California Specialized Training Institute (CSTI) Earthquake Disaster program, the Office of Emergency Management (OEM) Emergency Services Coordinators Training program and the Department of Homeland Security National Incident Management System (NIMS) program.

- Conducted on-going Certified Emergency Response Team (CERT) training for South Bay residents with approximately 100 participants.

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