

CITY COUNCIL

HENRY SANCHEZ JR.
JIM GAZELEY
MICHAEL G. SAVIDAN
BEN TRAINA
MARK WARONEK



CITY OF LOMITA

TB

ADMINISTRATION

MICHAEL ROCK
CITY MANAGER

Housing Policy Department
Received on:

MAR 11 2015

March 6, 2015

Housing and Community Development
Housing Policy Department
2020 West El Camino Avenue
Sacramento, CA 95833

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 2014. The City Council held a public hearing and accepted the report on **January 28, 2015**. A certified copy of the resolution is also enclosed. If you have any questions, you may contact me at (310) 325-7110, extension 122.

Sincerely,

Alicia Velasco
Principal Planner
City of Lomita

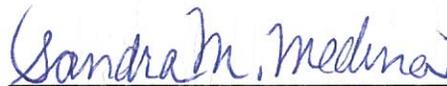
Enclosures

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF LOMITA)

I, **Sandra Medina, City Clerk**, of the City of Lomita, California, do hereby attest, the foregoing to be a full, true and certified copy of: RESOLUTION NO. 2015-05, OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, approved and adopted by the City Council on January 28, 2015, the original of which is on file in the Office of the City Clerk at City Hall, 24300 Narbonne Avenue, Lomita, California.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Lomita, this 29th day of January 2015.



SANDRA M. MEDINA, CMC
CITY CLERK
CITY OF LOMITA

RESOLUTION NO. 2015-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA ACCEPTING
THE 2014 ANNUAL PROGRESS REPORT ON THE GENERAL PLAN.

Section 1. Recitals

- A. On January 12, 2015, the Planning Commission of the City of Lomita reviewed and recommended City Council adoption of the 2014 Annual Progress Report on the General Plan.
- B. Government Code Section 65400 requires planning agencies to provide an annual report to their legislative body, the Office of Planning and Research and the Department of Housing and Community Development on the status of their general plan and its implementation.
- C. The purpose of the Annual Progress Report is to assess how the General Plan is being implemented in accordance with adopted goals, policies and implementation measures.
- D. The City has reviewed various elements of the general plan and provided an update on the status of each element.
- E. On January 28, 2015, the City Council held a duly noticed public hearing.
- F. Section 15306 of the California Code of Regulations exempts the project from the requirements for the preparation of documents imposed by the California Environmental Quality Act.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lomita hereby accepts the 2014 Annual Progress Report on the General Plan.

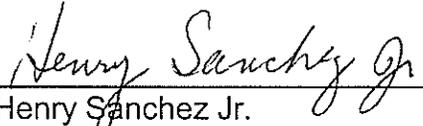
PASSED, APPROVED AND ADOPTED this 28th day of January 2015, by the following vote:

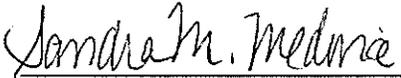
AYES: Council Members: Traina, Waronek, Savidan, Mayor Pro Tem Gazeley,
Mayor Sanchez

NOES: None

ABSENT: None

ATTEST:


Henry Sanchez Jr.
Mayor


Sandra M. Medina, City Clerk

City of Lomita
Community Development Department



2014
General Plan
Annual Report

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

Reporting Period: Year 2014
(January 1, 2014 – December 31, 2014)

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	February 3, 2014
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 eight years as long as it receives certification from the State and is submitted within 120 of the planning cycle. In 2013 staff prepared the revised 2013-2021 Housing Element. On February 3, 2014 the Council adopted a resolution authorizing the submittal of the Housing Element to the State Department of Housing and Community Development (HCD). Staff submitted the final document and received certification from HCD on February 19, 2014.

Further in 2014, the City reconvened the General Plan Advisory Committee (GPAC) which was originally established in 2005. The purpose of the reconvened Committee was to review the recommendations made by the previous GPAC in regards to the General Plan; and more specifically as it relates to economic development, downtown revitalization, and circulation. The Committee determined that downtown revitalization and economic development are still key priorities within the City and the City is reviewing options to focus these efforts.

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.

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 of the General Plan 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.

ORDINANCE AMENDMENTS

During the last reporting period, there were two ordinance amendments and one zone change listed below:

Case Number	Request	Date Adopted
CA 2014-01	Adoption of 2013 LA County Building Codes	1/6/14
CA 2014-04	Adoption of 2013 LA County Fire Code	5/19/14
ZC 2014-01	Zone Change from CG/MOU to R-1P for the property located at 2162 248 th St.	8/27/14

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/IN PROGRESS/FINALED DURING 2014

Case Number	Address	Description	Dwelling Unit(s)	Action
Tentative Tract Map No: 71769	26035 Cypress St.	New single-family residences	16	Building Permits Issued
Site Plan No. 1136	2477 251st Street	New single family residence	1	Finaled
Admin Approval 2013-53	25047 and 25103 Woodward	Two New single family residences	2	Finaled
Admin Approval 2011-160	2034 262 nd St.	New single family residence	1	Finaled
Second Unit No: 19	2071 240th	New single family residence and a second unit	2	Finaled
Second Unit No: 20	2249 248 th St.	New second unit	1	Finaled
Second Unit No: 22	2022 262 nd St.	New second unit	1	Planning Approval Only
Second Unit No: 23	2021 242 nd St.	New second unit	1	In Plan Check
Second Unit No: 24	1734 252 nd St.	New SFR and Second Unit	2	In Plan Check
Second Unit No: 25	1845 261 st St.	Legalize an Existing Second Unit	1	In Plan Check
Second Unit No: 26	2150 250 th St.	New second unit	1	In Plan Check
Second Unit No: 27	2472 248 th St.	New second unit	1	Planning Approval Only
Second Unit No: 28	2432 254 th St.	New single family residence and a second unit	2	In Plan Check
Site Plan 1153	2225 241 st St.	13 New Apartment Units	13	In Plan Check

COMMERCIAL PROJECTS APPROVED/UNDER CONSTRUCTION/FINALED DURING 2014

Case Number	Address	Description	Action
CUP 283	24260 Crenshaw Blvd	Tenant Improvement for a Veterinary Hospital and Kennel	Finalized
CUP 282	25816 Walnut Ave.	New 14,320 Sq. Ft. Mosque and Accessory Uses	Grading Permit Issued
Site Plan 1152	1816 Pacific Coast Highway	Commercial Addition and Interior Remodel	In Plan Check
Site Plan 1156	2069 Pacific Coast Highway	927 Sq. Ft. Addition to existing Retail Building (Smith's Cycle)	In Plan Check
CUP 284	2310 Pacific Coast Highway	New 8,300 Sq. Ft. Commercial Center	Building Permits Issued

LAND USE: HOUSING ELEMENT

HOUSING ELEMENT

On March 23, 2011, the 2008-2014 Housing Element was certified by the State Housing and Community Development Department (HCD). On February 3rd, 2014 the Council authorized staff to send the 2013-2021 Housing Element to HCD for certification. On February 19th, staff received a letter from HCD stating that the Housing Element meets all statutory elements of State Housing law and is approved. Having a certified element is beneficial because the City is 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 diverse 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). HCD has 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.

HOUSING PROGRAMS

Table C of the attachment lists 14 housing programs and their implementation status. The various housing programs are summarized below:

Housing Rehabilitation Grant Program

The City's Housing Rehabilitation Grant Program is restricted to lower income homeowners (including extremely low income homeowners) who meet the current HUD income guidelines. The units proposed for rehabilitation must be owner-occupied. The maximum grant is \$5,000 to eligible low income mobile-home owners and \$7,000 to eligible lower income homeowners. The funds are primarily used for the correction of building safety and health code violations and correction of hazardous structural conditions.

Code Enforcement

The City implements 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 drive-throughs 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

Mobile home parks represent a significant housing resource for very low income and extremely low income households, especially senior households. The City coordinates 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 technical assistance 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

Lomita Kiwanis Gardens, a publicly assisted housing project with a total of 67 units – is at risk of conversion to market-rate housing. The City will continue to work with local non-profit agencies and other entities to ensure the continued availability of affordable housing projects in the City. The City will work towards maintaining the rent restrictions in these projects by monitoring any changes in ownership, management, and status of deed restrictions.

Second Units/Granny Flats Program

The City allows second units or “granny flats” in single-family residential zones. Senior second units are expressly for senior occupancy and based on a sample of senior second units recently constructed, the majority are for senior family members at no cost. Therefore, senior second units represent a significant resource for the very low and extremely low income seniors in the community. Such units must meet certain development criteria.

Zoning and Other Incentives

The City will continue to provide incentives to zoning regulations to promote and encourage the provision of a variety of affordable housing types. The City provides 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 incentives, as adopted in the City’s Density Bonus Ordinance:

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

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 Development Tax;
- Expedited processing; and
- Letter of support for funding applications if proposed project is consistent with the City’s General Plan

Lot Consolidation

The majority of the parcels within the City are smaller in size. To facilitate mixed use development within the MUO, the City will undertake efforts to promote lot consolidation. Specifically, under the MUO, the City offers the following incentive for lot consolidation:

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

These significant reductions in commercial requirement encourage lot consolidation to result in projects with greater residential capacity. In addition, the City modified development standards, including eliminating the two-story height requirement, reducing the minimum unit size of 700 square feet to provide accommodate studio units (at 500 square feet), and reducing parking requirements to one space per studio unit and two spaces per unit of other sizes, as well as one guest parking space per four units.

Zoning Revisions for Special Needs Housing

The City's Zoning Ordinance was amended in 2013 to address emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units.

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 \$60,000 for downpayment and closing costs. The HOP loans are shared equity loans (at zero interest) with no monthly payments until the home is sold, transferred, or refinanced. The home must be owner-occupied for the life of the loan, which is 20 years. Eligible properties are single-family homes or attached/detached condominium units or townhomes within the purchase price limits established by HUD. The borrower must contribute a minimum of one percent of the down payment. Also, the borrower must complete an eight-hour education course in homeownership by a HUD-approved counseling agency.

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. The credit is subtracted dollar-for-dollar from his or her federal income taxes. The qualified buyer is awarded a tax credit of up to 15 percent with the remaining 85 percent taken as a deduction from the income in the usual manner.

Southern California Home Financing Authority

Southern California Home Financing Authority (SCHFA) is a joint powers authority between

Los Angeles and Orange Counties formed in June 1988 to create first-time homebuyer programs for low to moderate income households. SCHFA does not lend money directly to the homebuyers; the homebuyers must work directly with a participating lender. The program provides down payment and closing cost assistance in the form of a gift equal to four percent of the first loan amount.

Section 8 Housing Choice Voucher Program

The Los Angeles County Housing Authority administers the Section 8 Housing Choice Voucher Program. This program provides financial assistance to eligible very low-income households (with incomes up to 50 percent AMI) in existing market-rate housing. As of July 2013, 70 Lomita households were receiving assistance under this program, with another 468 households on the waiting list.

The City's website provides information on the Section 8 Housing Choice Voucher Program, including referral information for households seeking to apply for funding, landlords wishing to list their units for accepting vouchers, and voucher holders seeking units.

Fair Housing Program

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

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

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

CIRCULATION 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 2014.

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 Development Department in coordination with the Public Works 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.
- 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 2014.

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 planned and organized numerous special events throughout the year including, Movies Under the Stars, an Easter egg hunt, a Halloween carnival and parade, an Arbor Day tree planting, Winter Teen Program, Summer Teen Program, the Spring Break Teen program, a monthly museum speaker series, and the Christmas Tree Lighting.
- This year the Parks and Recreation Department also organized and staffed the City's 50th anniversary event which was attended by over 1,000 people.
- Tom Rico Center was renovated with the help of grant funding from Los Angeles County Supervisor Don Knabe. Upgrades include four new basketball backboards, new interior paint, new tile flooring of the Community Room, and upgrades to the restrooms.
- The Parks and Recreation Department continues to offer youth and adult sports and special interest and exercises classes for all ages.

NOISE: NOISE ELEMENT

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 2014.

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 2014.

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:

- 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.
- Staff participated in a collaborative effort with eight other South Bay cities at the ICSC conference in San Diego promoting the City of Lomita and the entire South Bay region to developers and retailers.
- Continue to promote the City to developers as opportunities arise.
- 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.
- Assist local business owners to navigate the County, Health and Edison permitting processes.

SAFETY: SAFETY ELEMENT

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 2014.

Progress towards meetings goals and policies of the Safety Element

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

- The City continues to adhere to the provisions of the Safety Element.
- The City provides training through the LA County Fire Department's CERT (Community Emergency Response Team) program which is a nationally recognized FEMA course which helps to prepare community members to help themselves, their family, their neighbors and their communities in the event of a disaster or emergency. The City Council has a CERT Subcommittee consisting of a council member and CERT-trained community members that meets on a monthly basis to with the goal of increasing community preparedness and emergency response.
- The City ensures that all employees receive disaster response training so that the City is prepared to respond efficiently in the wake of a disaster. This includes mandatory CERT training and National Incident Management System (NIMS) training for all full-time employees.

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

Jurisdiction: City of Lomita
Reporting Period: 01-Jan-14 - 31-Dec-14

**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant
to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

**Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	1. Single Family					7. Number of Infill units*
	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	
No. of Units Permitted for Moderate	16				16	16
No. of Units Permitted for Above Moderate					0	

* Note: This field is voluntary

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

Jurisdiction: City of Lomita
Reporting Period: 01-Jan-14 - 31-Dec-14

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.	2013 - 2021										Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed											12
	Restricted Non-deed restricted											
Low	Deed										3	4
	Restricted Non-deed restricted											
Moderate	Deed										16	-8
	Restricted Non-deed restricted											
Above Moderate											4	16
Total RHNA by COG.											47	
Enter allocation number.											7	16
Total Units											23	24
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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

Jurisdiction City of Lomita
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Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe In H.E.	Status of Program Implementation
		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Housing Rehabilitation Grant Program	Housing Rehabilitation	Property and Housing Maintenance	n/a	Program is available to Lomita Residents
Code Enforcement	Provide zoning incentives for lot consolidation	Mobile Home Park Conservation	n/a	Program is on-going
Lot Consolidation	Low Income Housing Preservation	Identification of zoning opportunities for special needs housing	n/a	Program is on-going
Mobile Home Park Conservation	Promote Second Units	Identification of zoning incentives	n/a	City approved three second units during the reporting period
Low Income Housing Preservation	Homeownership via loans	1st time homebuyers assistance	n/a	Program is on-going
Zoning Provisions for Special Needs Housing	Rental assistance for low income	Equal Housing Opportunities	n/a	Program is available to Lomita Residents
Second Units/Granny Flats	Energy conservation in rehabilitation	1st time homebuyers assistance	n/a	Program is available to Lomita Residents
Zoning and Other Incentives	Southern California Home Financing Authority (SCHFA)			
Home Ownership Program				
Mortgage Credit Certificate Program				
Section 8 Housing Choice Voucher				
Fair Housing Program				
Energy Conservation Program				
Southern California Home Financing Authority (SCHFA)				

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

Jurisdiction City of Lomita
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General Comments: