



**Notice of Availability/Notice of Public Comment Period
Lomita General Plan Update Draft Environmental Impact Report**

Date: July 22, 2024

To: State Clearinghouse, Agencies, Organizations, and Interested Parties

SUBJECT: Notice of Availability for the Lomita General Plan Update Draft Environmental Impact Report

Lead Agency: City of Lomita
Community & Economic Development Department
24300 Narbonne Avenue
Lomita, California 90717

Comment Period: Monday July 22, 2024, to Wednesday, September 4, 2024, at 5:00 p.m.

Project Title

City of Lomita General Plan Update

Project Location

The City of Lomita is located in the South Bay area of Los Angeles County, approximately 16 miles southwest of downtown Los Angeles. Lomita is bounded by the City of Torrance to the north and west, the City of Los Angeles (Harbor City neighborhood) to the east, the City of Rolling Hills Estates on the southwest, and the City of Rancho Palos Verdes on the southeast. Regional access to the City is provided by Interstate 110 via Pacific Coast Highway, which provides access to Lomita and the greater Los Angeles region.

The Planning Area is the geographic area for which the General Plan provides a framework for long-term growth and resource conservation. State law requires the General Plan to include all territory within Lomita’s incorporated area, as well as “any land outside its boundaries which in the planning agency’s judgment bears relation to its planning” (California Government Code Section 65300). The Planning Area includes the entirety of the City within its limits (approximately 1,228 acres).

Project Description

The City of Lomita is preparing a comprehensive update to its existing General Plan. The updated Lomita General Plan is expected to be adopted in 2024 and will guide the City’s development and conservation through land use objectives and policy guidance. The General Plan is intended to be an expression of the community’s vision for the City’s Planning Area and constitutes the policy and regulatory framework by which future development projects will be reviewed and public improvements will be implemented. The General Plan is being prepared to address the requirements of State law and the relevant items addressed in Government Code Section 65300 et seq. The City will implement the General Plan by requiring

development, infrastructure improvements, and other projects to be consistent with its policies and by implementing the actions included in the General Plan.

State law requires the City to adopt a comprehensive, long-term General Plan for the physical development of its Planning Area. The General Plan must include land use, circulation, housing, conservation, open space, noise, safety, and environmental justice elements, as specified in Government Code Section 65302, to the extent that the issues identified by state law exist in the City's Planning Area.

The Lomita General Plan will include a comprehensive set of goals, policies, and actions (implementation measures), as well as a revised Land Use Map and Zoning Map. Goals in the General Plan are the broadest statements of community values. They are generalized ideals which provide a sense of direction for action. Goals are overall statements of desired future conditions. The essence of the General Plan is contained within its policies. Policies are statements which further refine the goals and guide the course of action the City must take to achieve the goals in the General Plan. It is important to note that policies are guides for decision-makers, not decisions themselves. Action items are steps or actions the City should take to implement the General Plan.

Additional elements that relate to the physical development of the City may also be addressed in the General Plan. The degree of specificity and level of detail of the discussion of each General Plan Element need only reflect local conditions and circumstances. The Lomita General Plan will include all of the state-mandated elements and may also address optional topics, as either stand-alone elements or in conjunction with a required element.

The Lomita General Plan is intended to reflect the desires and vision of Lomita residents, businesses, the Planning Commission, and City Council. The following objectives were identified for the proposed update to the General Plan:

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

The City is also preparing a Zoning Code Update to implement the General Plan and create consistency between the Land Use Map and the Zoning Code. The Zoning Code Update will focus on amendments resulting from the City's recently certified 2021-2029 Housing Element, and primarily involve the rezoning of sites to accommodate the City's Regional Housing Needs Allocation (RHNA) and the preparation of Objective Design and Development Standards for residential development.

More specifically, Housing Element Program 14: Rezone Program, is intended to facilitate the development of multifamily housing affordable to lower-income households, especially in areas with

access to resources and opportunity. Program 14 requires the City to: (1) rezone to accommodate the shortfall in the lower-income RHNA; (2) rezone to accommodate the remaining moderate- and above-moderate income RHNA need; and (3) rezone to create a buffer of capacity for the lower- and moderate-income RHNA. The Zoning Code Update will be implemented in concert with the General Plan Update and will also be analyzed under the General Plan EIR.

The EIR will evaluate the anticipated development that could occur within the Planning Area if every parcel is developed at the densities and intensities allowed under the General Plan. While no specific development projects are proposed as part of the Lomita General Plan Update, the General Plan will accommodate future growth in Lomita, including new businesses, expansion of existing businesses, and new residential uses. The buildout analysis assumes a 20-year planning horizon, and 2045 would be the full buildout year of the General Plan (the theoretical point at which all parcels in the City are developed according to their General Plan land use designation).

See Chapter 2.0 of the Draft EIR for the complete Project Description.

Significant Environmental Effects

The Draft EIR has identified the following environmental issue areas as having significant and unavoidable environmental impacts from implementation of the Project: Air Quality and Cumulative Air Quality, Greenhouse Gas Emissions and Cumulative Greenhouse Gas Emissions, and Transportation related to Vehicle Miles Traveled. All other environmental issues were determined to have no impact, less than significant impacts, or less than significant impacts with implementation of General Plan Update goals, policies, and actions.

Public Review and Comment Period

A 45-day public review period for the Draft EIR will commence on July 22, 2024, and end on September 4, 2024, for interested individuals and public agencies to submit written comments on the document. Written comments concerning the Draft EIR are due by 5:00 p.m. on September 4, 2024, and should be submitted to the attention of Brianna Rindge, Community & Economic Development Director, City of Lomita, Community & Development Department, Lomita, CA 90717; or by e-mail to b.rindge@lomitacity.org. Copies of the Draft EIR are available for review at the City of Lomita Community & Economic Development Department (24300 Narbonne Avenue, Lomita, CA 90717).

The Draft EIR also may be reviewed online at: <https://lomita.generalplan.org/>