



Land Use and Design Workshop #3

Don Knabe Community Meeting Room | July 25, 2023



Workshop Overview

- Welcome & Introductions
- What is the General Plan?
- Community Engagement Process
- Existing Land Use and Design Conditions
- Activity 1: Polls
- Activity 2: Mapping
- Wrap Up & Next Steps





Welcome & Introductions



What is the General Plan?

- The State requires every city and county in California to adopt a General Plan (GP)
- A comprehensive blueprint for the future
- Long-range planning document projecting 20+ years
- Built on community goals and priorities
- Lomita last updated its GP in 1998
- Adopted updated Housing Element in December 2021
- The City's Zoning Code implements the General Plan- they must be consistent



Why Do We Need an Update?

- Changes to demographics and market conditions since 1998
- Changes to State law in the ways cities address mobility, climate change, and environmental justice
- Potential long-term economic impacts from the COVID-19 pandemic
- Opportunity to connect with the community to confirm values and priorities



General Plan Content: Elements

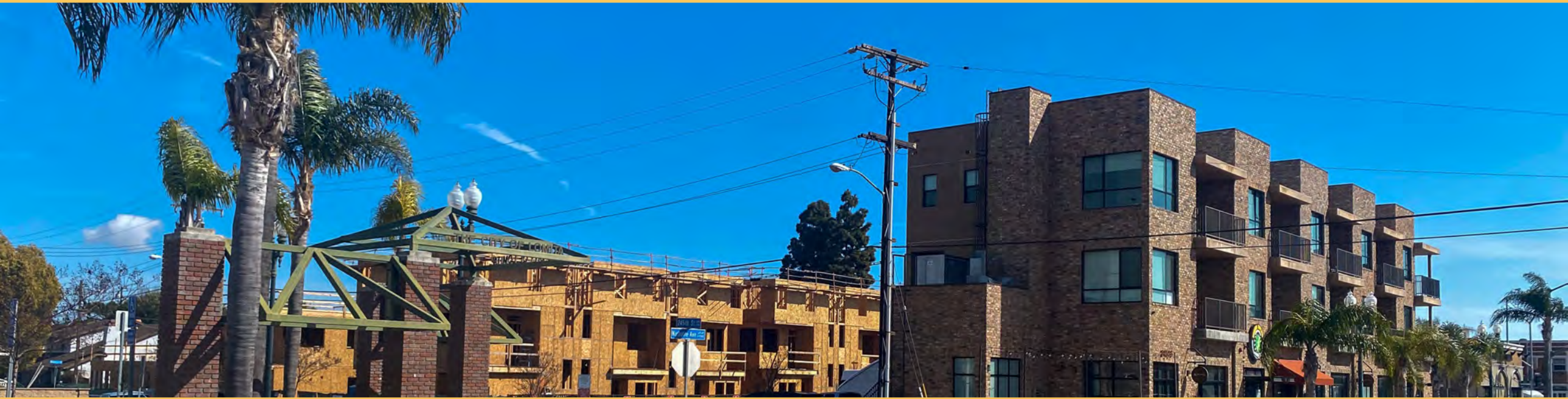
Required Elements

- Land Use
- Circulation/Mobility
- Housing
- Conservation
- Open Space
- Safety
- Noise
- Environmental Justice

Optional Topics

- Economic Development
- Implementation





General Plan Process



Summary of the Process

Community Engagement

Existing Conditions Report



Happening now!

Identify Community Priorities



Happening now!

Issues and Opportunities

Land Use Alternatives Report and Preferred Land Use Plan

General Plan Goals, Policies and Programs

Draft General Plan Update and Phase 1 Zoning Update

Environmental Impact Report (EIR)

Public Hearings – General Plan and EIR

Community Engagement Opportunities

Ongoing

- General Plan Advisory Committee (GPAC)
- Website
- Video
- Social Media
- Emails/ Newsletters
- Partner Communication
- Informational Materials

In-Person

- Workshops
- Open House
- Pop-up events
- Focus Groups
- Stakeholder Interviews
- Planning Commission Meetings
- City Council Meetings
- Scoping Meeting (EIR)

Digital

- Website
- Social Media
- Online Survey – Visioning
- Online Survey – Land Use

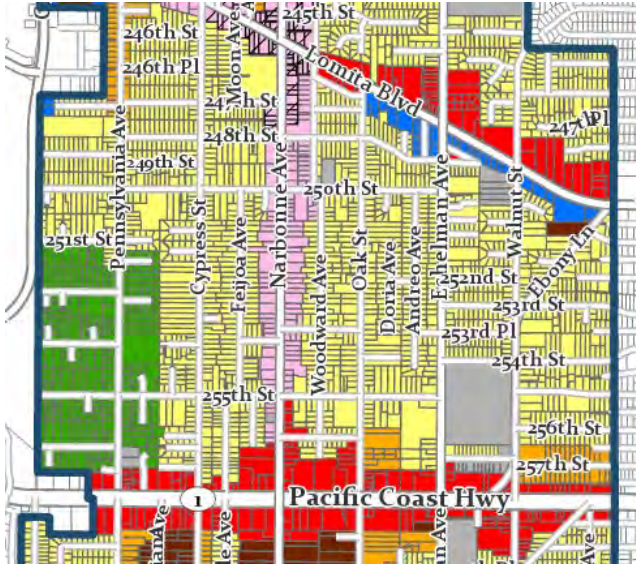




Land Use and Design



WHAT IS YOUR VISION FOR LAND USE?



LOCATIONS
OF LAND
USES



CREATE
SPECIAL
PLACES



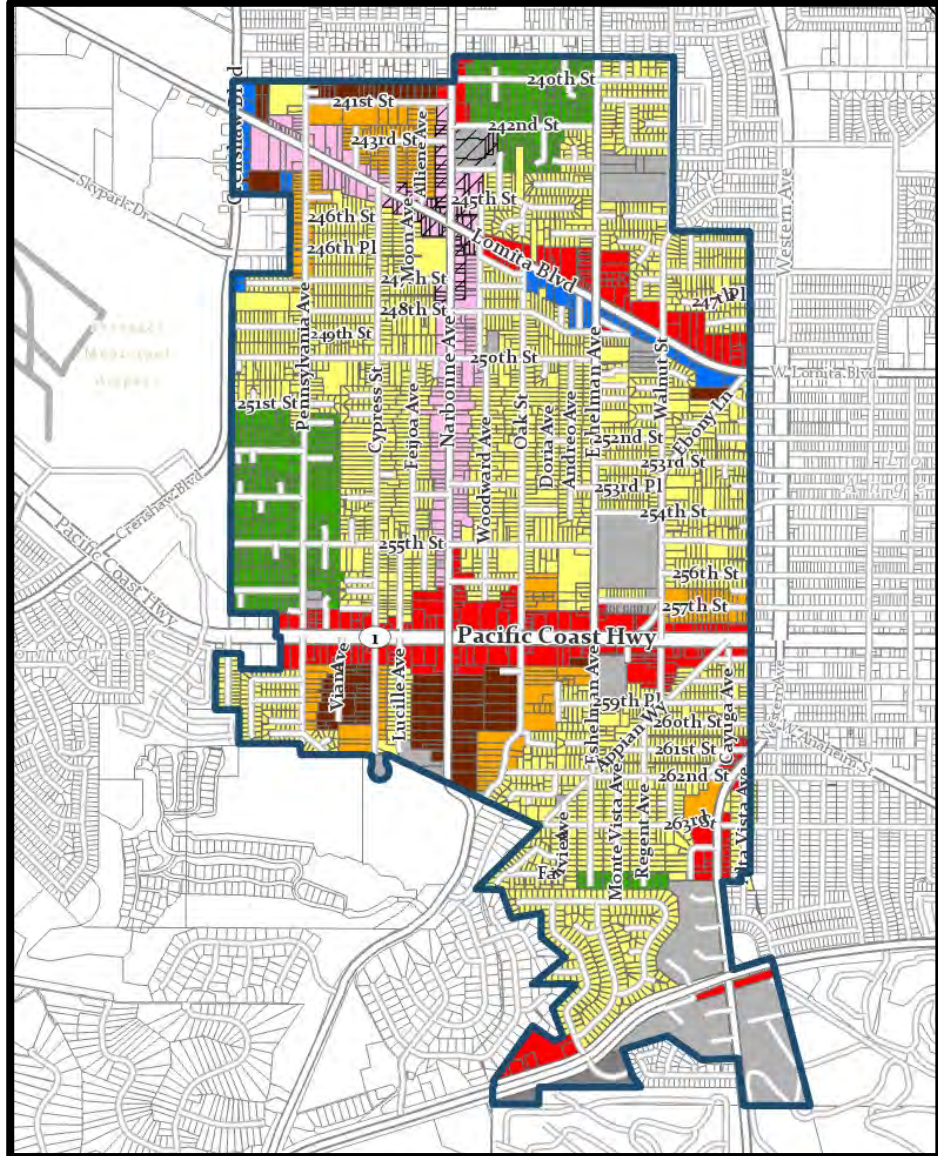
REINFORCE
EXISTING
CHARACTER



IMPROVE THE
PUBLIC REALM



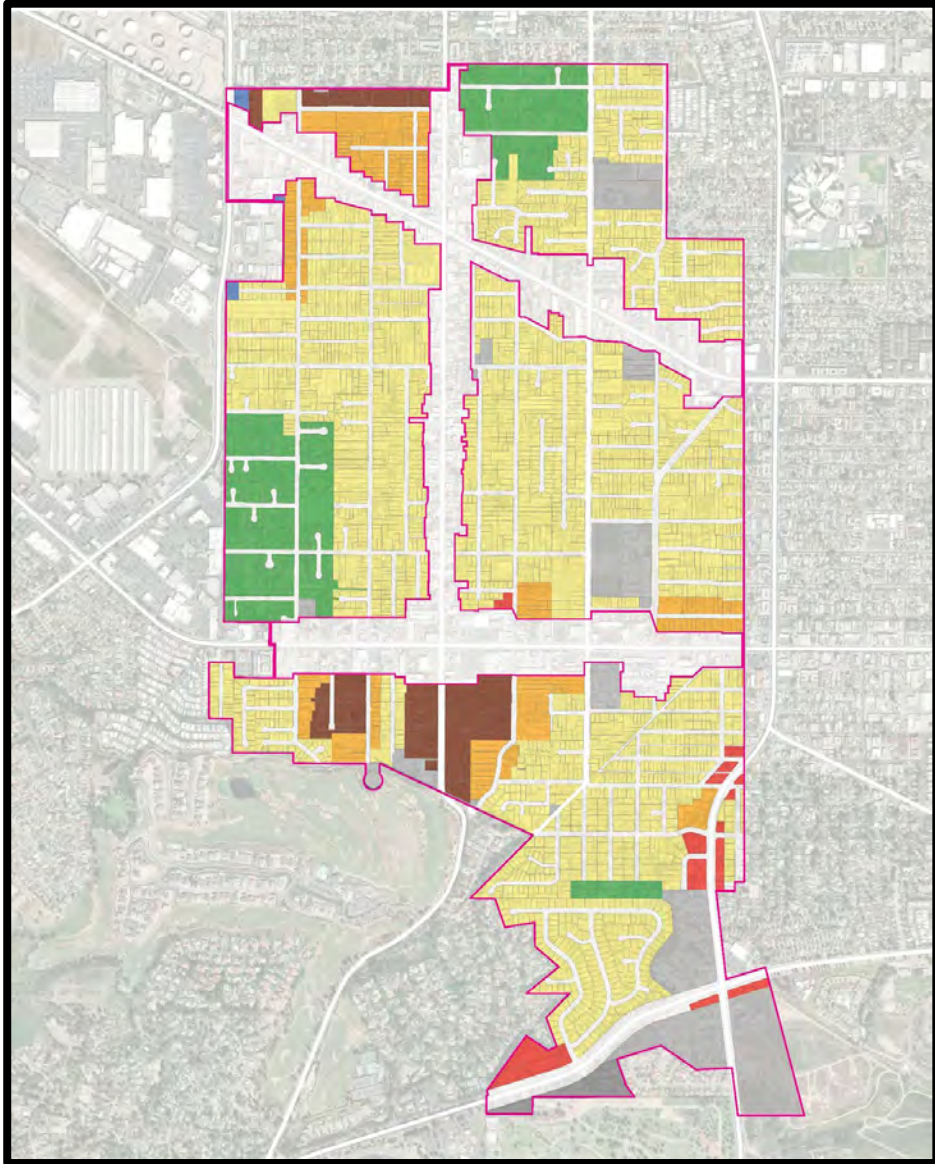
WHAT LAND USES ARE IN LOMITA?



LEGEND

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- AGRICULTURE RESIDENTIAL
- MIXED USE
- COMMERCIAL
- INDUSTRIAL
- PUBLIC FACILITIES
- DOWNTOWN OVERLAY

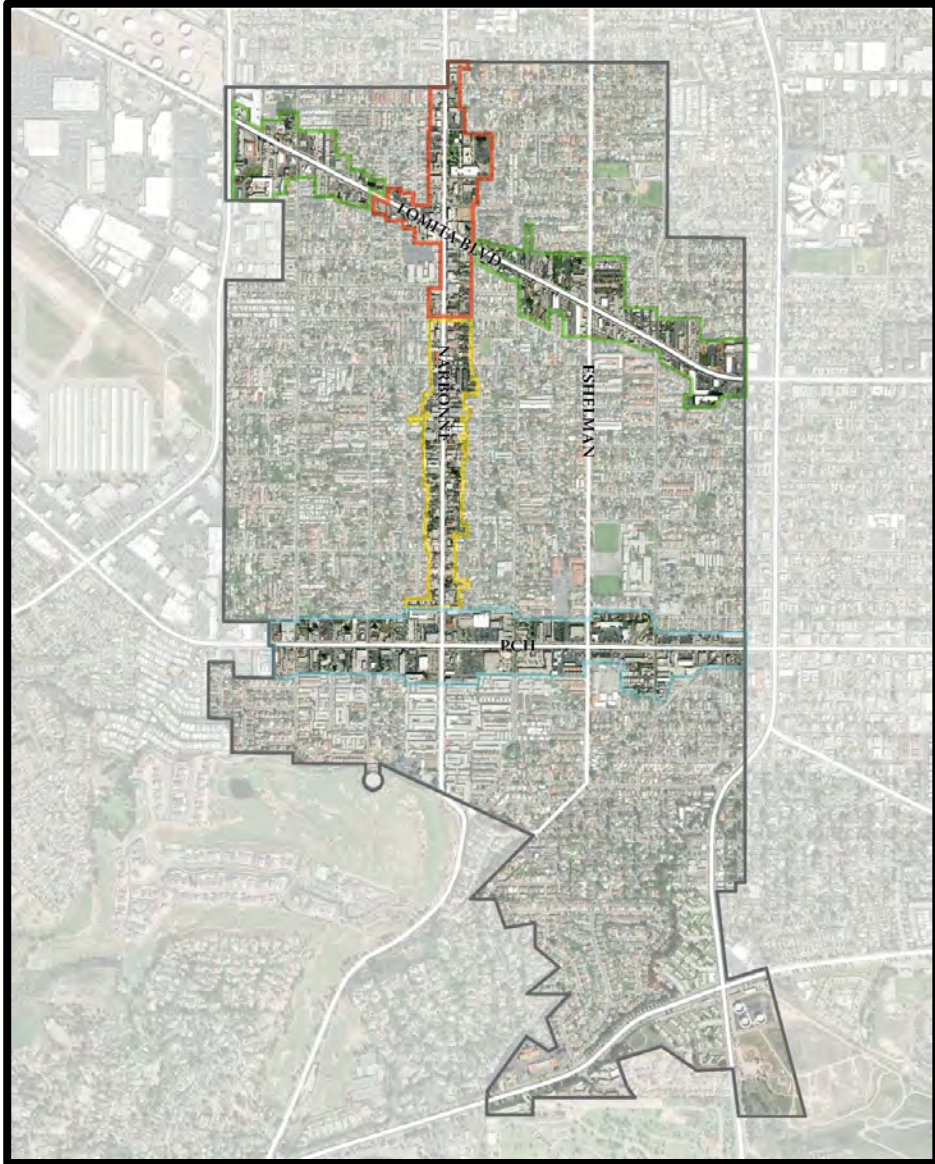
EXISTING AREAS TO BE PRESERVED



LEGEND

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- AGRICULTURE RESIDENTIAL
- MIXED USE
- COMMERCIAL
- INDUSTRIAL
- PUBLIC FACILITIES
- DOWNTOWN OVERLAY

WHERE COULD NEW LAND USES OCCUR?



LEGEND



DOWNTOWN



NARBONNE



LOMITA



PCH

FOCUS AREA: LOMITA DOWNTOWN



- Center of Lomita
- Includes Civic Center & Historic Core
- Mostly Comprised of Mixed-use and Commercial Uses

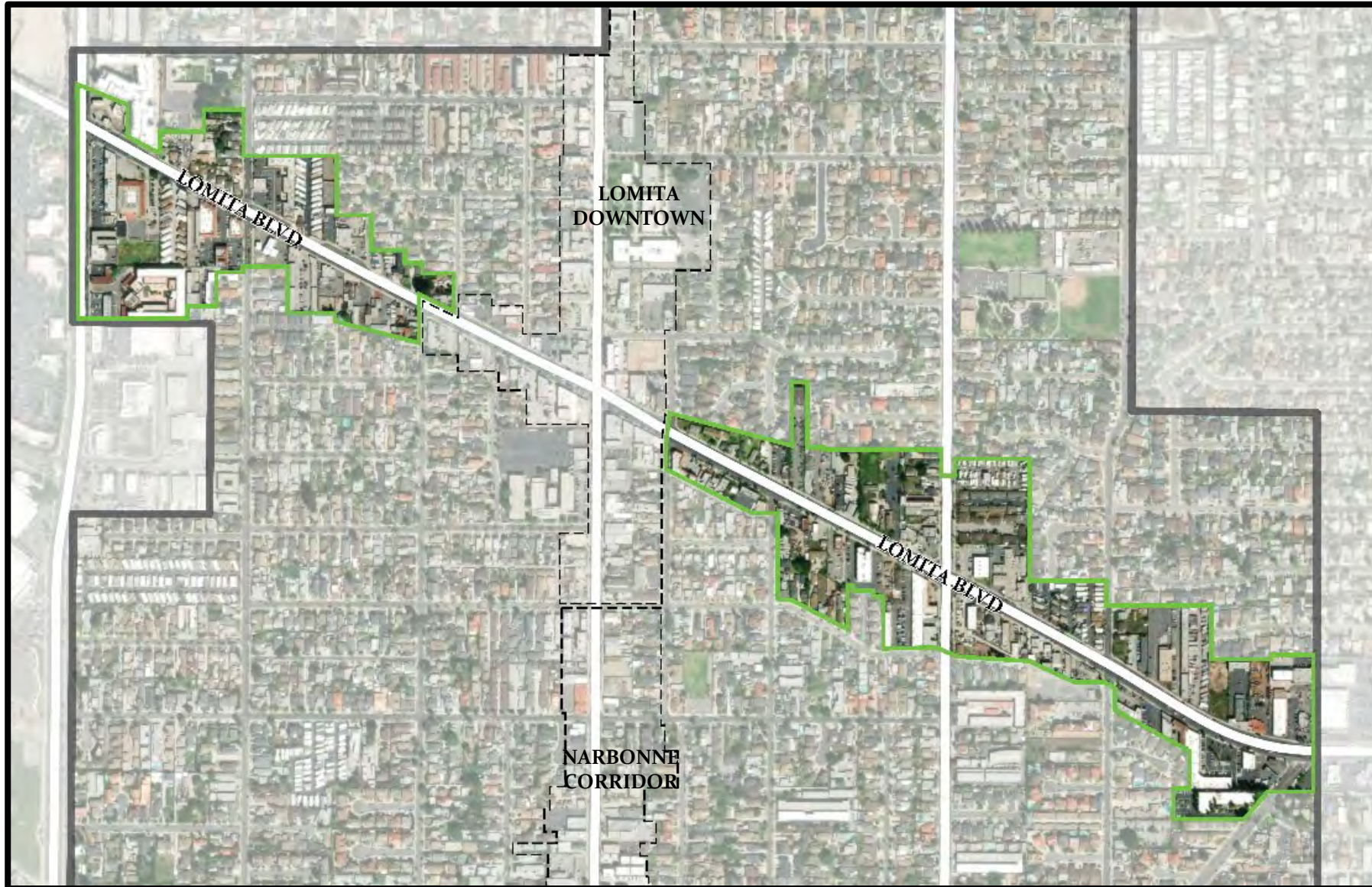


FOCUS AREA: NARBONNE CORRIDOR



- Corridor Along Narbonne
- Comprised of Small Scale Mixed-use, Commercial and Residential Uses
- Currently Zoned with a Mixed-Use Overlay

FOCUS AREA: LOMITA CORRIDOR



- Corridor Along Lomita Blvd.
- Comprised of Small and Medium-Scale Commercial & Light Industrial



FOCUS AREA: PCH CORRIDOR



- Corridor Along PCH
- Mostly Comprised of Medium to Large-Scale Commercial Uses

WHAT USES CAN GO IN THESE FOCUS AREAS?



MEDIUM DENSITY RESIDENTIAL



HIGH DENSITY RESIDENTIAL



MIXED-USE: RESIDENTIAL OVER COMMERCIAL



MIXED-USE: OFFICE OVER COMMERCIAL



RETAIL



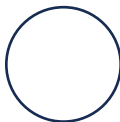
OFFICE



STREETSCAPE



PARK



WRITE-IN



MEDIUM DENSITY RESIDENTIAL

- Single Family Detached
- Duplexes, Triplexes, Fourplexes
- Townhouses





HIGH DENSITY RESIDENTIAL

- Townhouses
- Apartments/Condominiums





MIXED-USE: RESIDENTIAL OVER COMMERCIAL

- Vertical or Horizontal Mixed-Use
- Vertical: Residential over Retail or Live-Work
- Horizontal: Commercial Uses Co-located with Residential Uses





MIXED-USE: OFFICE OVER COMMERCIAL

- Vertical or Horizontal Mixed-Use
 - Vertical: Office over Retail
 - Horizontal: Office and Commercial
- Uses Co-located





RETAIL

- Active retail and Restaurant Uses





OFFICE

- Professional Offices
- Office Campuses





STREETSCAPE

- Face Lift to Existing Streets
- Improved Walkability and enhanced Paving Design
- Increased Tree Canopy for Shade

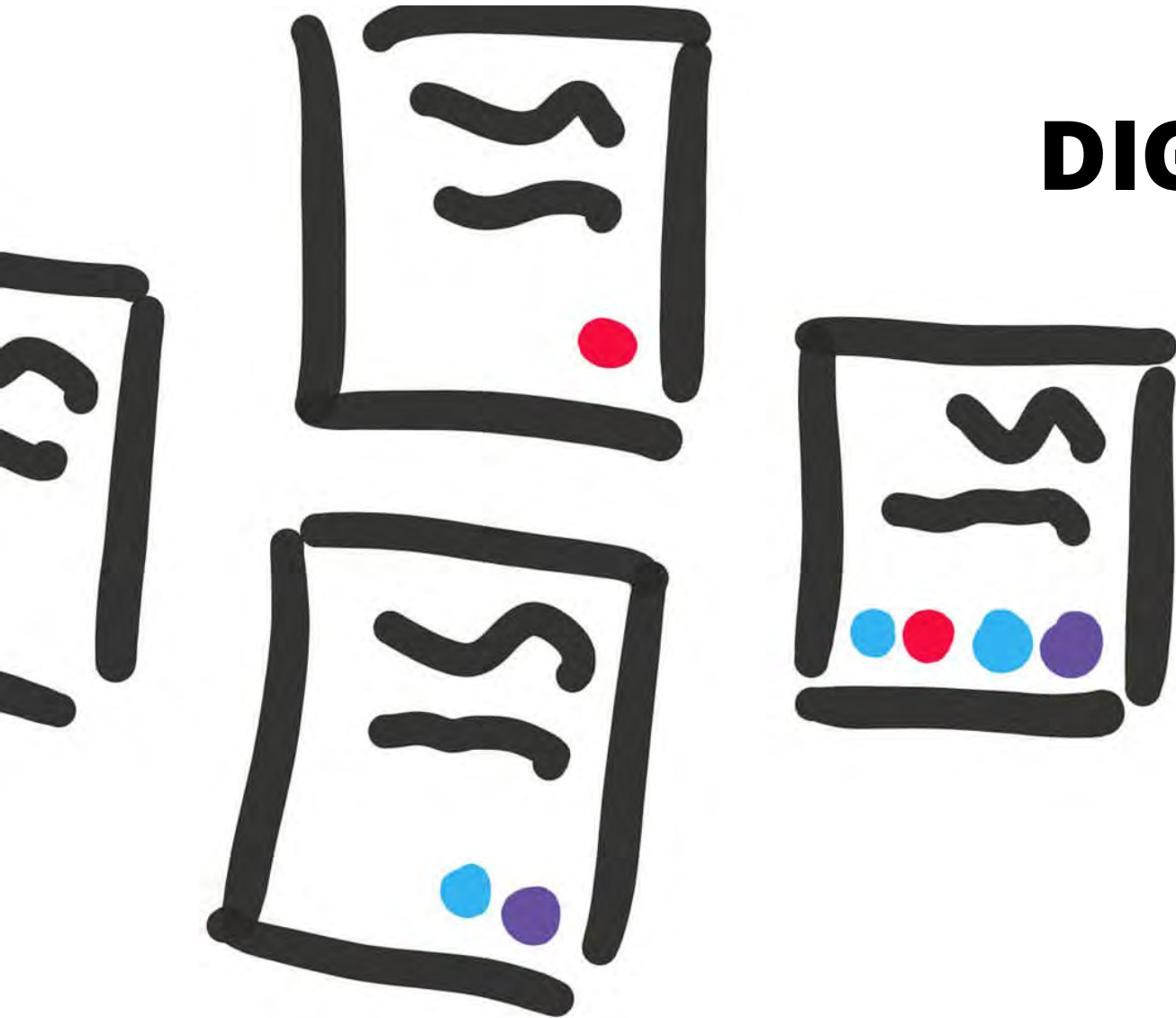


- Flexible Lawn Areas
- Playgrounds
- Dog Runs
- Community Gardens



ACTIVITY 1: LAND USE POLL

DIGITAL LAND USE POLL



WHICH OF THESE PROJECTS CAN YOU IMAGINE IN LOMITA?



MEDIUM DENSITY RESIDENTIAL



1



2



3



4



WHICH OF THESE PROJECTS CAN YOU IMAGINE IN LOMITA?



HIGH DENSITY RESIDENTIAL



1



2



3



4



WHICH OF THESE PROJECTS CAN YOU IMAGINE IN LOMITA?



MIXED-USE: RESIDENTIAL OVER COMMERCIAL



1



2



3



4



WHICH OF THESE PROJECTS CAN YOU IMAGINE IN LOMITA?



MIXED-USE: OFFICE OVER COMMERCIAL



1



2



3



4



WHICH OF THESE PROJECTS CAN YOU IMAGINE IN LOMITA?



RETAIL



1



2



3



4



WHICH OF THESE PROJECTS CAN YOU IMAGINE IN LOMITA?



OFFICE



1



2



3



4



WHICH OF THESE PROJECTS CAN YOU IMAGINE IN LOMITA?



STREETSCAPE



1



2



3



4



WHICH OF THESE PROJECTS CAN YOU IMAGINE IN LOMITA?



PARK



1



2



3



4

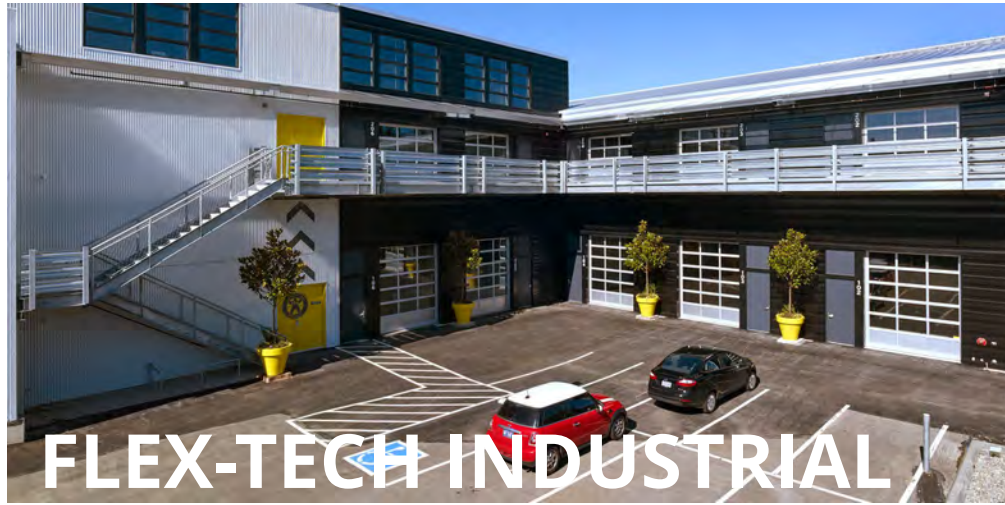


WHICH OF THESE PROJECTS CAN YOU IMAGINE IN LOMITA?

ALTERNATE LAND USE OPTIONS (WRITE-IN)



1



2



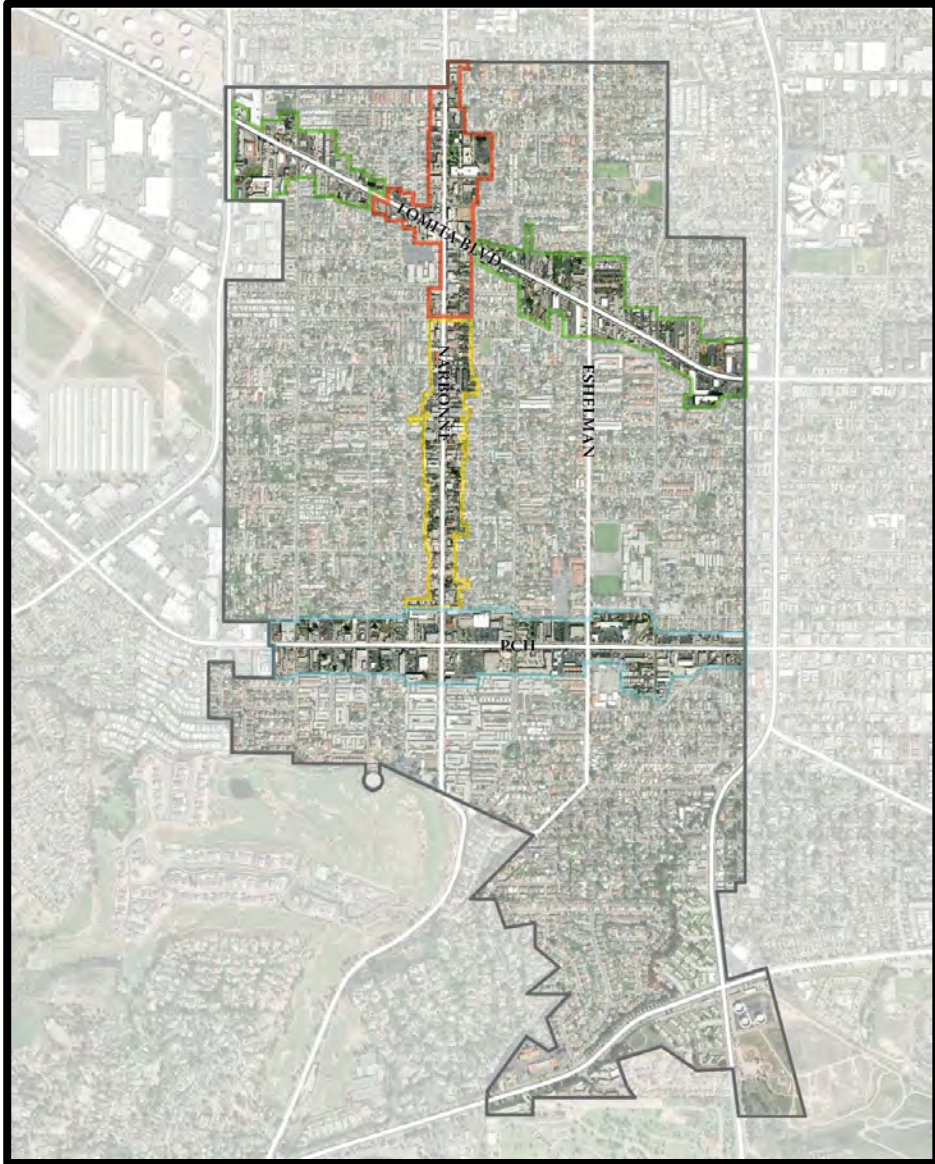
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4



ACTIVITY 2: LAND USE MAPPING



MEDIUM DENSITY RESIDENTIAL



HIGH DENSITY RESIDENTIAL



MIXED-USE: RESIDENTIAL OVER COMMERCIAL



MIXED-USE: OFFICE OVER COMMERCIAL



RETAIL



OFFICE



STREETSCAPE



PARK



WRITE-IN



ACTIVITY 2: LAND USE MAPPING

INSTRUCTIONS

Place stickers on locations you where you could envision land use changes.

- If there needs to be growth, where should it be?
- What uses make sense in proximity to each other?
- Where could new land uses create better places?



MEDIUM DENSITY RESIDENTIAL



HIGH DENSITY RESIDENTIAL



MIXED-USE: RESIDENTIAL OVER COMMERCIAL



MIXED-USE: OFFICE OVER COMMERCIAL



RETAIL



OFFICE



STREETSCAPE



PARK



WRITE-IN

How to Stay Involved

- Check out the website: lomita.generalplan.org
- Sign-up for email notifications for future activities
- Encourage a friend or neighbor to take our online survey
 - Available July 27 – Aug 7



Project Website



[HOME](#) [FAQ](#) [GET INVOLVED](#) [DOCUMENTS & MAPS](#) [CONTACT US](#)



What's New

Work on the City's General Plan Update is just getting started. The City has contracted with a consulting firm, De Novo Planning Group, to lead this effort and guide the City through this process.

In the coming months, the project team will announce opportunities for the

Welcome

Welcome to the Lomita General Plan Update website! The City is excited to embark on the process of updating its General Plan, and this website will provide the community with an ongoing resource to provide input, track progress, review resource documents, and participate in this very important project.

Each city in California is required to have a General Plan, which serves as a guiding document for the city's long-term growth and development. Lomita's existing General Plan dates back to 1998, and a lot has changed since then. New housing developments have been built, business and industry are changing, and the City has become more culturally diverse.

