



GPAC Meeting #3

Lomita City Hall | August 8, 2023



Meeting Overview

- Introductions/Overview
- Background and Current Land Use Planning
- Land Use Alternatives
- Questions and Discussion
- Next Steps





Introductions/Overview



Consultant Team Role: Subject Experts

- De Novo Planning Group: Prime Consultant
- Kittelson and Associates, Inc.: Transportation and Mobility
- Economic and Planning Systems: Economics and Fiscal Analysis
- **JZMK Partners: Urban Design**
- City Advisors: Zoning
- MD Acoustics: Noise
- Cogstone: Cultural Resources
- Fuscoe: Infrastructure



JZMK Partners



Andrew Watkins
Principal



Tim Haagen
Senior Planner



Jana Sobhi
Planner

- JZMK Partners is a dynamic and award-winning international architectural and urban planning firm
- Supporting General Plan and Zoning Code Update processes throughout the state, including many with the De Novo team

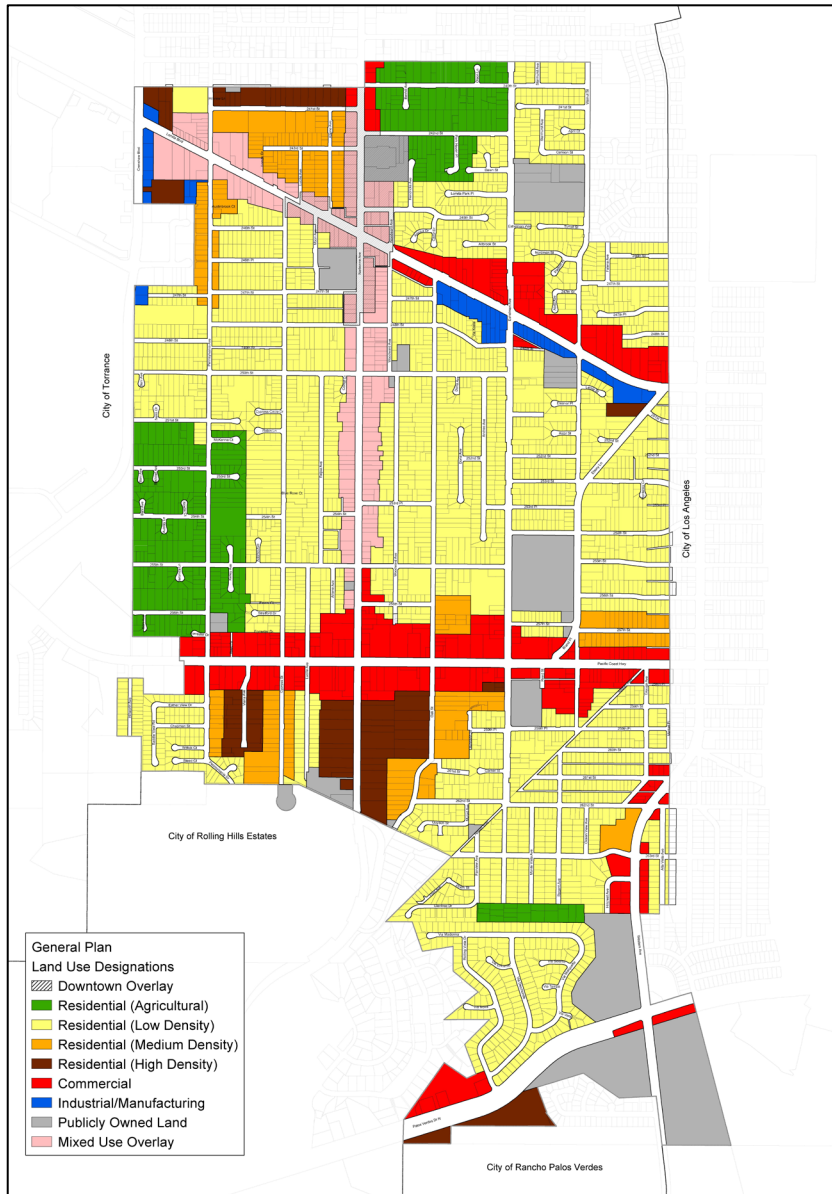




Land Use Planning



Current Land Use Planning in Lomita



- Residential – 4 designations inc. Agricultural; defined by density ranges
- Mixed Use Overlay – Defined by density (22 du/ac) and intensity (FAR = 2.0 to 1.0)
- Commercial – Defined by floor area ratio (1.0 to 1.0)
- Industrial/Manufacturing – Defined by floor area ratio (1.0 to 1.0)
- Publicly Owned Land – Public and quasi-public uses inc. Civic Center, parks; defined by floor area ratio (1.0 to 1.0)
- Downtown Overlay – Defined by density (17.4 du/ac) and intensity (2.0 to 1.0)

Current Land Use Planning in Lomita

General Plan Designation	Within City Boundary	
	Acres	% of Total Acres
Agricultural	90.12	7.3%
Low Density Residential	506.37	41.3%
Medium Density Residential	66.36	5.4%
High Density Residential	50.50	4.1%
Commercial	105.32	8.6%
Industrial/Manufacturing	14.10	1.2%
Publicly Owned Land	93.24	7.6%
Mixed Use Overlay	55.26	4.5%
Right-of-Way	246.32	20.1%
Total	1,227.60	100%

Things to consider:

- Does the city have the right mix of uses for its anticipated or desired growth?



What is Density?

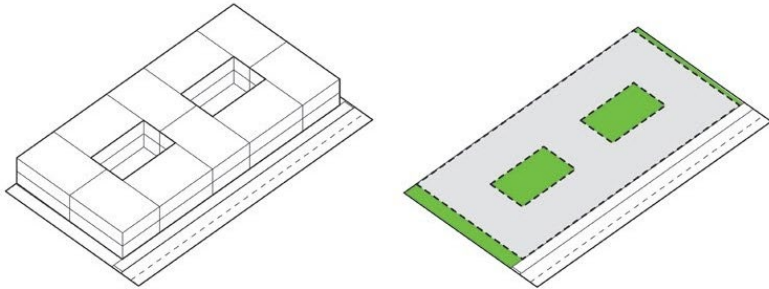
- Density represents the number of housing units that fit within a defined area
- Traditionally, density is described as the number of housing units within an acre of land (1 acre = 43,560 square feet)
- E.g., 22 dwelling units per acre (22 du/ac)

What is Density?

DENSITY CAN TAKE MANY FORMS WITH VARYING QUALITIES

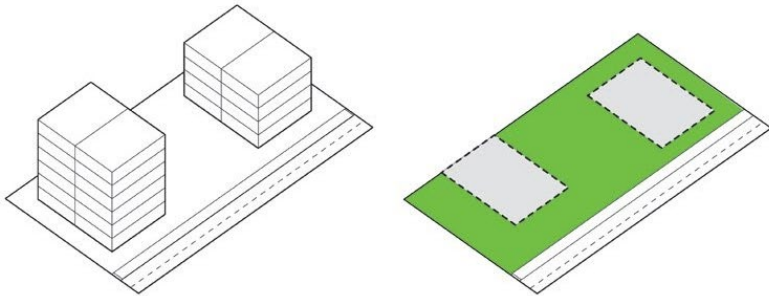
30 DWELLING UNITS PER ACRE AS LOW-RISE APARTMENTS

Horizontality has a limited ability to accommodate open-space uses on the ground plane.



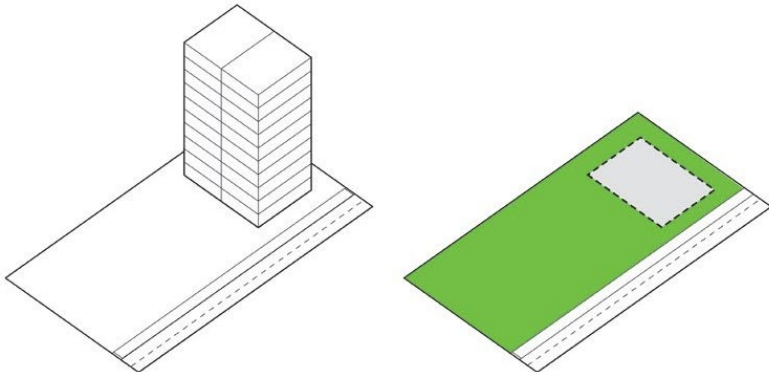
30 DWELLING UNITS PER ACRE AS MID-RISE APARTMENTS

Verticality allows for greater open-space uses on the ground plane.



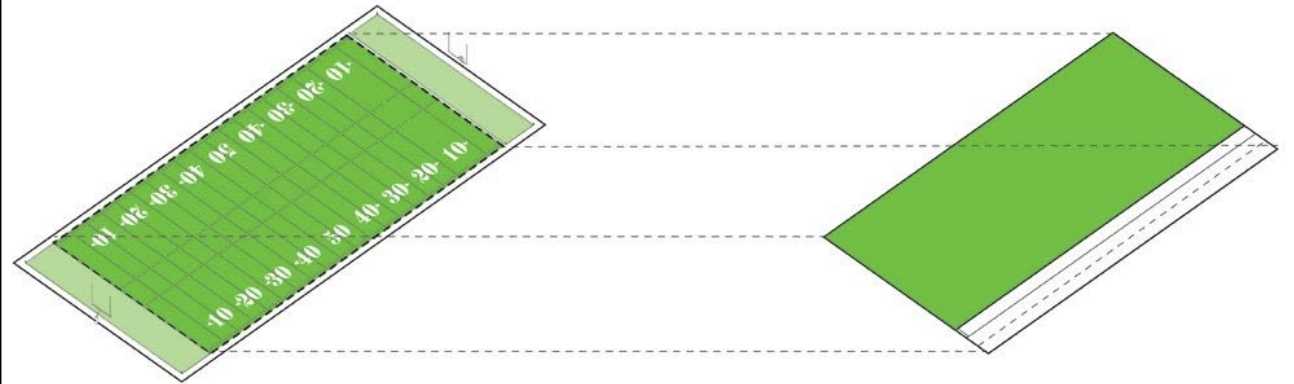
30 DWELLING UNITS PER ACRE AS HIGH-RISE APARTMENTS

More height allows for the maximization of open-space uses on the ground plane and the vertical intensification of amenities in the tower.



A LENS FOR VISUALIZING DENSITY

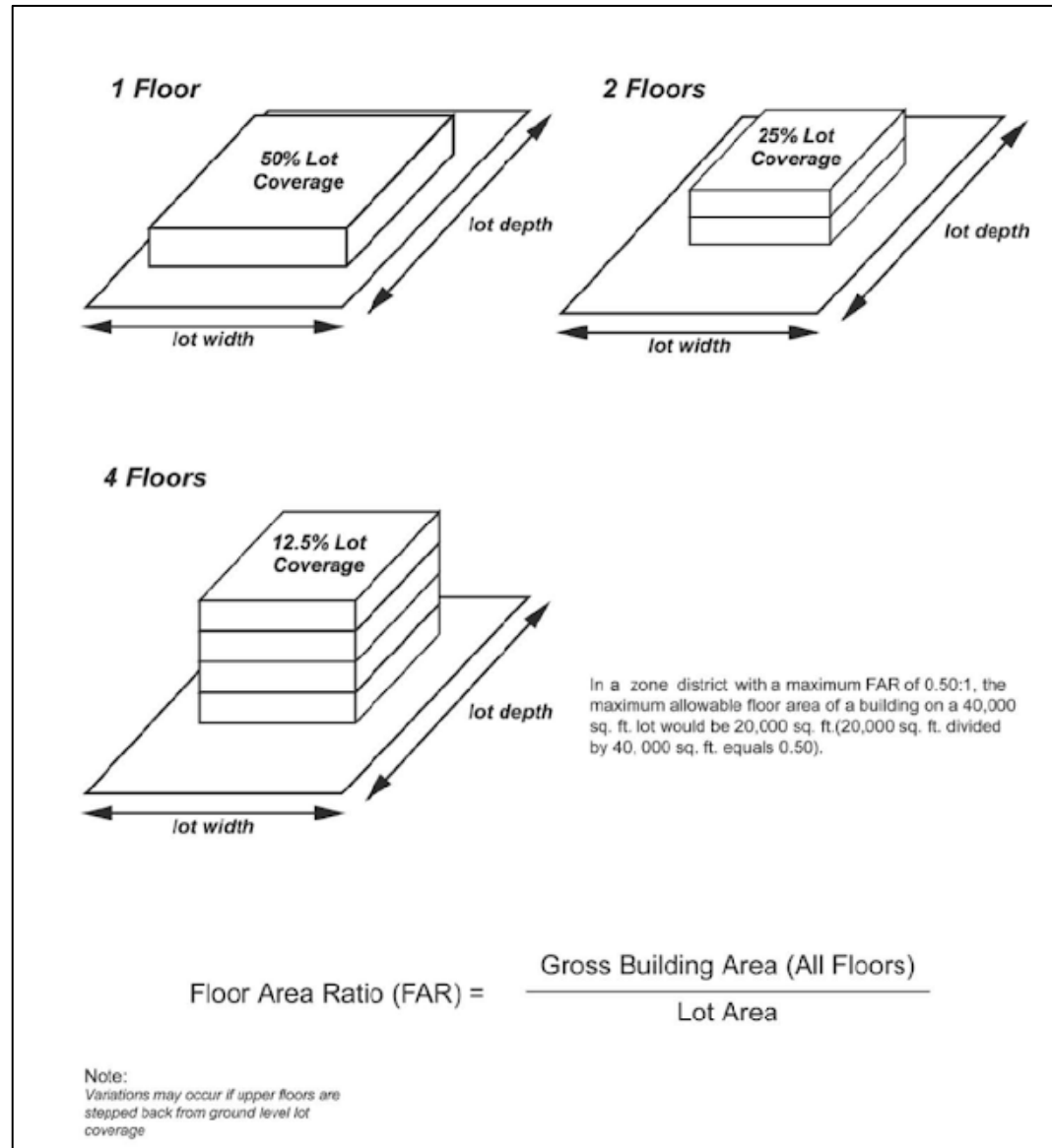
One acre of land is 90% of a typical football field.



What is Intensity?

- The intensity of nonresidential uses are measured by Floor Area Ratio (FAR)
- FAR is the ratio of the total net floor area of a building on a parcel to the total adjusted gross square footage of that parcel
- FAR calculations do not include floor areas for parking structures or outdoor open storage
- A one-story building with 50 percent lot coverage to a three-story building with 10 percent lot coverage might have the same FAR

What is Intensity?



Residential Land Use Designations

- **Agricultural:** Lower density in character; keeping of animals is permitted. Corresponds to those areas zoned A-1. Development densities of up to 8.7 units per acre.
- **Low Density Residential:** Single family residential land uses. Development density is 5.80 to 10.89 units per acre.

Things to consider:

- What characteristics truly distinguish Agricultural from Low Density Residential?



Residential Land Use Designations

- **Medium Density Residential:** Multi-family residential land uses and trailer parks. Development density is 10.90 to 19.80 units per acre.
- **High Density Residential:** Multi-family residential land uses and trailer parks. Development density is 19.8 to 43.6 units per acre.

Things to consider:

- Is higher density residential suitable elsewhere in the city?
- What forms should multifamily housing take?



Residential Land Use Designations

- **Mixed-Use:** In addition to commercial uses, mixed-use projects allow densities up to 22 units per acre. Mixed-use developments combine residential and non-residential uses on the same project site, either vertically (residential uses located over commercial uses) or horizontally (street frontage of a site is devoted to commercial uses with residential uses behind).

Things to consider:

- How do mixed-use projects provide for a variety of housing opportunities? Are there groups looking for an alternative to lower-density, single-family housing for financial and quality of life reasons?



Commercial and Industrial Designations

- **Commercial:** Applies to commercial corridors including Pacific Coast Highway, Lomita Boulevard, Western Avenue, and Narbonne Avenue. Development intensity is governed by a floor area ratio (FAR). Max. FAR is 1.0 to 1.0.
- **Industrial:** Limited to the area near the intersection of Crenshaw Boulevard and Lomita Boulevard and portions of east Lomita Boulevard. Max. FAR is 1.0 to 1.0.

Things to consider:

- Would allowing higher development intensities incentivize owners to redevelop buildings that are underutilized, aging, or in need of modernization or rehabilitation?



Publicly Owned Land Use Designations

- **Publicly Owned Land:**
Includes the Civic Center, Fire Station, County Offices, Library, Museum, and Navy Fuel Storage facility. Also applies to schools, churches, parks, and public and quasi-public uses.

Things to consider:

- To what degree should parks and publicly owned uses be preserved?





Housing Element



Housing Element

- 2021-2029 Lomita Housing Element certified October 2022
- Housing Element programs must be implemented during the planning period
- Program 14: Rezone Program to facilitate the development of multifamily housing affordable to lower-income households must be completed by October 15, 2024 per State mandate
- 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.



Housing Element

City	Number of Very Low-Income Households	Number of Low-Income Households	Number of Moderate-Income Households	Number of Above Moderate-Income Households	Total
Lomita	239	124	128	338	829

- Housing Element identifying only nine vacant and developable parcels suitable for residential development, the majority of units are anticipated to be accommodated through infill residential development
- Rezone program (Program 14) allows for higher residential densities within the Mixed Use Overlay (MUO) zoning district
- Program 14 also extends the MUO to additional sites not already designated as mixed use





Comments/Questions?





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Lomita City Hall | June 13, 2023

