



GPAC Meeting #6

Lomita City Hall | December 12, 2023



Meeting Overview

- Environmental Justice Overview – Background and Discussion
- General Plan Framework





Environmental Justice Overview – Background and Discussion

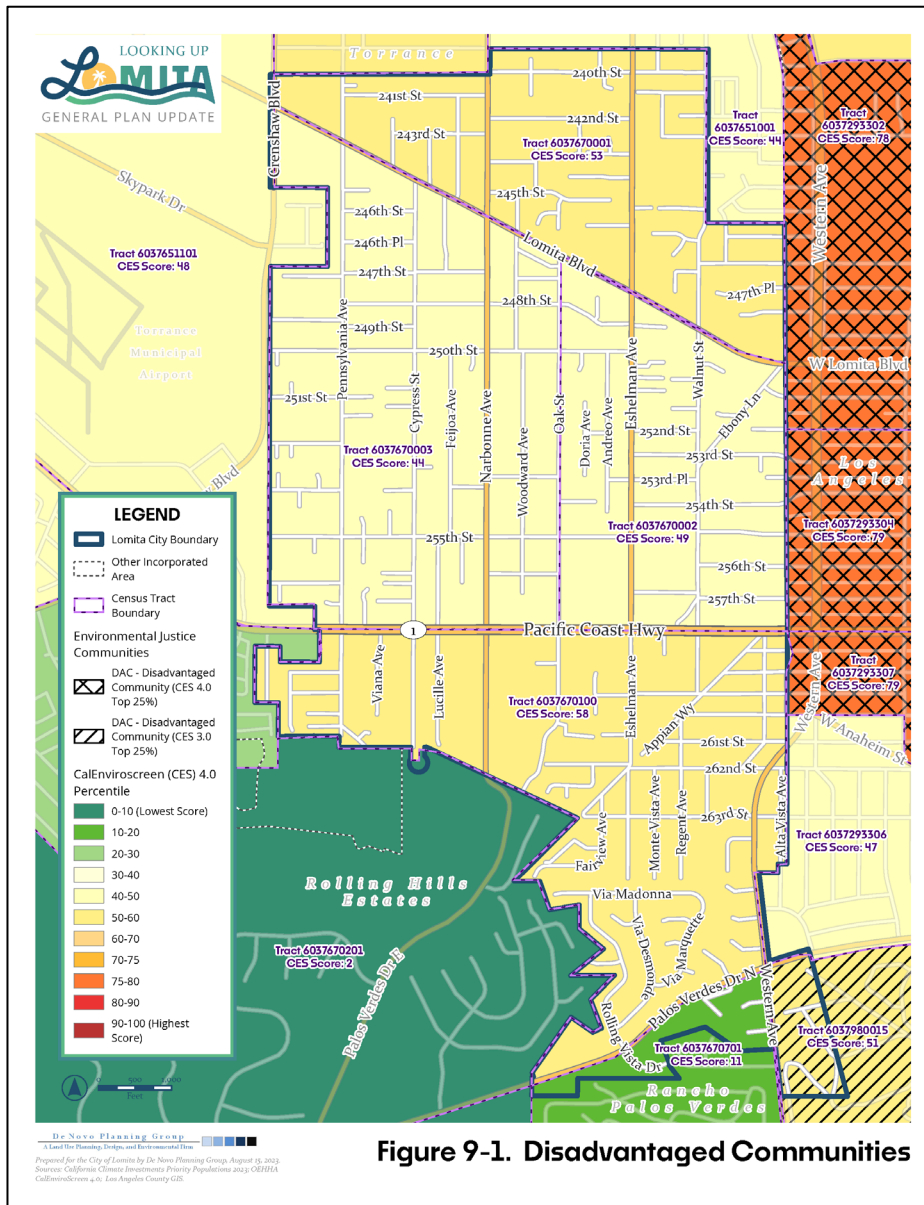


Overview and Background

- Environmental justice (EJ) seeks to prevent and correct disproportionate environmental impacts on vulnerable communities and aims to advance equity and protect human health
- Key obstacles that can lead to a disproportionate experience of negative environmental impacts include:
 - Local and regional policies
 - Intersectional structural inequalities
 - Land use planning, enforcement deficiencies
 - Lack of community engagement and advocacy
- Current General Plan does not address environmental justice

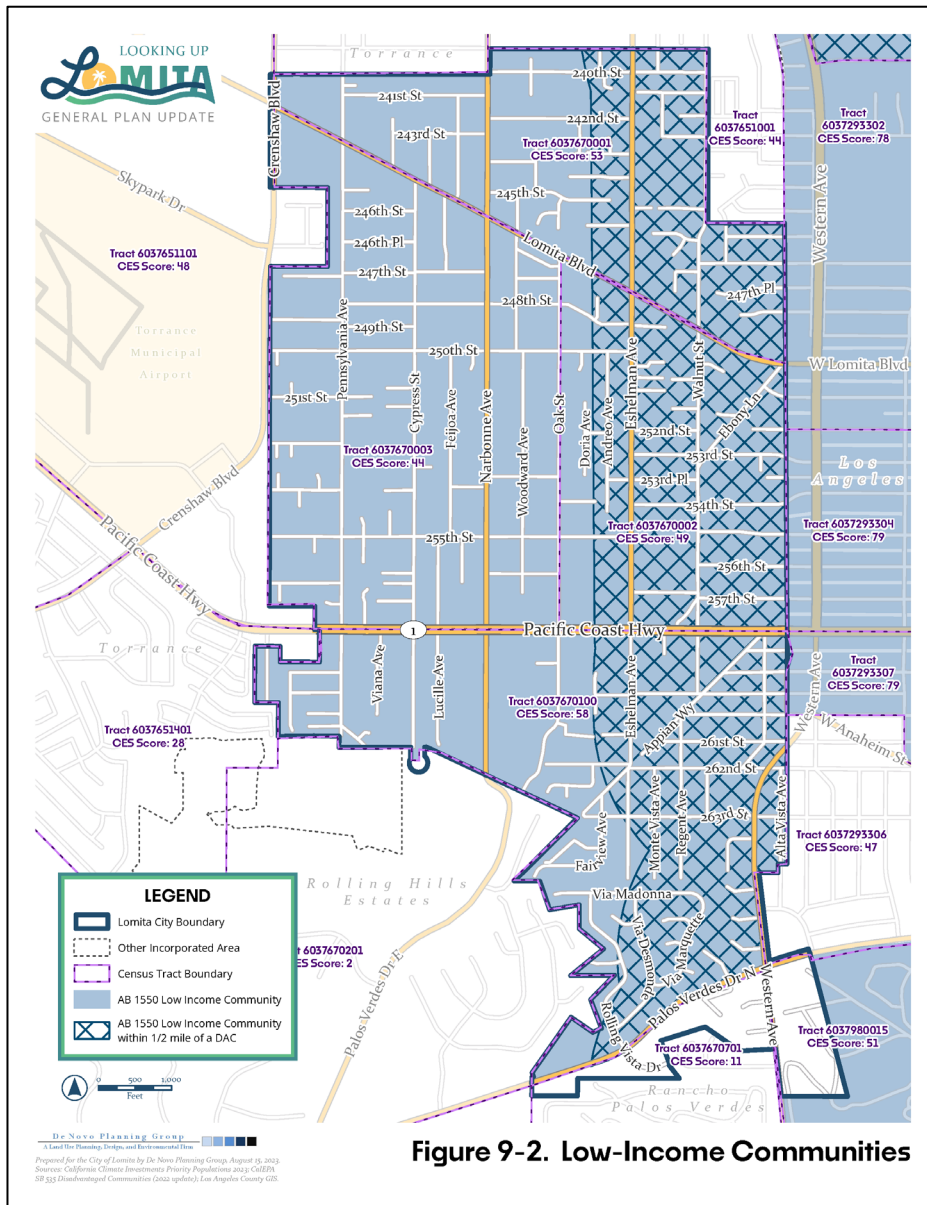


Disadvantaged Communities



- Disadvantaged Communities (DAC) are communities that disproportionately face environmental hazards (SB 1000)
- May include any community that lacks appropriate resources or is confronted with any exceptional economic, health, or environmental burden
- Lomita does not contain any DACs, but there are areas with lower household incomes that warrant special attention

Disadvantaged Communities



- AB 1550 provides direction on how to identify lower-income communities
- AB 1550 communities may warrant similar policy direction as a DAC within the context of EJ

Overview and Background

As external factors, such as:

Environmental Degradation,
Pollution,
Loss of Biodiversity,
& Lack of Community
Engagement

rise...

Public & individual health components, such as:

Clean Air,
Physical Activity,
Biodiversity,
Public Quality of Life & Well Being,
& Human Health & Longevity,

begin to fall

EJ aims to improve the wellness of all communities by bolstering community planning efforts and promoting the fair treatment of all people regardless of their race, color, national origin, or income



Environmental Justice Topics

- An Environmental Justice Element or integrated environmental justice policies seek to reduce the unique or compounded health risks in a city's environmental justice communities by addressing the following topics:
 - Reduce Pollution Exposure and Improve Air Quality
 - Promote Access to Public Facilities
 - Promote Healthy Food Access
 - Promote Safe and Sanitary Homes
 - Promote Physical Activity
 - Promote Civic Engagement (i.e., Community Engagement)



Existing Conditions: Pollution Exposure and Air Quality

- Primary source of ozone (smog) pollution is motor vehicles and other mobile sources
- Based upon sensitive population indicators (e.g., asthma, cardiovascular disease) and socioeconomic factor indicators (e.g., education, poverty), most census tracts in Lomita have a moderate level of burden and none have a high level of burden
- For the census tracts within Lomita, the indicator that assesses contaminants in drinking water was measured at medium and low levels

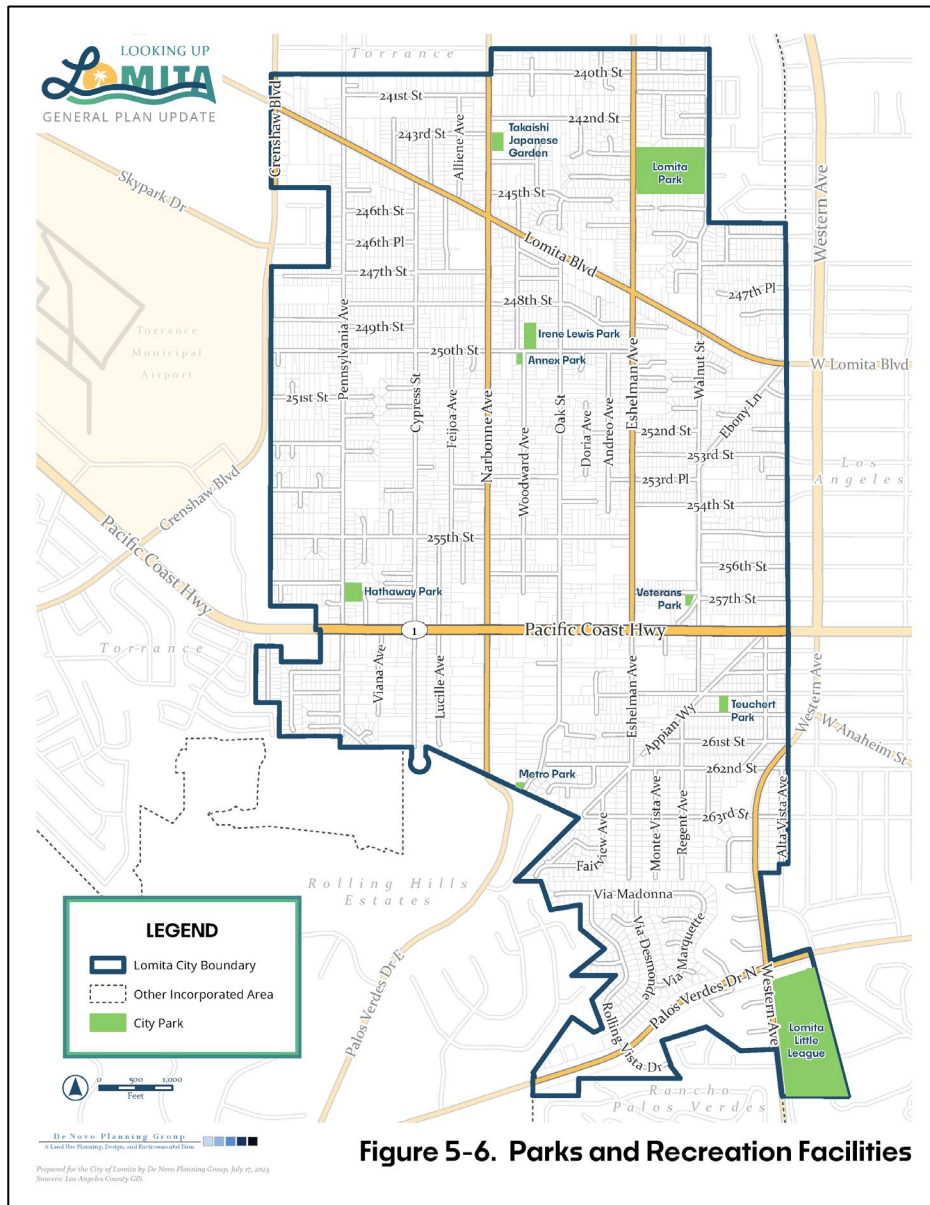


Existing Conditions: Public Facilities

- “Public Facilities” include public improvements, public services, and community amenities
- Adequate planning of parks and transportation infrastructure can ensure that everyone has equal access to resources
- Limited access can lead to reduced lifespan, poorer health outcomes, and diminished mental well-being



Existing Conditions: Public Facilities



- Current distribution of Lomita park acreage: 0.57 ac/1,000 residents
 - Below the Statewide Park Program standard of 3.0/1,000
 - Above the adopted City goal of 1.0/2,500 (0.4/1,000)
 - 4% of residents live further than a ½ mile from a park

Existing Conditions: Public Facilities

- Public transit within a city increases accessibility to resources
 - Primary provider of public transit: Torrance Transit System (TTS) and LA Metro
 - Torrance Transit serves the South Bay region and extends into Lomita
 - Dial-A-Ride taxi cab program for senior and disabled residents of Lomita
 - Service provided 24hrs/day to and from any point within the service area and to 16 satellite points
- Bike access offers a mobility option for those residents who do not have access to a car and/or those who prefer active transportation
 - Increased accessibility may help:
 - Reduce congestion
 - Contribute to community physical health
 - Improve air quality
 - City prepared a Bicycle and Pedestrian Master Plan in 2018; sets forth strategies to improve and sustain better walking and biking conditions



Existing Conditions: Food Access

- “Food Access” is associated with the physical accessibility, affordability, presence of culturally appropriate food, and food security
- **Food Security**: When everyone always has access to enough food for an active, healthy life.
- Lomita food insecurity rate is below the average for the County and State
- Poverty and food insecurity are directly correlated
- Adults living in poverty in Lomita: 8.6% (2021)
- The poverty rate in Lomita is low relative to both the County and State
- No census tracts within Lomita are deemed “food deserts”
 - However, residents must go outside of the city to shop at neighboring grocery stores (e.g., Vons, Traders Joe’s, Whole Foods Market all in Torrance)



Existing Conditions: Safe & Sanitary Homes

- Unsafe conditions:
 - Poor indoor air quality
 - Toxic building materials
 - Exposure to excessive heat or cold
 - Improper ventilation
 - Structural insecurity
- Unsafe conditions can be a result of structure age
 - Older units are more likely to contain hazardous materials like lead and asbestos
- Housing Burden
 - Low-income households with high housing costs may suffer adverse health impacts
 - None of the census tracts in Lomita has a poverty percentile above 75% or housing burden above 75%



Existing Conditions: Safe & Sanitary Homes

- Age of Housing Stock
 - Large majority (74.8%) of the housing in the city is more than 50 years old
 - Highest % of units being built between 1960 and 1979 (36.9%)
 - Survey: 39% responded that their home needs minor maintenance
- Overcrowding
 - Overcrowded = More than one person per habitable room
 - Severely overcrowded = More than 1.5 persons per room
 - Overcrowding contributes to:
 - Increased traffic
 - Accelerated deterioration of homes
 - Overburden of utilities
 - Shortage of onsite parking
 - 5.7% of homes in Lomita are overcrowded (2021)



Existing Conditions: Physical Activity

- Physical Fitness and Health Demographics
 - Compared to the County, Lomita adults have a slightly higher obesity rate
 - Compared to the County, Lomita adults do not engage in as much daily physical activity
 - Lomita children are below statewide physical fitness averages for most of the fitness indicators
- Sidewalks
 - Improve pedestrian infrastructure to increase safety and accessibility
- Active Transportation Use
 - Any form of transportation that is non-motorized
 - Currently, active transportation use within Lomita is not very prevalent



Existing Conditions: Community Engagement

- Develop policies and programs that enable all residents to participate in local decision-making
- Provide appropriate opportunities for low-income, minorities, or linguistically isolated groups
- Voting patterns can help establish and predict general community engagement levels
- Lack of voter participation can occur from lack of transportation, work conflicts, or lack of information
- Programs can be crafted to increase voter participation to help ensure that all residents are equally represented
- Community programs may include:
 - Improving the transportation network
 - Supplying high-quality recreational opportunities and community services and facilities
 - Promoting air and water quality (i.e., decreasing pollution)



EJ Discussion Questions

- What types of environmental conditions impact the Lomita community most significantly and make it difficult for residents to have good health and living conditions?
- Have you noticed poor air conditions in a specific part of town? Places it is harder to breathe, or places that smell unpleasant?
- Do you feel you have safe and easy access to parks and other amenities? Do you feel comfortable using these spaces?
- Are there specific areas of the city/neighborhoods where access to public facilities and services is more difficult?
- How can the City further encourage the participation of all residents from all backgrounds to participate in the planning process and provide feedback on local issues?





General Plan Framework



Current and Proposed Element Organization

Current General Plan	Proposed General Plan
Introduction	Introduction
Land Use	Land Use
Circulation	Circulation/Mobility
Housing	Housing*
Resource Management (Open Space & Conservation)	Resource Management (Open Space & Conservation)
Safety	Safety*
Noise	Noise
Economic Development	--
Implementation	Implementation
--	Environmental Justice**
--	Economic Development**



Content of General Plan Elements

Goals

Broad statements of community desires, preferences, and the General Plan's purpose

Policies

Guides to decision-makers with respect to development proposals, future growth, and resource allocation

Programs/Actions

Implementation steps to ensure goals and policies are carried out

Proposed Element Content

Land Use

- + Balanced Distribution of Land Uses
- + Land Use Compatibility
- + Growth Management
- + Revitalization
- + Mixed-Use Nodes/Activity Centers
- + Specific Plans
- + Sustainable Development

Circulation/Mobility

- + Local Roadway Network
- + Regional Connections
- + Pedestrian Facilities
- + Bicycle Facilities
- + Transit
- + Parking
- + Goods Movement (i.e., truck routes)
- + Congestion Management
- + Inter-jurisdictional Consistency
- + Traffic Generation in Neighboring Jurisdictions
- + Land Use and Transportation Planning
- + Traffic Calming and Safety



Proposed Element Content

Housing

- + No Change (adopted and certified by the California Department of Housing and Community Development in 2022)

Resource Management

- + Air Quality, Climate Change, and Energy
- + Cultural Resources (including the City's important historic places and structures)
- + Ecological and Biological Resources
- + Energy and Mineral Resources
- + Open Space Areas
- + Parks and Recreation Facilities and Programs
- + Recreational Trails
- + Scenic Vistas and Landforms
- + Conservation



Proposed Element Content

Safety

+ No Change (adopted in 2021)

Noise

+ Mobile, Stationary, and
Neighborhood Noise Sources
+ Sensitive Receptors



Proposed Element Content

Environmental Justice

- + Pollution Exposure and Air Quality
- + Access to Public Facilities
- + Healthy Food Access
- + Safe and Sanitary Homes
- + Physical Activity
- + Civic Engagement

Economic Development

- + Economic Vitality of the Community
- + Business Development Opportunities
- + Retail Sector Growth and Competitiveness
- + Employment Opportunities and Related Development
- + Jobs-Housing Balance
- + Institutional Capacity
- + Regional Destinations
- + Local Destinations





Next Steps



Next Steps

- Preparation of Draft General Plan Policy Document
- Comprehensive Zoning Code Update
- Environmental Review
 - Notice of Preparation of an Environmental Impact Report
 - Scoping Meeting
 - Draft Environmental Impact Report
 - Final Environmental Impact Report
- Public Review of Draft Documents (45 days)
- Public Hearings



GPAC Schedule

GPAC Meeting No.	Topic	Month	Day	Year	Status
1	Project Kick-off and Community Vision/Priorities	June	13	2023	Confirmed
2	Economic Development and Fiscal Sustainability	July	13	2023	Confirmed
3	Land Use and Mobility	August	8	2023	Confirmed
4	Land Use Alternatives	September	12	2023	Confirmed
5	Public Facilities and Services, Safety, and Noise	October	10	2023	Confirmed
6	Environmental Justice	December	12	2023	Confirmed
7	Presentation of Draft General Plan Elements	TBD	TBD	2024	Proposed
8	Presentation of Draft General Plan Elements	TBD	TBD	2024	Proposed





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