

South Bay Area Plan Project – July, 2023

What is the South Bay Area Plan?

The Los Angeles County Planning Department is starting work on the South Bay Area Plan Project (SBAP) with the primary goals of establishing land use policies specific to unincorporated communities of the South Bay. The area plan will guide the physical growth and development within the unincorporated communities of the South Bay Planning Area through horizon year 2035. The South Bay Planning Area includes Alondra Park/El Camino Village, Del Aire/Wiseburn, Hawthorne Island/Moneta Gardens, La Rambla, Lennox, West Carson, and Westfield/Academy Hills. Over 68,000 residents live in these communities. The median age of residents is 36.9 years with 56.2% owning their homes and 43.8% renting.

Goals of the South Bay Area Plan Project

Establish Policies for Sustainable Development

Guide development in creating a balance between housing and jobs, as well as creation of green and natural spaces.

Prioritize Equity and Environmental Justice

Utilize an environmental justice and equity lens to evaluate all recommendations.

Implement the Countywide Housing Element

Increase potential for diverse housing types in the South Bay, including affordable housing.

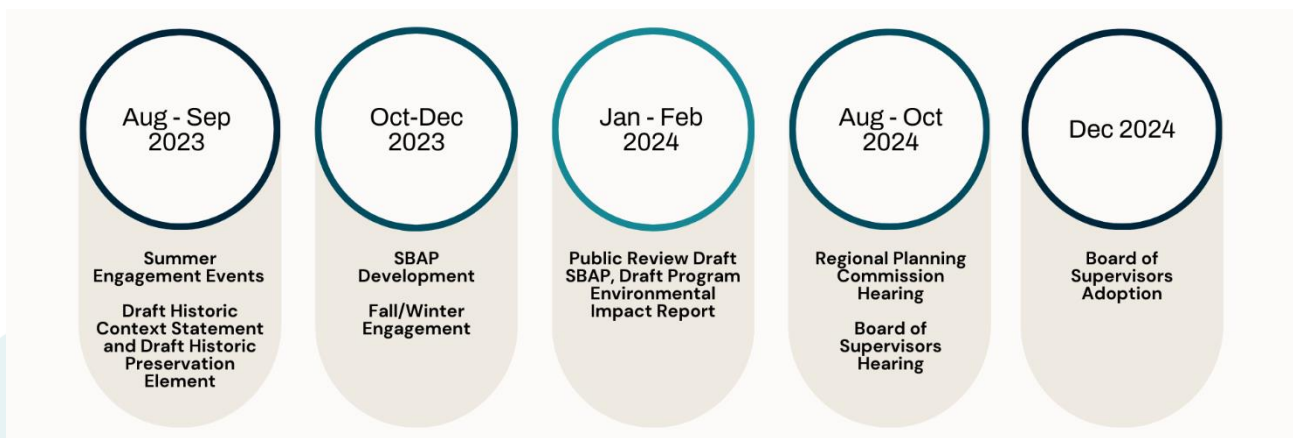
Consider Different Ways to Move Around Communities

Encourage transit and active transportation (walking and biking) as ways of traveling within the South Bay.

Celebrate Community Identify & Culture

Seek out special places or traditions that are meaningful to the community and recommend ways to preserve and celebrate them.

The SBAP will be prepared over a 20-month period with Board adoption planned for December 2024.



Background - Planning 101

How do unincorporated areas of Los Angeles County differ from incorporated areas?

There are 88 incorporated cities in the County. These cities are individually responsible for planning and regulating development within their jurisdictions. However, not all areas in the County lie within these 88 cities. The areas that are not within cities are referred to as unincorporated areas. The Los County Planning Department is responsible for planning and regulating development in unincorporated areas.

What are Los Angeles County's Planning Areas?

With over 10 million residents, Los Angeles County is the nation's most populous County. It covers areas that extend from the Antelope and Santa Clarita Valleys to the Palos Verdes Peninsula, and from Malibu to the San Gabriel Valley. To effectively plan and regulate development in such a large geography, the County adopted the Planning Areas Framework as part of its General Plan in 2015. The Planning Areas Framework sets up the organizational structure for local communities to work with the County in developing plans that respond to their unique and diverse geographic character and community identity.

Learn More

To learn more about the project, please visit <https://planning.lacounty.gov/long-range-planning/south-bay-area-plan/>

For more information, please contact the project team at:
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The South Bay Planning Area is one of the 11 planning areas identified in the framework.

The South Bay Area Plan will establish a land use plan. What is a land use plan?

Local jurisdictions like cities and counties are responsible for establishing their own land use policies. At its simplest, a land use plan includes policies that designate where to allow various kinds of uses and activities, such as homes, shops, factories, and parks on private and public properties. A land use plan ultimately reflects a community's priorities for what it aspires to be. For example, a land use plan that sets aside 90% of its land area for industrial use is very different from one that sets aside 90% for residential use.

What are zoning and development standards?

Zoning and development standards implement a community's land use plan. Zoning can help clarify what is allowed within the different land use types, while development standards regulate how individual developments are built. How tall, how big, how much parking, how much yard space, and the like. Land use plans and zoning serves as the blueprint for how a community grows.