

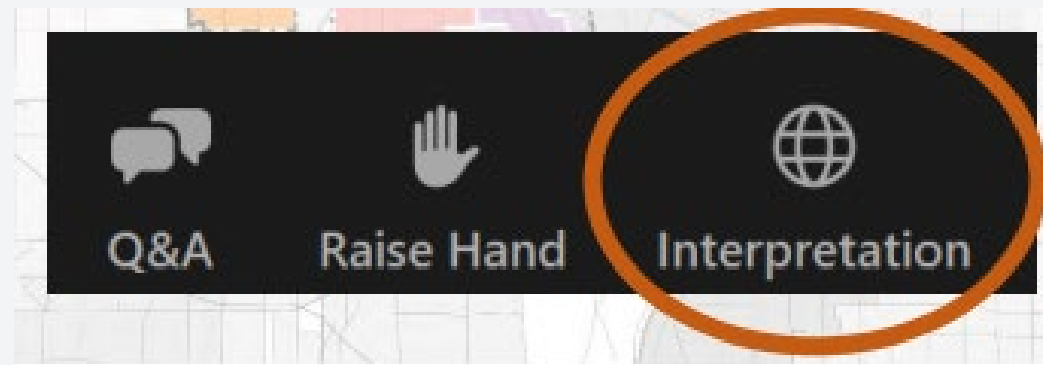
Welcome!

**The meeting will begin
shortly...**

**While you're waiting feel free to share in the
chat your first name, community, and
something that you love about your
community.**

LANGUAGE SUPPORT

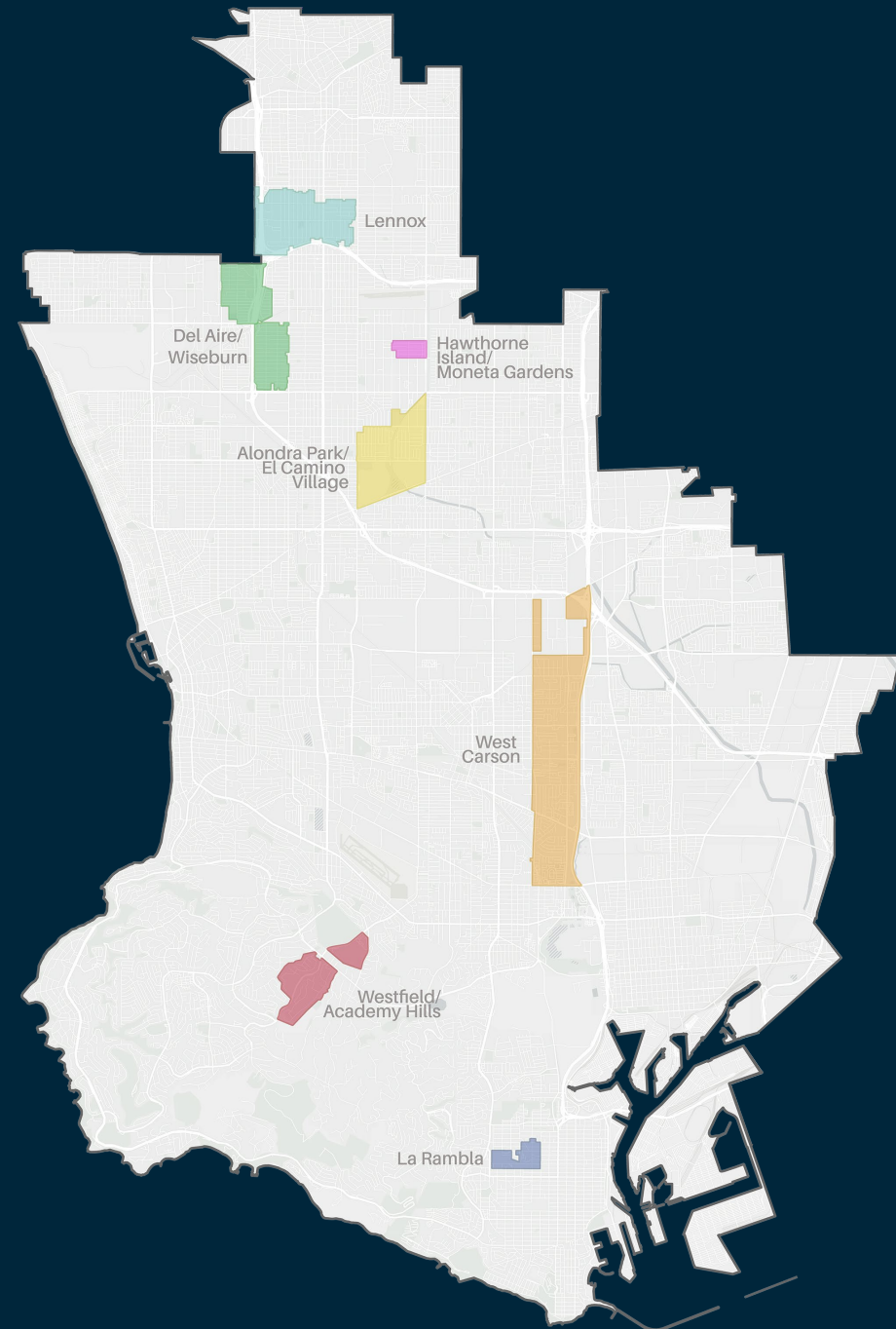
Language support is available. To listen to the presentation in Spanish, click on the **globe** symbol at the bottom of your screen.





SOUTH BAY AREA PLAN

Virtual Community Meeting
July 20, 2023
Zoom Meeting



AGENDA

- I. Introduction
- II. South Bay Area Plan
- III. Planning Concepts (interactive)
- IV. Next steps
- V. Questions and Comments



MEETING GOALS

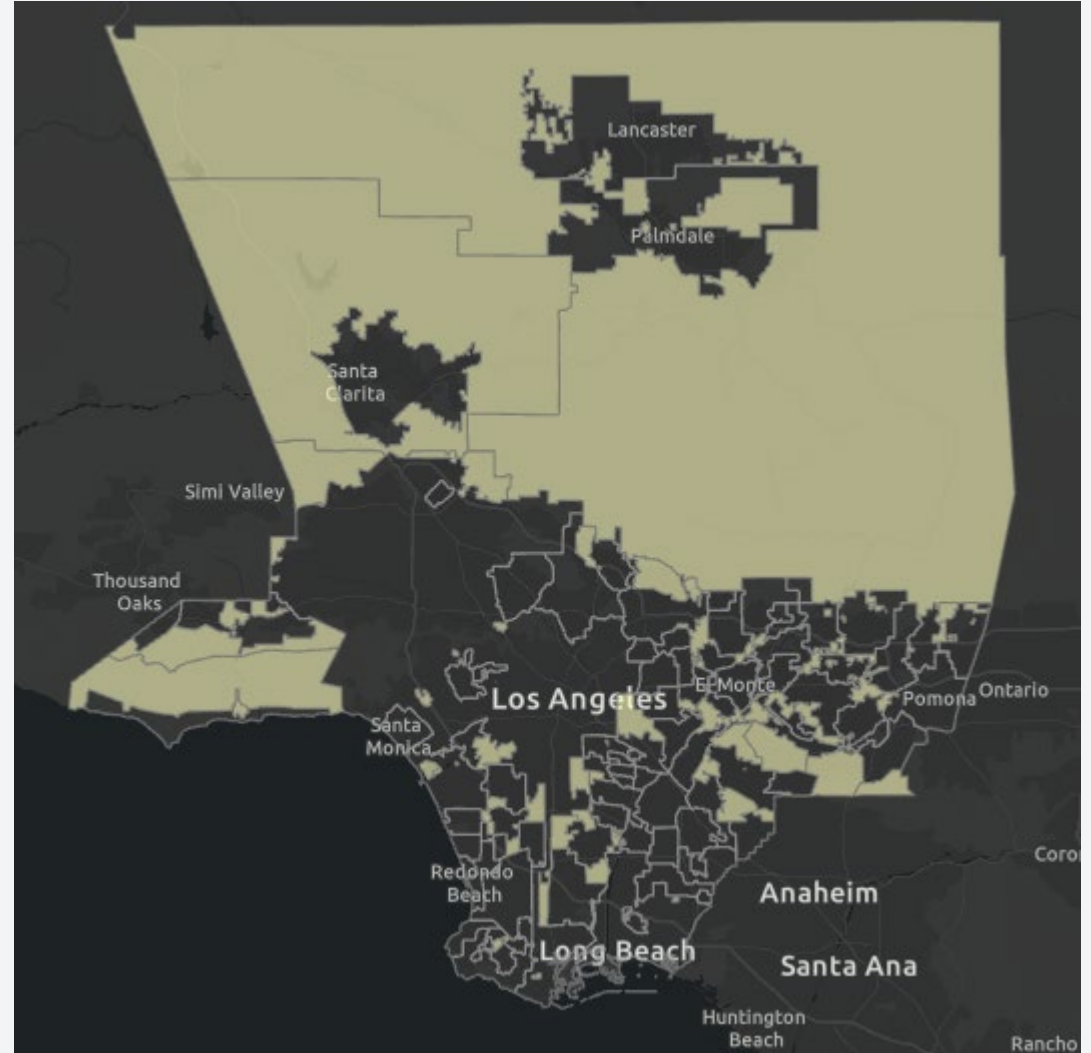
- Planning 101
- Share potential ideas
- How to participate
- Q&A Time



INTRODUCTION

LA COUNTY PLANNING

- Land use and zoning functions for the unincorporated areas of Los Angeles County
- Long range plans, review development projects, and respond to zoning complaints
- What, where, and how to help guide growth



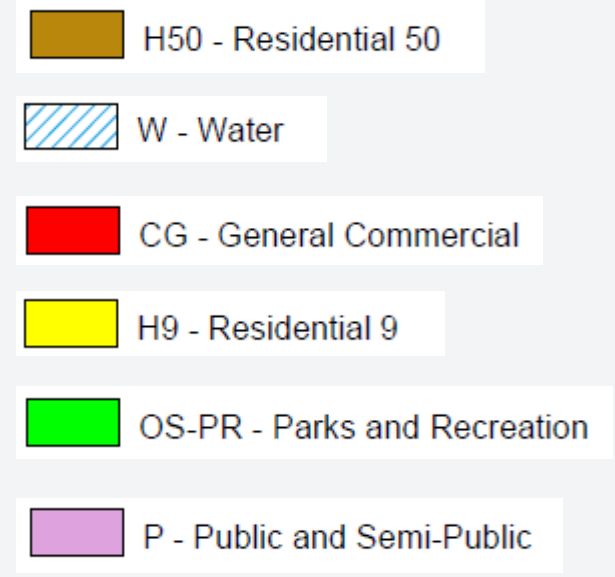
LAND USE + ZONING

- How can property be used?
- Compatibility + Distribution of uses
- Development Standards



LAND USE

- Designates the proposed general distribution, location, and extent of uses
- “Blueprint” for how land will be used to accommodate growth and change



ZONING

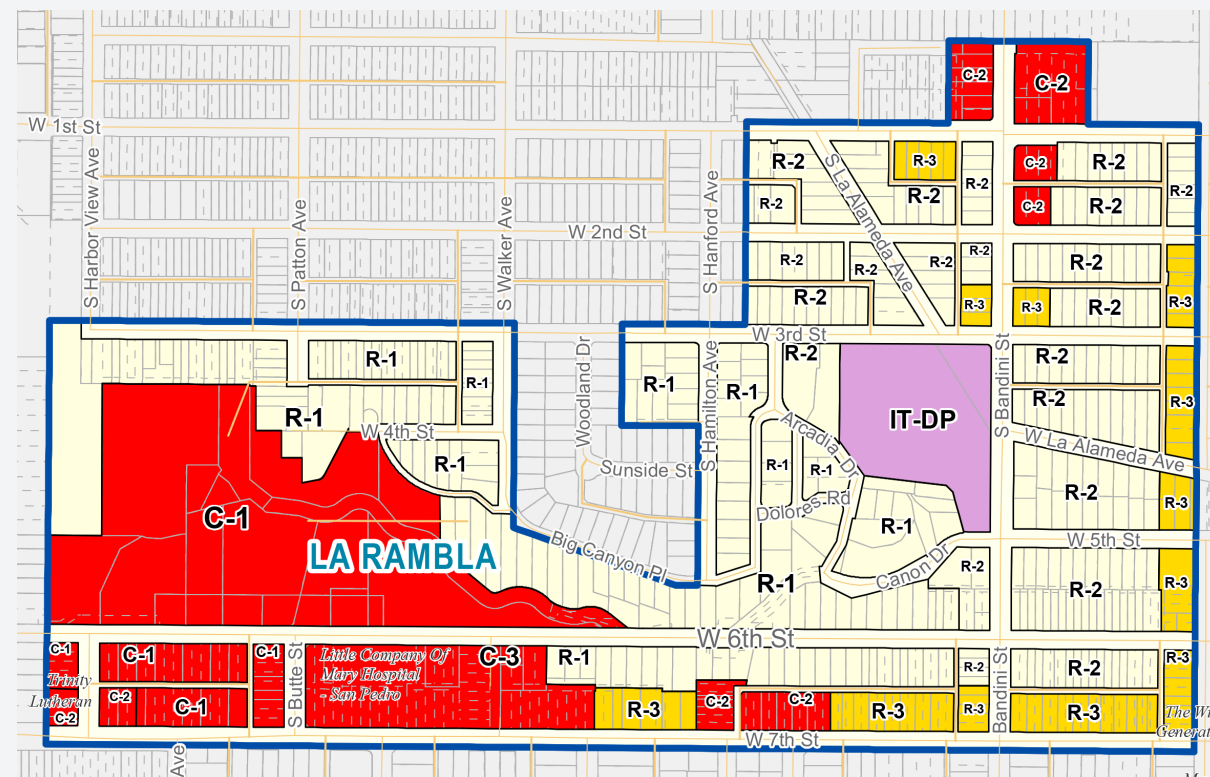


R-1 : Single-Family Residence
R-2 : Two-Family Residence
R-3 : Limited Density Multiple Residence



C-1 : Restricted Commercial
C-2 : Neighborhood Commercial
IT-DP : Institutional

- Zoning determines what you can build and what uses are allowed on any given parcel of land
- Zoning includes development standards
 - Minimum lot size
 - Lot configuration
 - Access
 - Height restrictions
 - Yard/landscaping requirements



GENERAL PLAN 2035



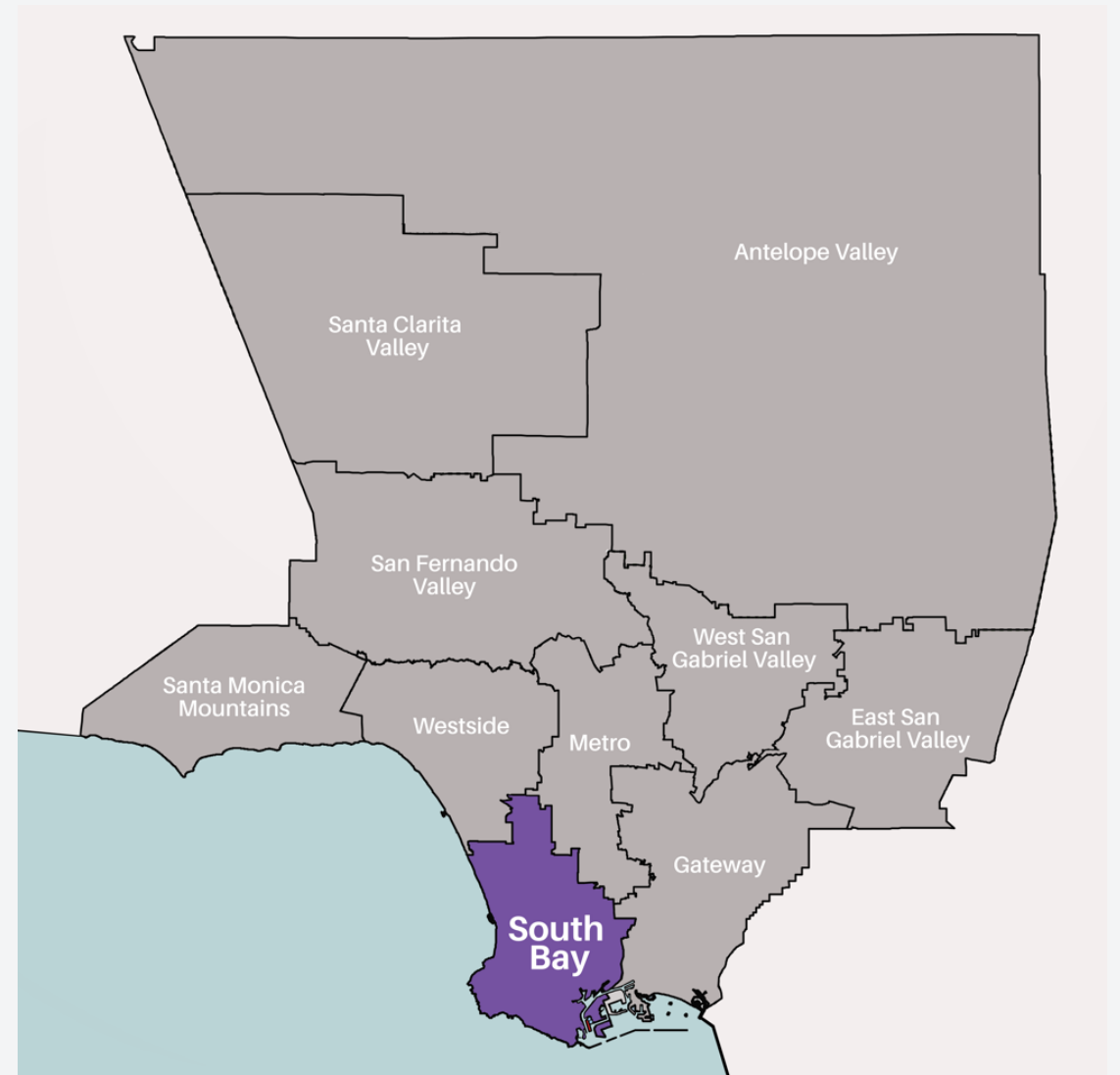
POLL QUESTION

**What does LA County Planning
do?**

SOUTH BAY AREA PLAN

SOUTH BAY AREA PLAN (SBAP)

- One of 11 planning areas
- Long-term vision, identify future land uses, and recommend future infrastructure improvements
- Guide future land use development for the unincorporated South Bay communities:
 - Alondra Park/El Camino Village
 - Del Aire/Wiseburn
 - Hawthorne Island/Moneta Gardens
 - La Rambla
 - Lennox
 - West Carson
 - Westfield/Academy Hills

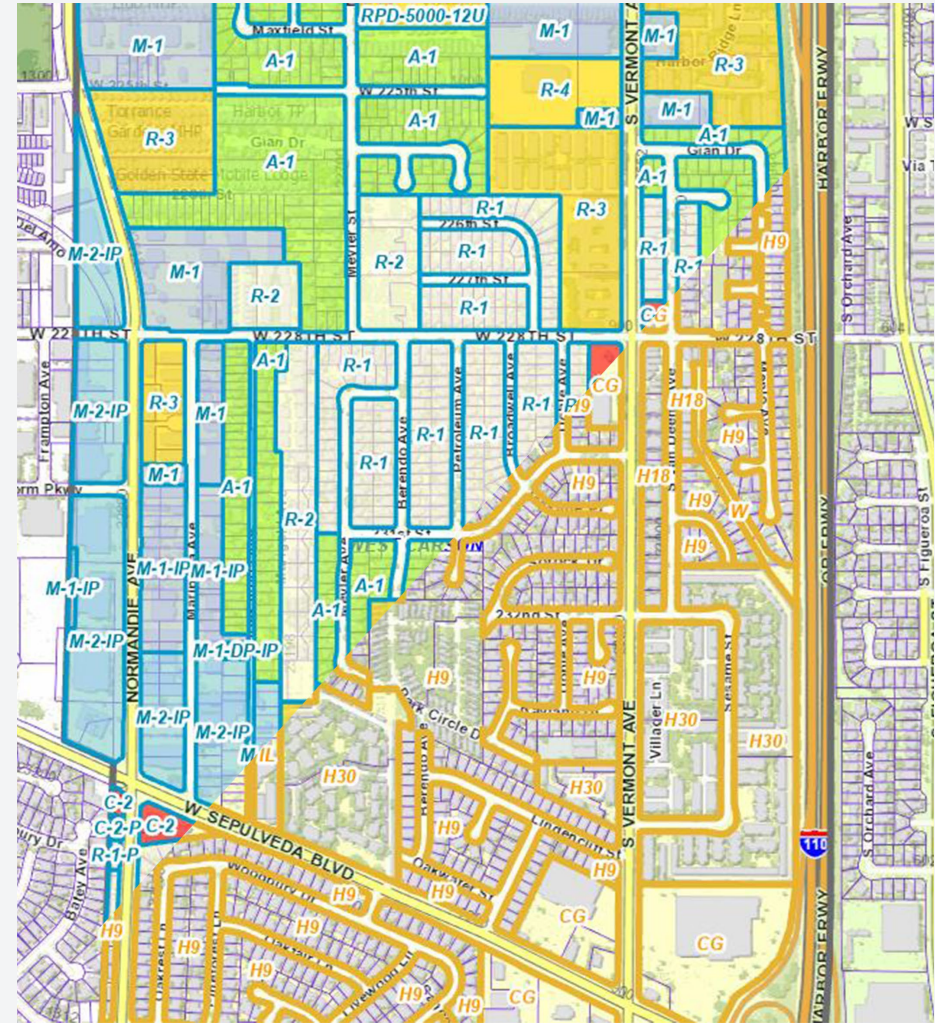


PROJECT COMPONENTS

- **Area Plan**
 - Goals/Policies/Implementation
 - **Historic Context Statement**
- **Zoning Ordinance Changes**
 - Updates to West Carson TOD Specific Plan
 - Potentially include area-wide or community standards district
- **Land Use/Zoning Map Changes**
- **Program Environmental Impact Report (PEIR)**
 - Environmental analysis of impacts of the project

LAND USE + ZONING REVIEW

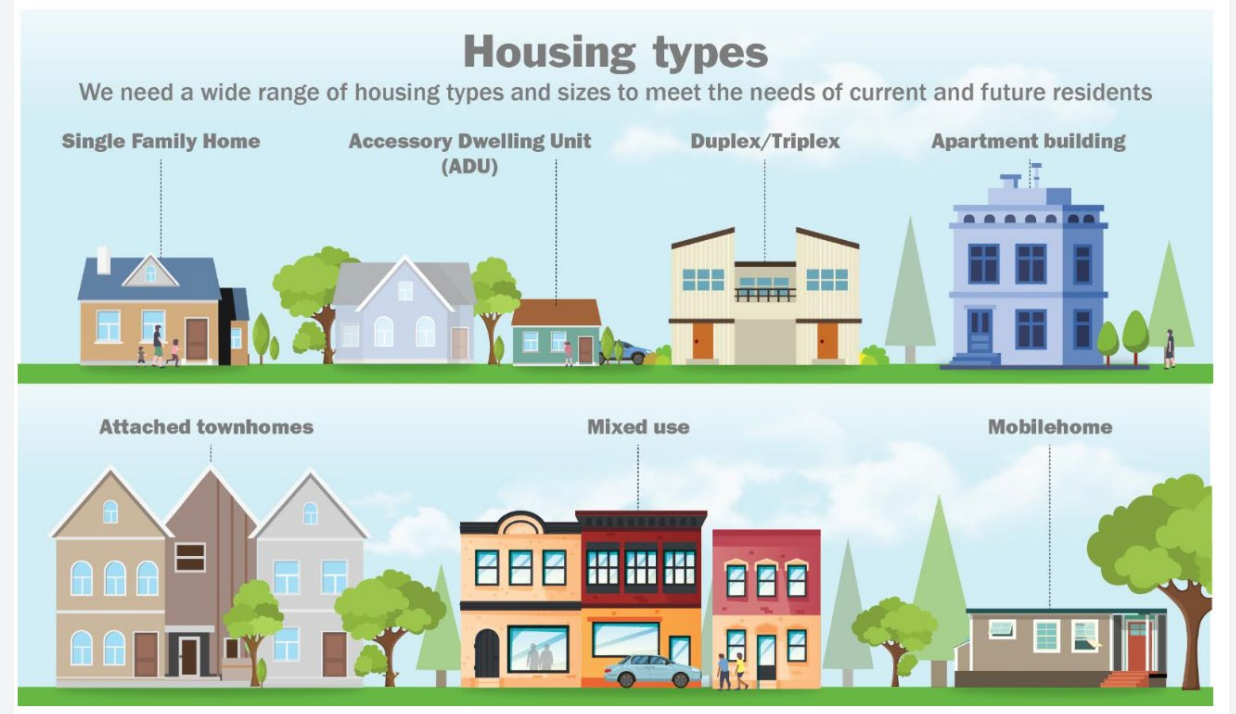
- Policy LU 2.10: Ensure consistency between land use policy and zoning by undergoing a comprehensive zoning consistency analysis that includes zoning map changes and Zoning Code amendments, as needed



HOUSING ELEMENT REZONING

- Rezoning as part of the Housing Element portion of the General Plan
- To provide for a wide range of housing type and sizes to meet the needs of current and future residents
- Regional Housing Needs Allocation (RHNA)
- Site selection process

<https://bit.ly/3kPgsEy>



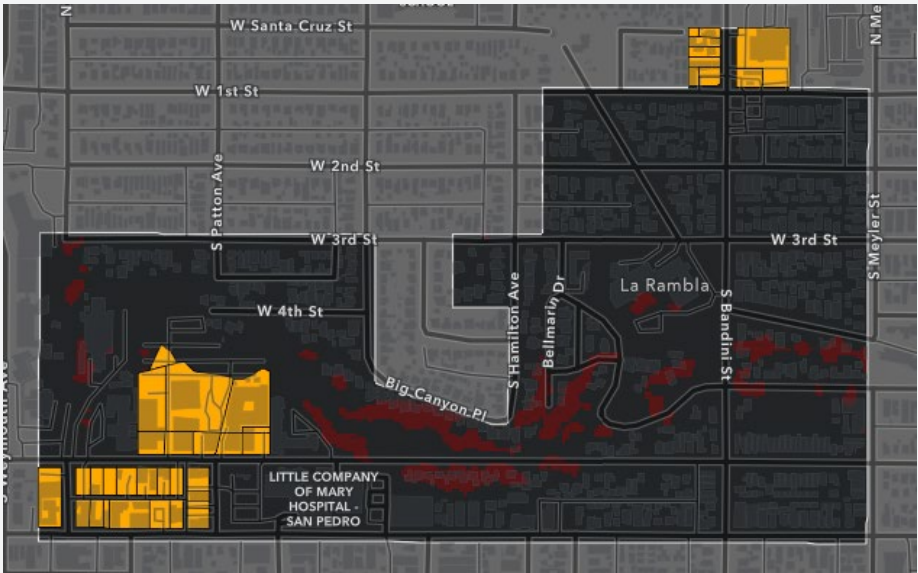
MIXED USE DEVELOPMENT ZONE (MXD)

- Residential, commercial, limited light industrial uses
- 50-150 du/acre
- 65-foot height maximum
- Development standards, yard or setback requirements, and landscape requirements



Image source: <https://ktgy.com/wp-content/uploads/2019/04/Downtown-Superior-Mixed-Use-Superior-Colorado-Ranch-Capital-Morgan-Holdings-KTGY-1-1.jpg>

HOUSING ELEMENT SITES



POLL QUESTION

**Do you think mixed use zoning
could have a positive impact on
your community?**

PROJECT GOALS

- Establish policies for Sustainable Development
- Prioritize Equity and Environmental Justice
- Implement the Countywide Housing Element
- Consider Different Ways to Move Around Communities
- Celebrate Community Identity & Culture



PLANNING CONCEPTS

Accessory Commercial Units (ACUs)

WHAT

Allow accessory commercial units in residential-only neighborhoods

WHY

- Increase opportunities for small, local-serving businesses
- Promote walkable access to essential goods and services including healthy food for residents



ACCESSORY COMMERCIAL UNITS - IMPLEMENTATION

- **Establishment Criteria**
 - Corner lots in residentially-zoned areas
- **Development Standards**
 - Accessory to established primary residential use, with maximum size
 - Cannot displace residential units



ACU Examples

Neighborhood Serving Grocery,
Market, or Corner Store



POLL QUESTION

**Do you think Accessory
Commercial Units (ACUs) would
be a good addition to your
community?**

MOBILE FOOD VENDING

WHAT

Allow food truck vending on private parking lots (e.g., churches, offices, schools).

WHY

- Celebrate food truck vending as an integral part of the communities' daily street life
- Encourage small businesses and entrepreneurship
- Support affordable, local eatery options



MOBILE FOOD VENDING - IMPLEMENTATION

- **Establishment Criteria**
 - Parking lots, when primary use is not in operation (i.e., nights/weekends)
- **Use / Operational Restrictions**
 - Low impact uses allowed
 - No liquor sales or disruptive uses



MOBILE FOOD VENDING - Examples

- Portland Food Truck Market
- Grand Park Lunch a la Park
- Altadena Food Truck Friday



POLL QUESTION

**Do you think Mobile Food
Vending on private property
would be a good addition to your
community?**

NEXT STEPS

HISTORIC CONTEXT STATEMENT(HCS)

- A HCS identifies the important themes relevant to the history and development of the built environment of a geographic area
- Background information for a Historic Resource Survey
- Provide recommended goals, policies and implementation programs

Virtual Meeting
Thursday, August 17th
4:30p-6:30p



SOUTH BAY AREA PLAN PROJECT MILESTONES

2023

- Jun 2023 Project Kick-off
Summer Outreach
- Aug 2023 Summer Outreach
- Sep 2023 Draft Historic Context Statement (HCS)
Public Review
- Nov 2023

California Environmental Quality Act (CEQA)
Scoping Meeting

2024

- Jan 2024 Public Review Draft South Bay Area Plan (SBAP)
- Jun 2024 Public Hearing Draft SBAP
- Aug 2024 Regional Planning Commission (RPC) Hearing
- Oct 2024 Board of Supervisors (BOS) Hearing
- Dec 2024 BOS Adoption

Public Review Draft Program Environmental Impact Report (PEIR)

Final PEIR
Final HCS

UPCOMING EVENTS

Date	Activities
July 29, 2023	In-person Open House #1 (Lennox Library) 11:00a-1:00p
August 3, 2023	In-person Open House #2 (TBD) 6:00p-8:00p
August, 17, 2023	Historic Context Statement Outreach Meeting (Virtual) 4:30p-6:40p



**Q&A +
COMMENTS?**

CONTACT INFORMATION

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<https://bit.ly/SouthBayAP>

THANK YOU!

