

# south bay

A R E A P L A N

## Programmatic Environmental Impact Report (PEIR) Public Scoping Meeting

Thursday, November 2, 2023

Project No. PRJ2022-004615

Advance Planning Case No. RPPL2022014508

Advance Planning Case No. RPPL2022014509

Environmental Assessment No. RPPL2022014512

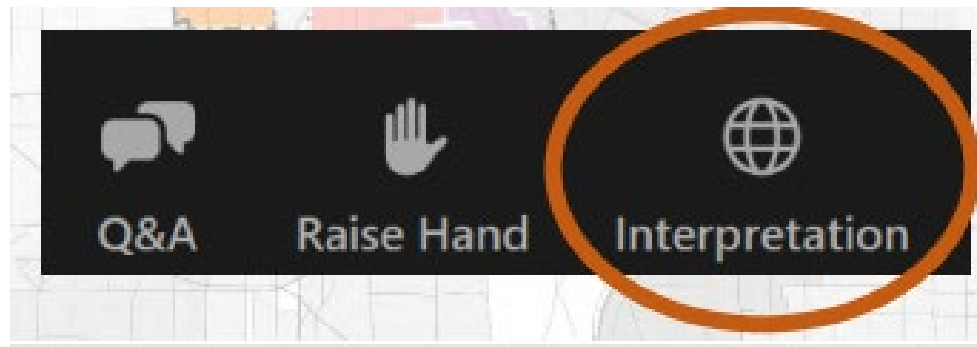
General Plan Amendment No. RPPL2023004724

Zone Change No. RPPL2023004725

# Language Support

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



# Agenda

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- 1. Welcome and Introductions**
- 2. California Environmental Quality Act (CEQA)**
  - CEQA Requirements
  - Purpose of a Scoping Meeting
  - CEQA Process, Schedule, and PEIR Contents
- 3. South Bay Area Plan Overview**
  - General Plan Amendments
  - Zone Changes
  - Title 22 Amendments
- 4. Public Comments/Questions**

# Introductions

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## **LA County Department of Regional Planning**

- Pat Hachiya, AICP, Supervising Planner
- Julie Yom, AICP, Principal Planner
- Thomas Dearborn, AICP, Senior Planner
- Miriam Thompson, Planner
- Arturo Jacobo, Planner

## **Spanish Interpreter**

- Gabriella Carmona, STC Interpreting

# Meeting Attendee Guide

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# Project Areas

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**LENNOX**

**DEL AIRE/WISEBURN**

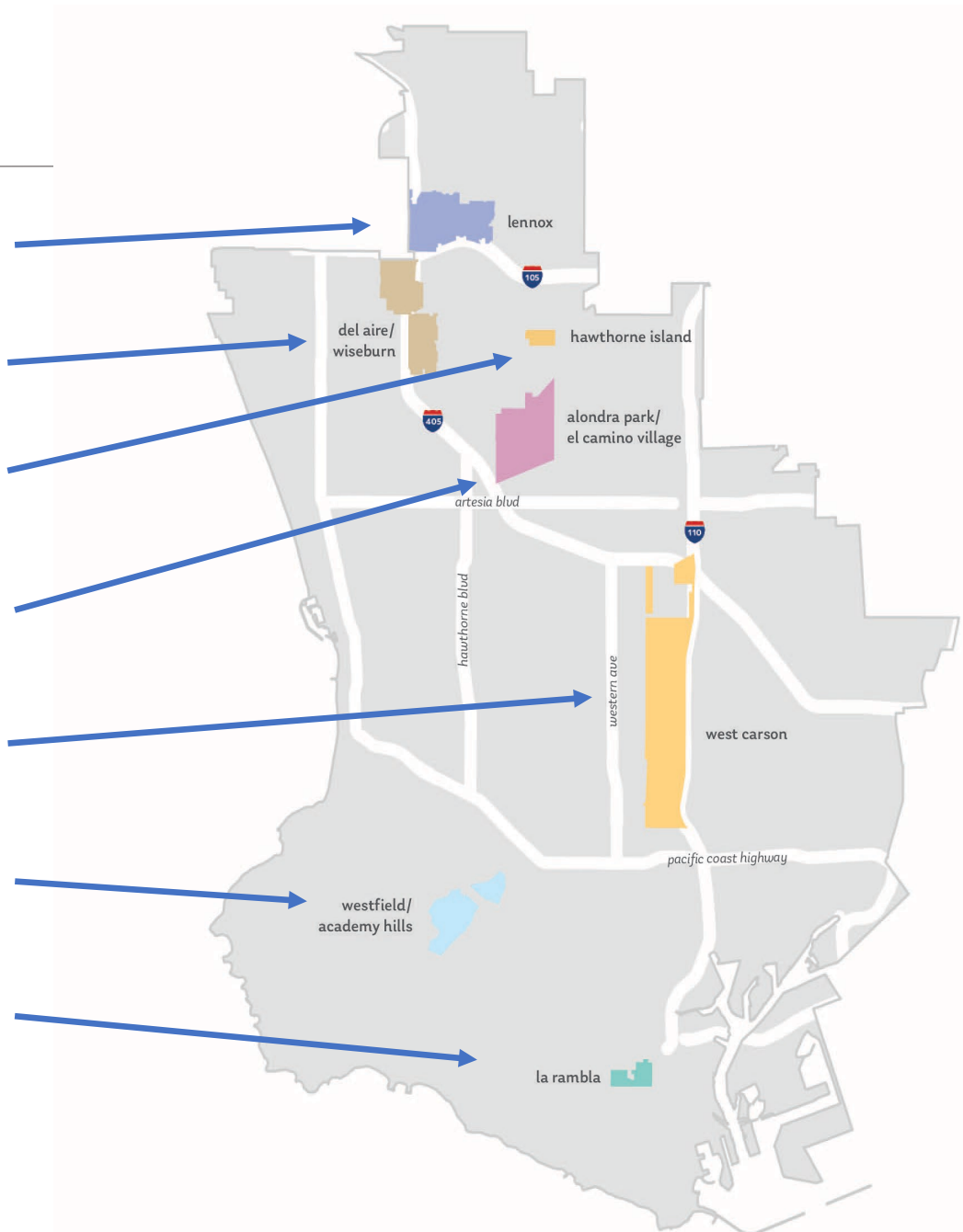
**HAWTHORNE ISLAND**

**ALONDRA PARK/ EL CAMINO COLLEGE**

**WEST CARSON**

**WESTFIELD/ ACADEMY HILLS**

**LA RAMBLA**



# South Bay Area Plan (Project) Goals

## 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.

## Consider Different Ways to Move Around Communities

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



## Implement the Countywide Housing Element

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

## Celebrate Community Identity and Culture

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

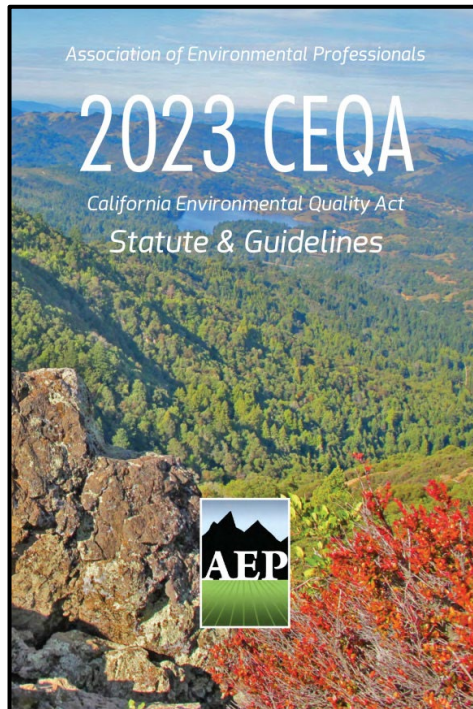
# CEQA Requirements

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# California Environmental Quality Act

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1. Inform decision-makers and public about potentially significant physical effects on the environment.
2. Identify ways to avoid or significantly reduce environmental impacts.
3. Prevent significant avoidable impacts through feasible alternatives and/or mitigation.
4. If a project is approved with significant impacts, disclose to the public the reasons why.

# Purpose of a Scoping Meeting

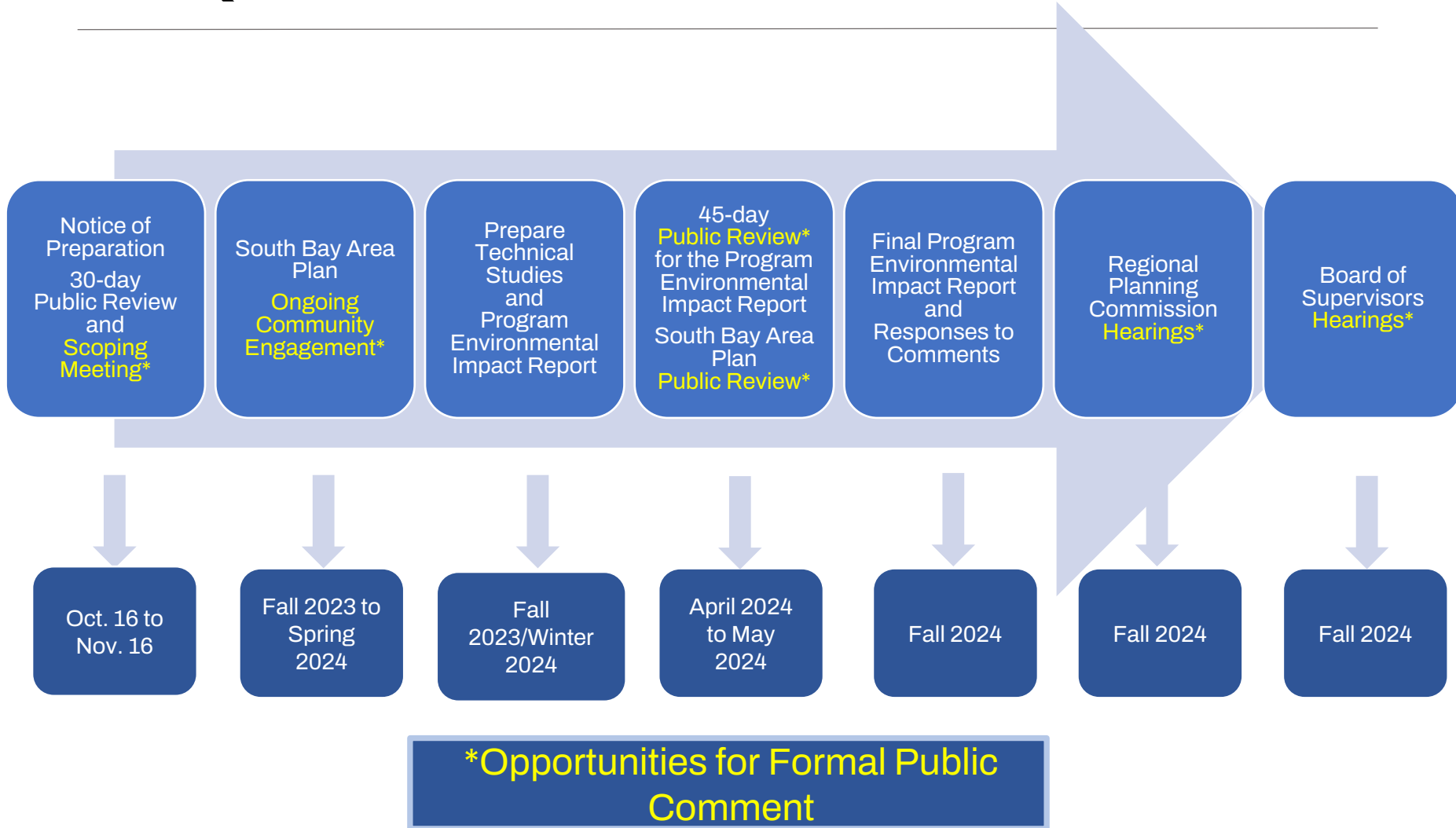
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**To help determine the scope and content of the environmental information to be analyzed in the PEIR through consultation with:**

- Responsible and trustee agencies
- Adjacent cities/counties
- Public transit agencies
- Interested organizations or individuals

**This is an information-gathering meeting**

# CEQA Process and Schedule



# Contents of the Program EIR

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1. Environmental setting (baseline for impact analysis)
2. Project description and objectives
3. Direct, indirect and cumulative impacts analyses
4. Ways to avoid or reduce significant environmental impacts (mitigation measures & alternatives)
5. Effects not found significant
6. Organizations and persons consulted

# CEQA Environmental Topics

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- Aesthetics
- Agriculture & Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities & Service Systems
- Wildfire

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## Project Overview

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# South Bay Area Plan Project Overview

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## General Plan Amendment

- Establish the South Bay Area Plan as part of the LA County General Plan

## South Bay Area Plan

- Areawide Goals and Policies
  - Land Use, Public Space and Recreation, Mobility, Environmental Justice, Climate Adaptation and Resiliency, Cultural and Historic Resources, and Economic Development
- Areawide Implementation Programs
  - Programs to implement the SBAP overarching goals and guiding principles
- Community-specific Chapters
  - Goals and policies unique to a specific community

# South Bay Area Plan Project Overview

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## General Plan Amendment

- Land Use Policy Map Updates
  - Incorporate proposed land use changes as identified in the Housing Element (e.g. General Commercial (CG) to Mixed-Use [MU])
  - Redesignate certain land uses to correspond to zoning (e.g. Residential 18 [H-18] to H-30 to correspond Limited Density Multiple Residence [R-3] zone)
  - Redesignate certain residential and commercial land uses to facilitate additional housing, including within West Carson TOD Specific Plan
  - Redesignate certain Light Industrial [IL] areas in West Carson to facilitate new commercial uses and reflect changing development patterns (e.g., Alpine Village and select parcels in the West Carson TOD Specific Plan area from IL to CG)



# South Bay Area Plan Project Overview

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## Update Zoning Maps

- Maintain consistency with General Plan Land Use Map changes described above
- Implement changes from Housing Element Update (e.g. Change zones to Mixed Use [MXD] to correspond to MU land use designation)
- Implement zone changes in West Carson Transit Oriented District (TOD) Specific Plan to maintain consistency with updated Land Use Policy Map
- Rezone Agricultural (A-1) parcels to Residential (R-1 and R-2) or Open Space (OS)

# South Bay Area Plan Project Overview

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## Amend Title 22, LA County Planning and Zoning Code

- Establish Planning Area Standards District
  - Area wide and community-specific standards
- Reorganize the West Carson TOD Specific Plan and streamline non-regulatory chapters
- Revise existing and create new development and/or design standards to:
  - Facilitate well-designed multi-family residential and mixed-use developments
  - Preserve existing affordable housing supply, such as existing apartments
  - Small neighborhood scale retail and commercial (e.g. Accessory Commercial Units) to promote food and services within walking distance of residences.

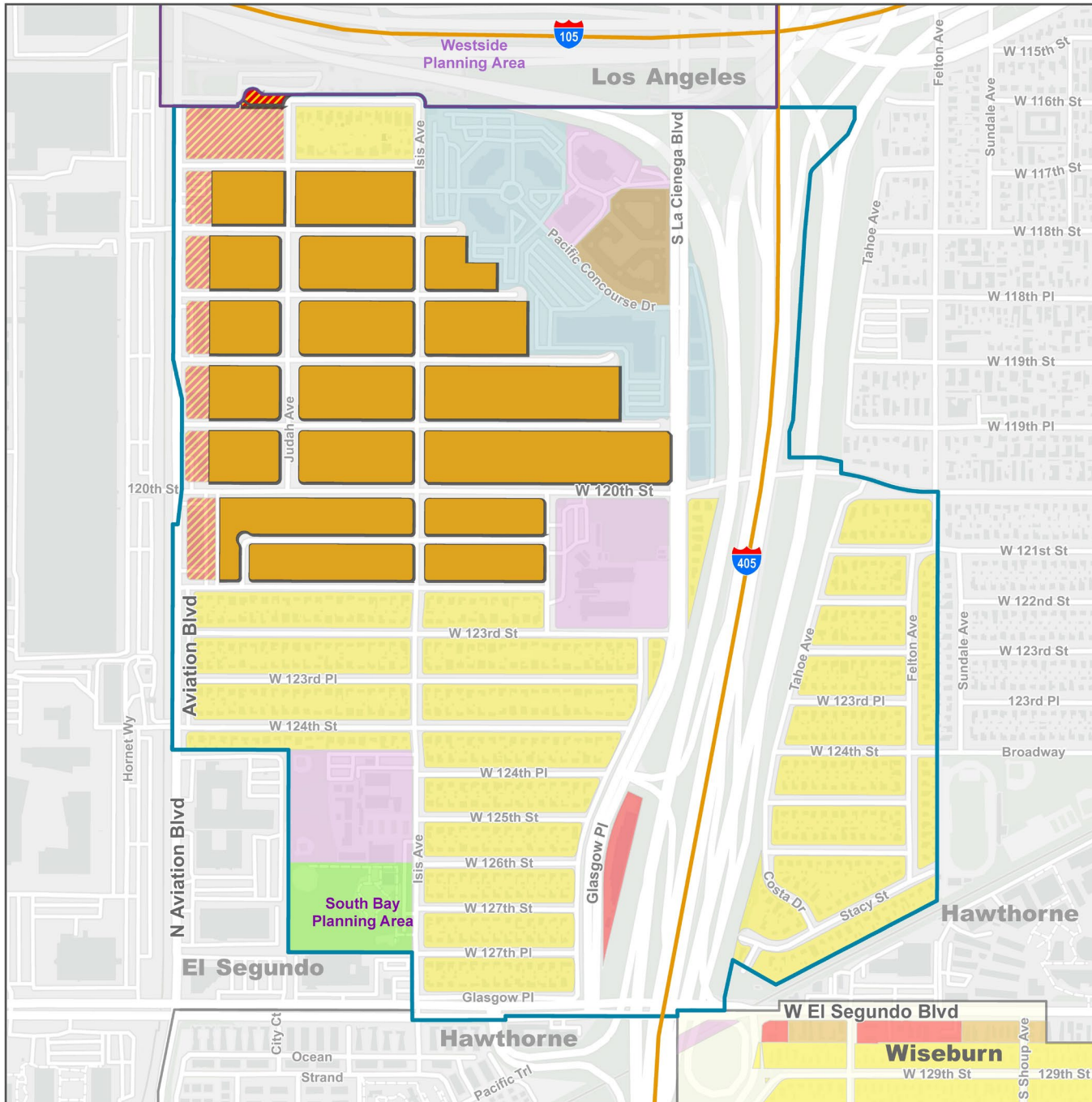
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## **Preliminary Draft**


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## **Land Use Map Changes**



Los Angeles County  
**South Bay Area Plan**  
**Proposed Land Use Changes**  
*Del Aire*


- Proposed Land Use Policy**
- H30 - Residential 30
  - MU - Mixed Use
- Existing Land Use Policy (no change)**
- H9 - Residential 9
  - H30 - Residential 30
  - H100 - Residential 100
  - CG - General Commercial
  - MU - Mixed Use
  - IL - Light Industrial
  - P - Public and Semi-Public
  - OS-PR - Parks and Recreation
- Administrative Layers**
- Current Community
  - South Bay Planning Area
  - Surrounding Planning Area




**LA COUNTY**  
**PLANNING**

LOS ANGELES COUNTY  
 Dept. of Regional Planning  
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 Los Angeles, CA 90012

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# Del Aire


Glasgow Pl

Los Angeles County

## South Bay Area Plan Proposed Land Use Changes

Wiseburn

### Proposed Land Use Policy


 MU - Mixed Use

### Existing Land Use Policy (no change)

 H9 - Residential 9

 H30 - Residential 30

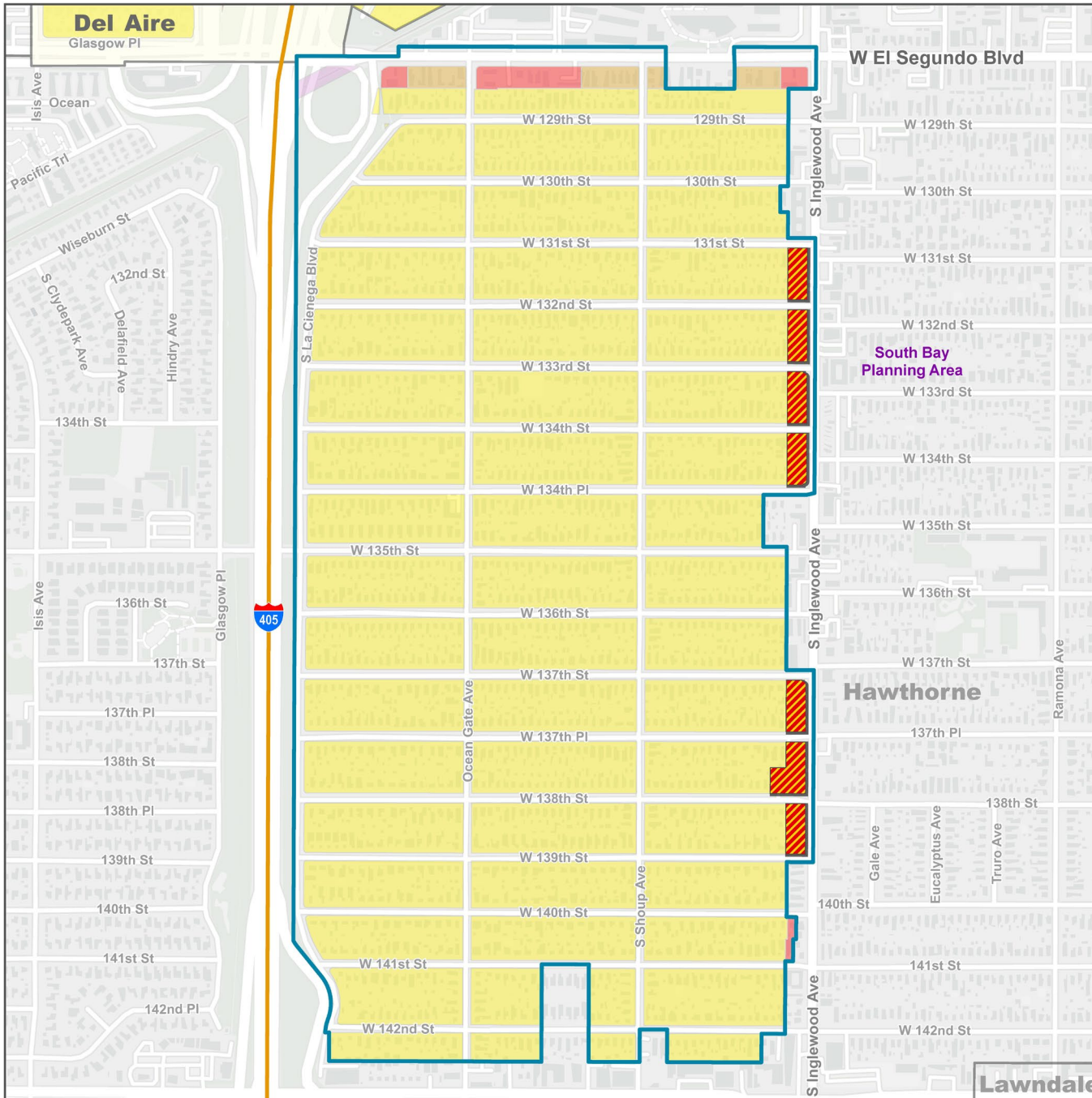
 CG - General Commercial

 P - Public and Semi-Public

### Administrative Layers

 Current Community

 South Bay Planning Area



W El Segundo Blvd

W 129th St

W 130th St

W 131st St

W 132nd St

W 133rd St

W 134th St

W 135th St

W 136th St

W 137th St

W 137th Pl

W 138th St

W 139th St

W 140th St

W 141st St

W 142nd St

S Inglewood Ave

S Inglewood Ave

S Inglewood Ave

S La Cienega Blvd

Ocean Gate Ave

S Shoup Ave

Ramona Ave

Gale Ave

Eucalyptus Ave

Truro Ave

Hawthorne

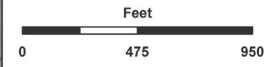
South Bay  
Planning Area

Lawndale

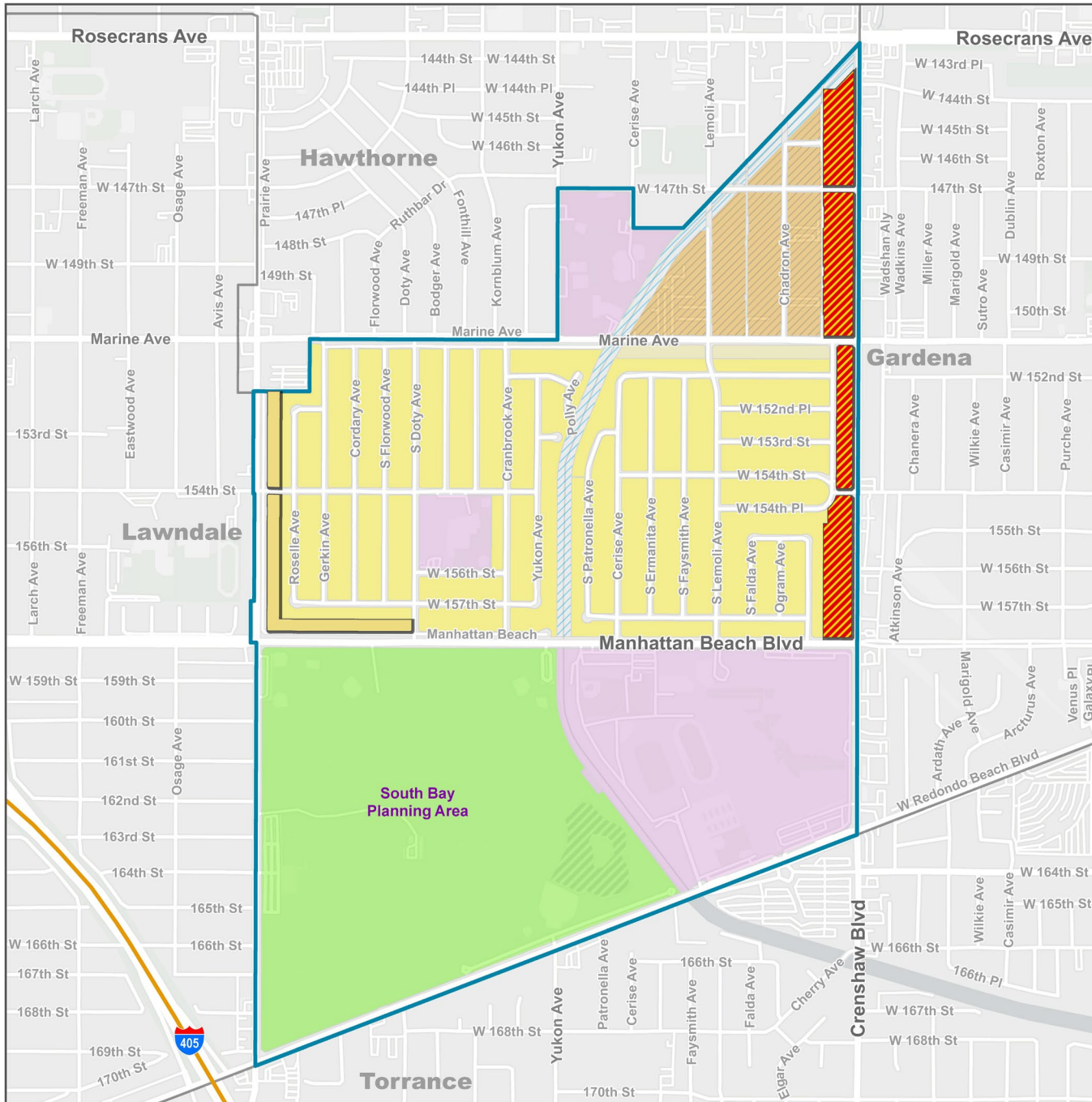


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Los Angeles County  
**South Bay Area Plan**  
**Proposed Land Use Changes**  
*Alondra Park / El Camino Village*

**Proposed Land Use Policy**

- H18 - Residential 18
- MU - Mixed Use

**Existing Land Use Policy (no change)**

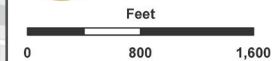
- H9 - Residential 9
- H18 - Residential 18
- H30 - Residential 30
- H50 - Residential 50
- CG - General Commercial
- P - Public and Semi-Public
- OS-PR - Parks and Recreation
- W - Water

**Administrative Layers**

- Current Community
- South Bay Planning Area



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**South Bay Area Plan  
Proposed Land Use Changes**

*Hawthorne Island*

**Existing Land Use Policy (no change)**

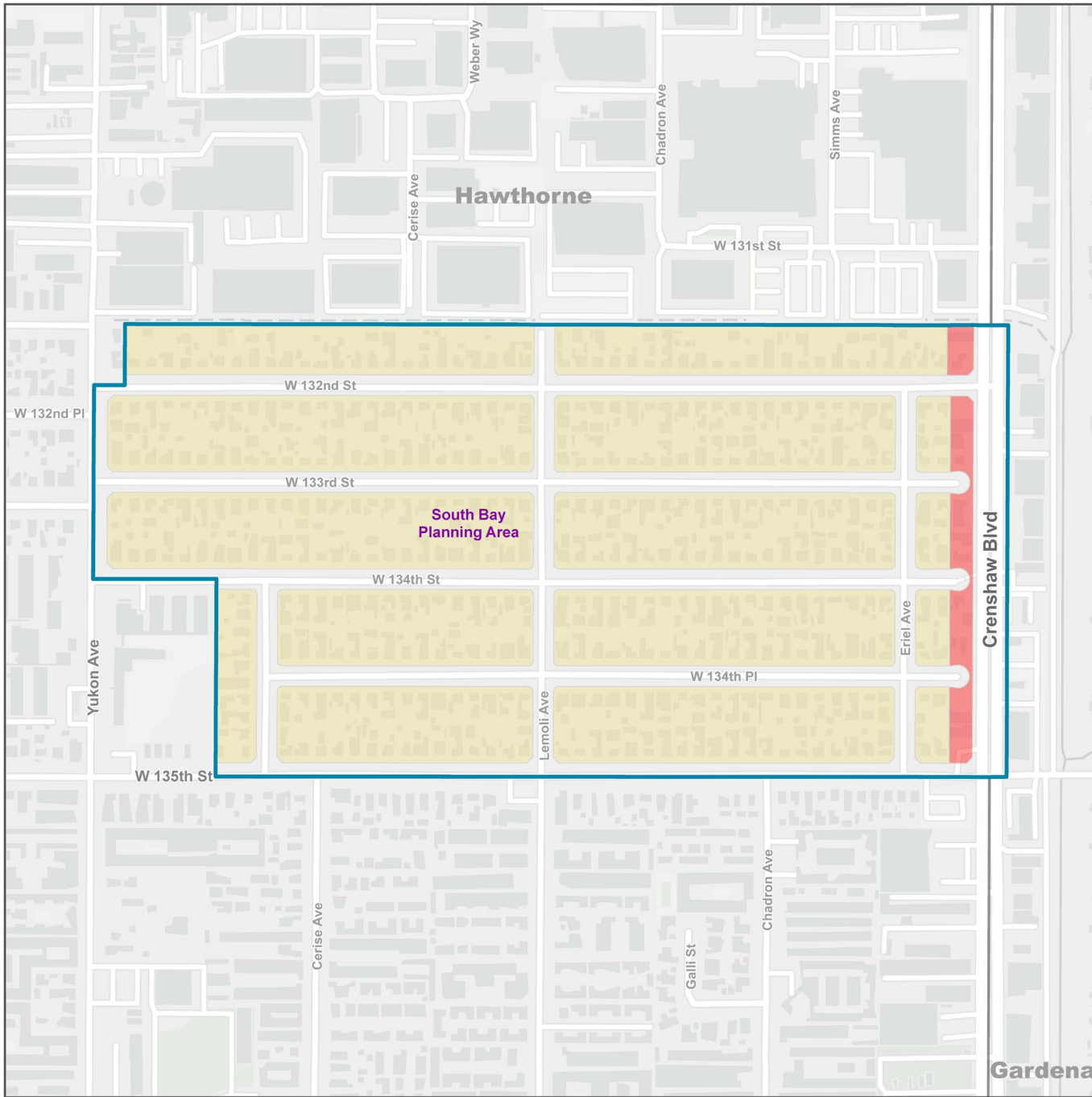
 H18 - Residential 18

 CG - General Commercial

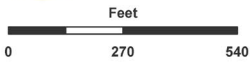
**Administrative Layers**

 Current Community

 South Bay Planning Area



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



**South Bay Area Plan  
Proposed Land Use Changes**

*La Rambla*

**Proposed Land Use Policy**

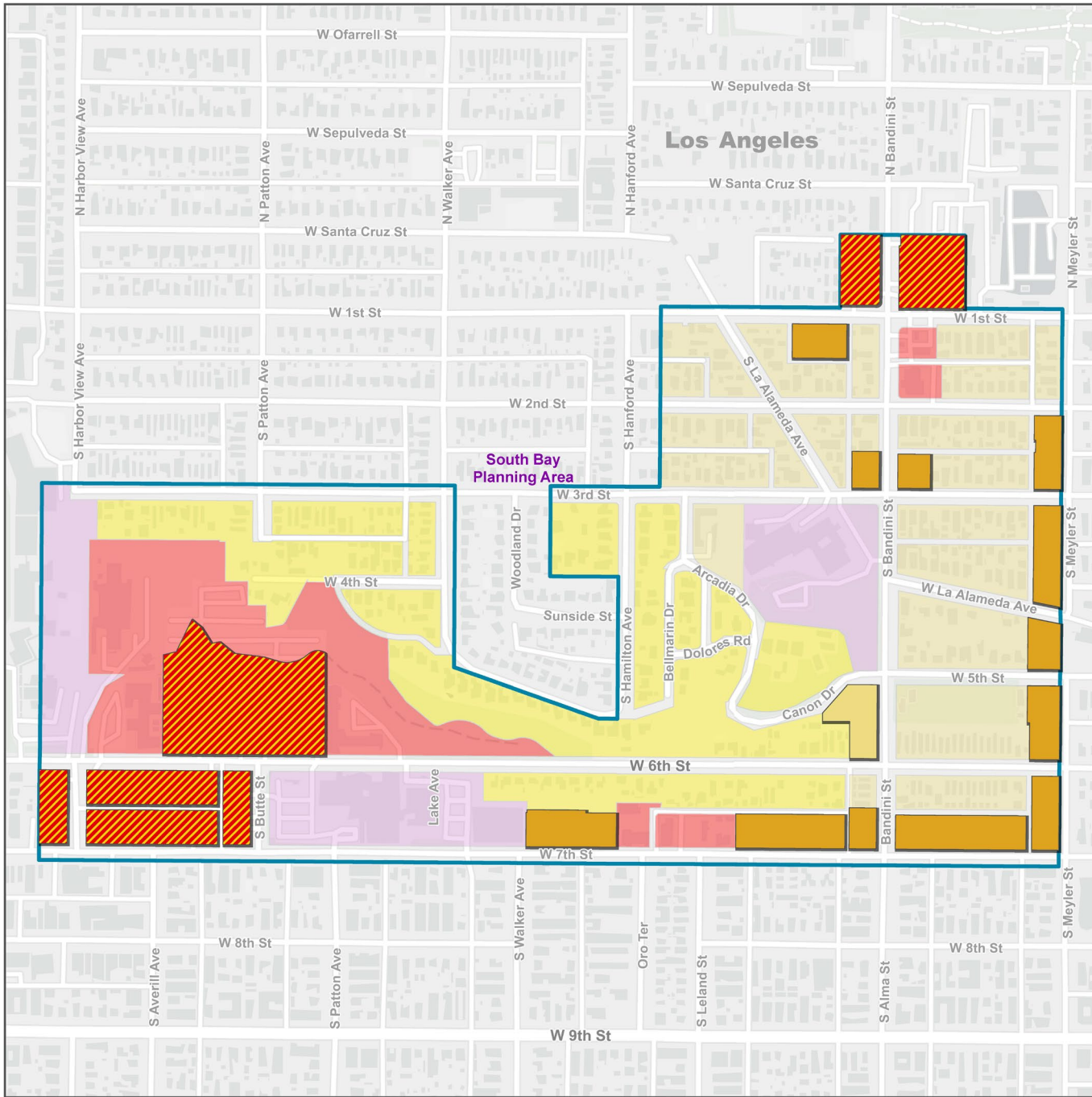
-  H18 - Residential 18
-  H30 - Residential 30
-  MU - Mixed Use

**Existing Land Use Policy (no change)**

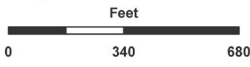
-  H9 - Residential 9
-  H18 - Residential 18
-  CG - General Commercial
-  P - Public and Semi-Public

**Administrative Layers**

-  Current Community
-  South Bay Planning Area



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### South Bay Area Plan Proposed Land Use Changes

#### West Carson




#### Proposed Land Use Policy

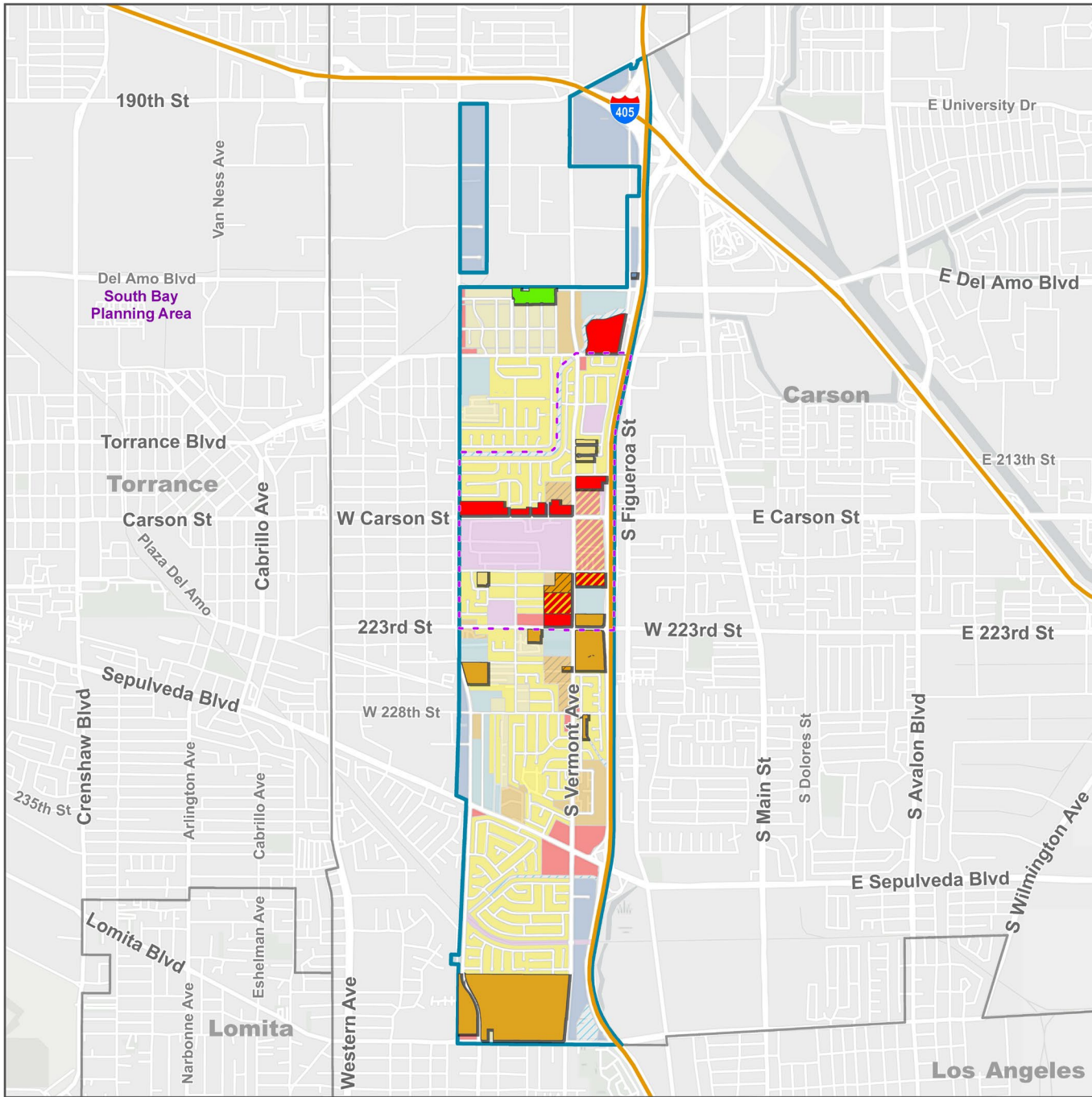
-  H18 - Residential 18
-  H30 - Residential 30
-  H50 - Residential 50
-  CG - General Commercial
-  MU - Mixed Use
-  IH - Heavy Industrial
-  OS-PR - Parks and Recreation

#### Existing Land Use Policy (no change)

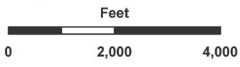
-  H9 - Residential 9
-  H18 - Residential 18
-  H30 - Residential 30
-  H50 - Residential 50
-  CG - General Commercial
-  MU - Mixed Use
-  IL - Light Industrial
-  IH - Heavy Industrial
-  P - Public and Semi-Public
-  W - Water

#### Administrative Layers

-  Current Community
-  South Bay Planning Area
-  Specific Plan Boundary



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Los Angeles County

**South Bay Area Plan  
Proposed Land Use Changes**

*Westfield / Academy Hills*

**Existing Land Use Policy (no change)**

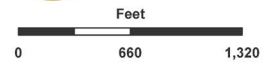
- H2 - Residential 2
- H5 - Residential 5
- H30 - Residential 30
- CG - General Commercial
- P - Public and Semi-Public
- OS-C - Conservation
- OS-PR - Parks and Recreation

**Administrative Layers**

- Current Community
- South Bay Planning Area



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Thank you for attending!

# Public Comments/Questions

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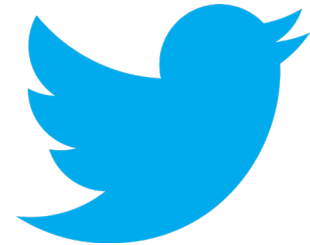
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<https://bit.ly/SouthBayAP>



**@LACDRP**  
**@LACDRP\_Espanol**  
**@LACDRP\_Chinese**

# How to Provide Comments

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**Submit written comments on Draft PEIR by  
5:30 PM on November 16, 2023**

Thomas Dearborn, AICP, Senior Planner  
County of Los Angeles  
Department of Regional Planning  
320 West Temple Street, Room 1362  
Los Angeles, California 90012

[SouthBayAreaPlan@planning.lacounty.gov](mailto:SouthBayAreaPlan@planning.lacounty.gov)