

South Bay Area Plan Project – December 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 Environment 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 Identity & Culture

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

Consistency Between Land Use and Zoning

Correct land use inconsistencies at specific sites to match existing zoning.

The SBAP will be prepared over a 20-month period with Board adoption planned for January 2025.



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 South Bay Area Plan project will establish an area plan and will update land use and zoning maps. What is an area plan? What is a land use plan?

An area plan is a document that establishes community-specific goals and land use policies to guide long-term physical growth and development. 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 serve as the blueprint for how a community grows.

Each property in the County has both a land use designation (dictates density) and a corresponding zoning designation (dictates what type of uses are allowed). For example, usually, the H9 land use (0-9 dwelling units/acre) corresponds with R-1 zoning (Single-Family Residence Zone).

The County strives for consistency between land use and zoning. However, historically, there have been instances where land use is changed without the zoning being changed or vice versa. One of the goals of the area plan is to correct any inconsistencies so that there is no confusion for what is allowed on a property.

In line with the area plan goal of consistency between land use and zoning, we are correcting the land use to match the existing zoning on some of the area plan properties. State Senate Bill 330 approved in 2019 prevents local governments from downzoning and so in most instances, the County is revising the land use to match the zoning. The County completed a review of land use and zoning consistencies during this past summer.

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Learn More

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

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