

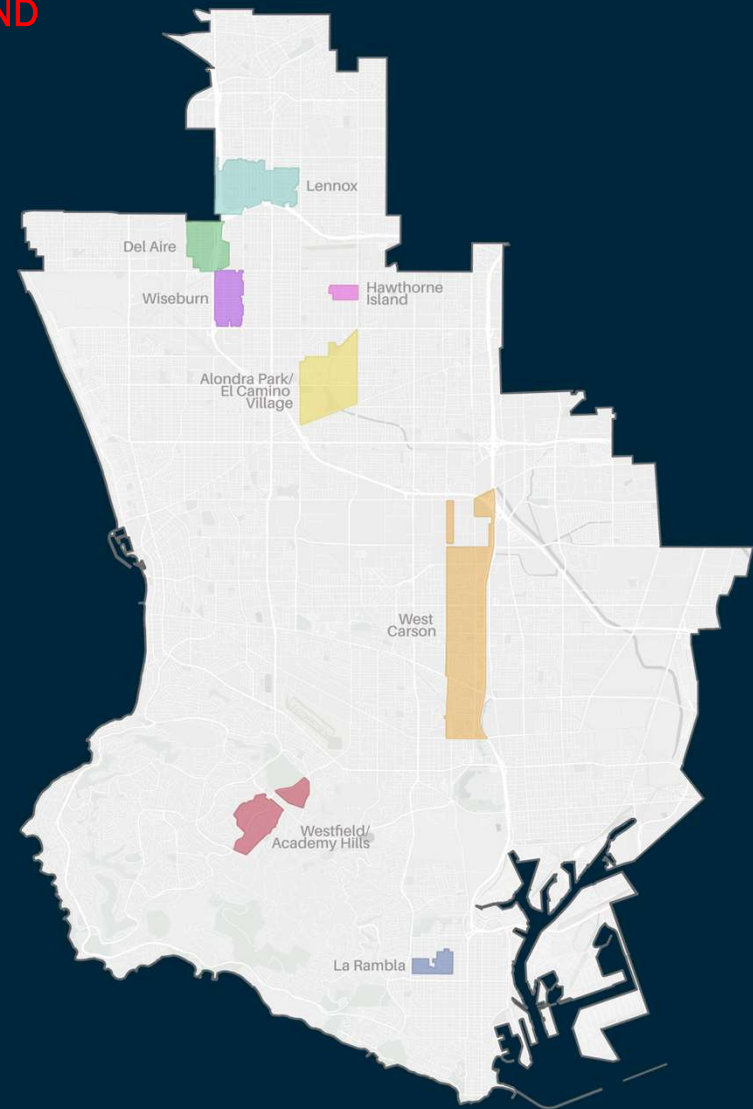
THIS PRESENTATION IS FOR INFORMATIONAL PURPOSES ONLY AND
NO ACTION IS NEEDED

LA COUNTY
PLANNING

SOUTH BAY AREA PLAN

Project No. PRJ2022-004615

Regional Planning Commission
January 17, 2024



AGENDA

- Project Overview
- Project Components
- Community Engagement
- Progress to Date

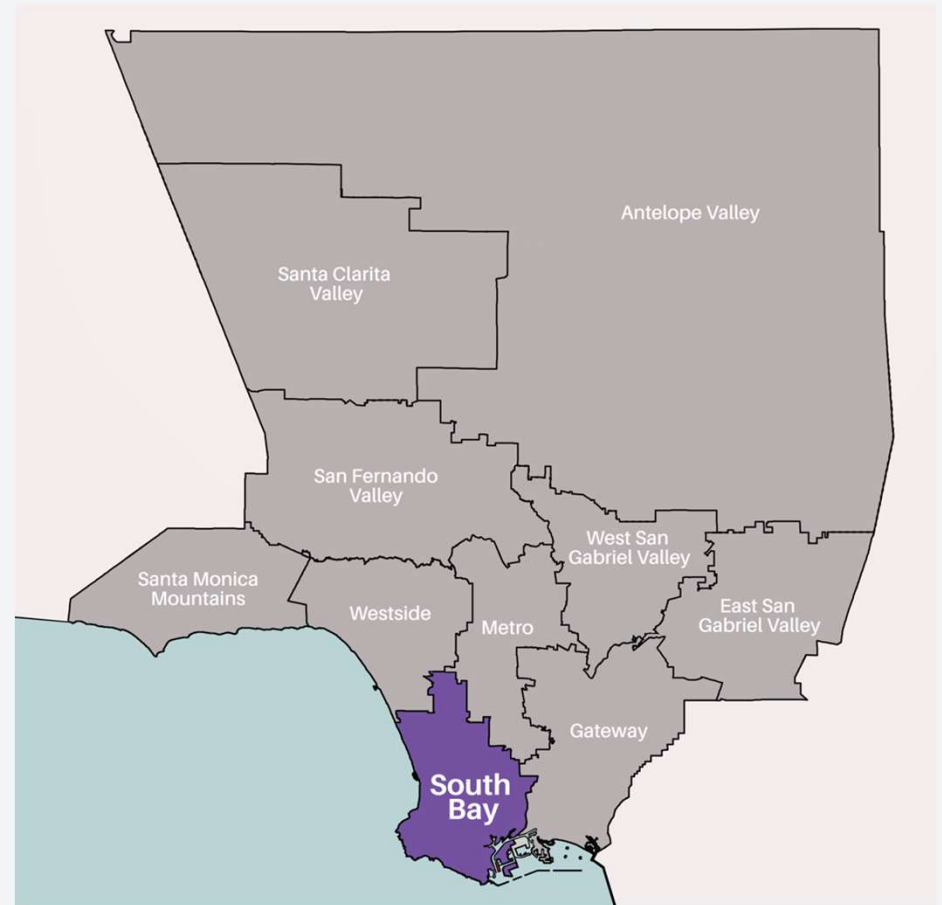


PROJECT OVERVIEW

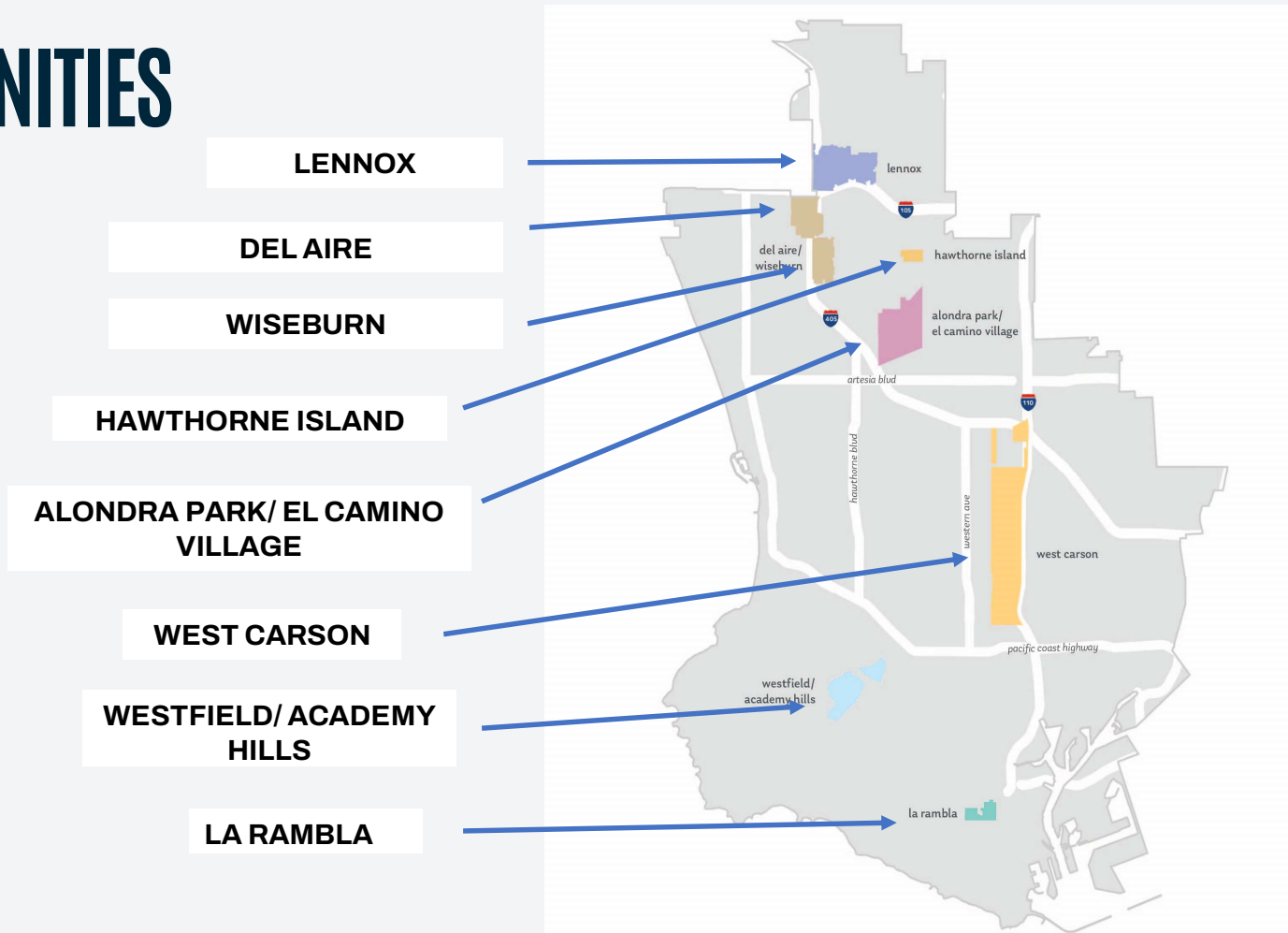


SOUTH BAY PLANNING AREA

- **68,025** residents
- **6.84** square miles
- Transportation networks
 - Freeways (**I-405, I-110, I-105**)
 - **LAX**
 - **Port of Los Angeles**



COMMUNITIES



PROJECT GOALS

Establish Policies for Sustainable Development

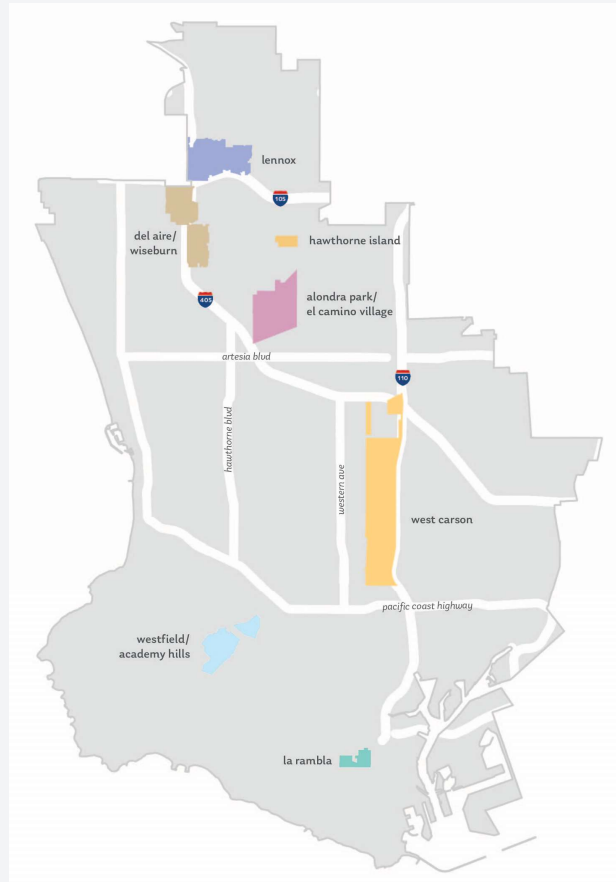
- Guide development in creating a balance between housing and jobs, as well as creation of green and natural spaces

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.

Ensure Consistency Between Land Use and Zoning

- In accordance with state law, make technical corrections to ensure consistency between land use and zoning

PROJECT COMPONENTS



PROJECT COMPONENTS

- Areawide Goals and Policies
- Implementation Programs
- Community Specific Goals and Policies
- Land Use/Zoning Maps
- Zoning Code (Title 22) Updates



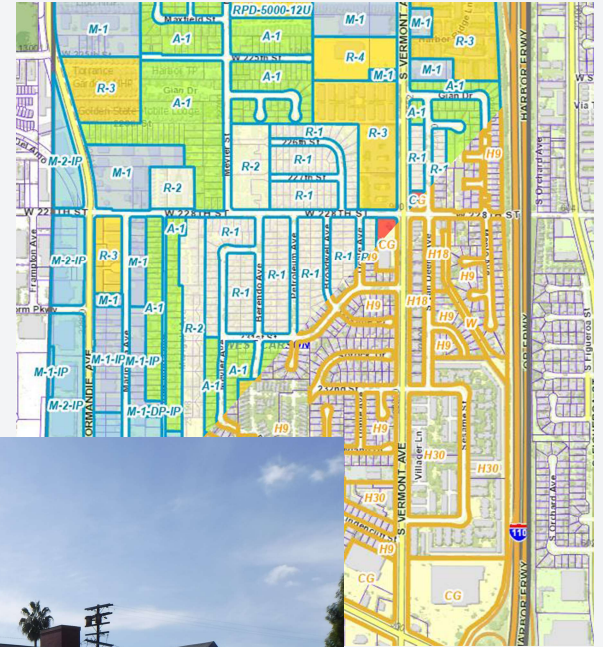
PROJECT COMPONENTS

- **Areawide Goals and Policies**
 - Land Use, Mobility, Conservation and Open Space, Public Services and Facilities, Economic Development, and Historic Preservation
- **Areawide Implementation Programs**
 - Programs to implement the SBAP
- **Community-specific Chapters**
 - Goals and policies unique to a specific community



LAND USE + ZONING MAPS

- A review of all properties in the South Bay Planning Area was completed with changes proposed in the following categories:
 - Technical Cleanup
 - Transitioning Uses
 - Housing Element
 - Housing Opportunities



TECHNICAL CLEANUP

- California Government Code 65860
- Review of zoning and land use consistency
- Proposed updates to zoning or land use to correct inconsistencies



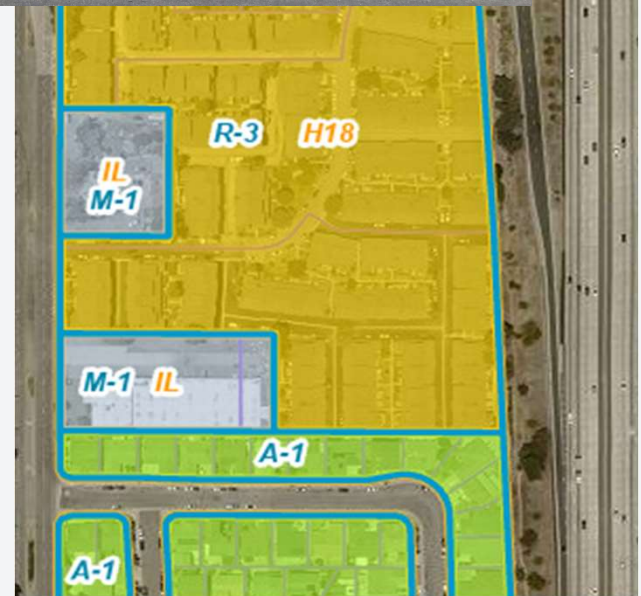
Policy LU 2.10: Ensure consistency between land use policy and zoning by undergoing a comprehensive zoning consistency analysis that includes zoning map changes and Zoning Code amendments, as needed.

TRANSITIONING USES

- Redesignate parcels to reflect changing development patterns
- Light Industrial (IL) to Commercial (CG) or Residential (R-3)

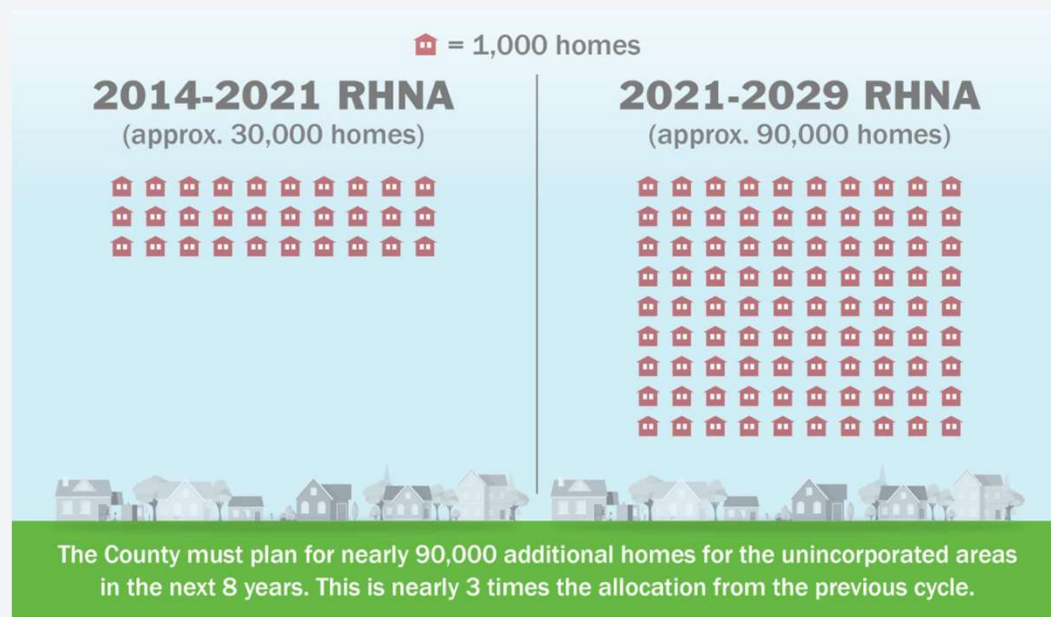
Policy LU 4.1: Encourage infill development in urban and suburban areas on vacant, underutilized, and or/brownfield sites

Policy LU 4.2: Encourage the adaptive reuse of underutilized structures and the revitalization of older, economically distressed neighborhoods.

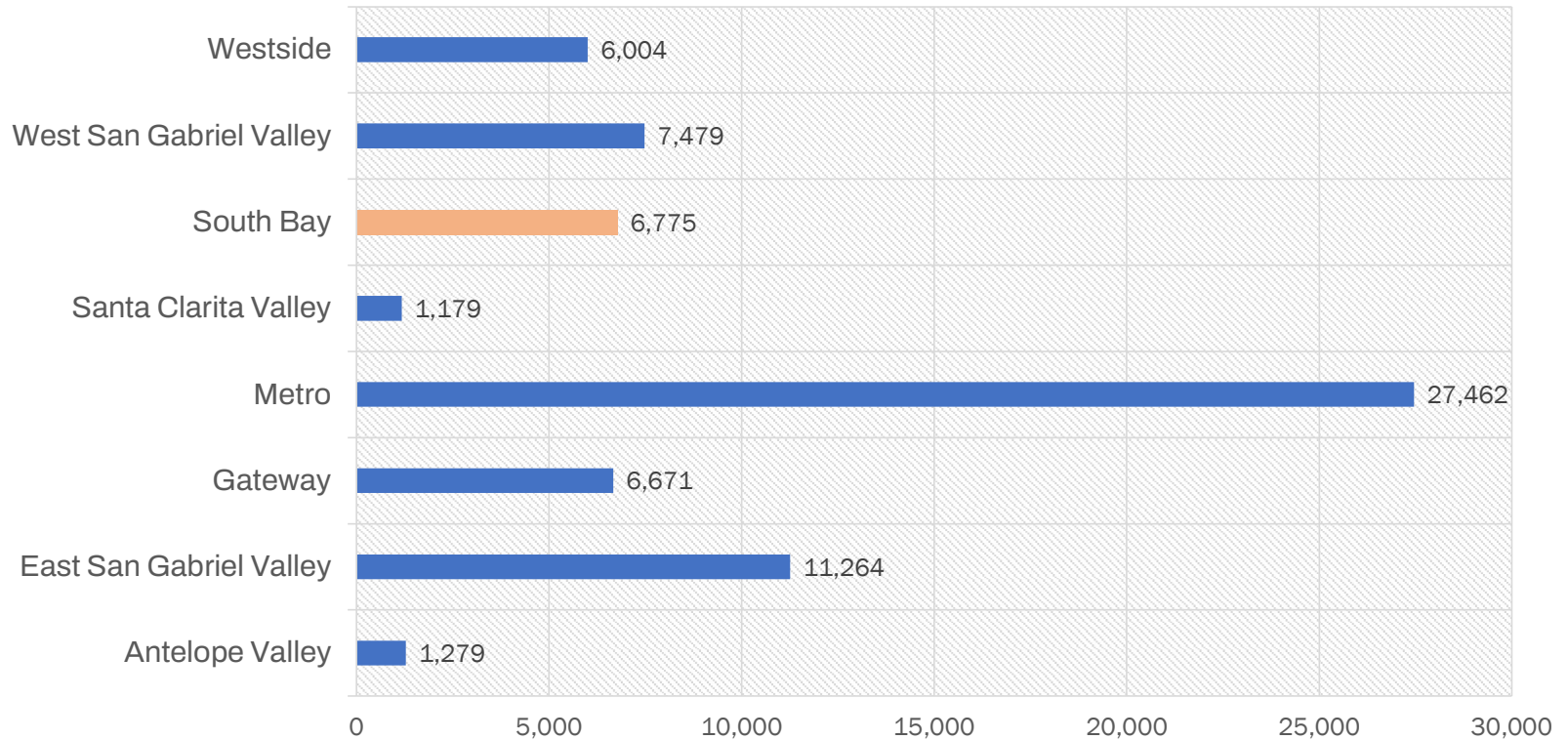


HOUSING ELEMENT

- Housing policy guide for the County's unincorporated areas
- Identified housing conditions and needs, and establishes the County's housing strategy through goals and policies
- Updated every eight years

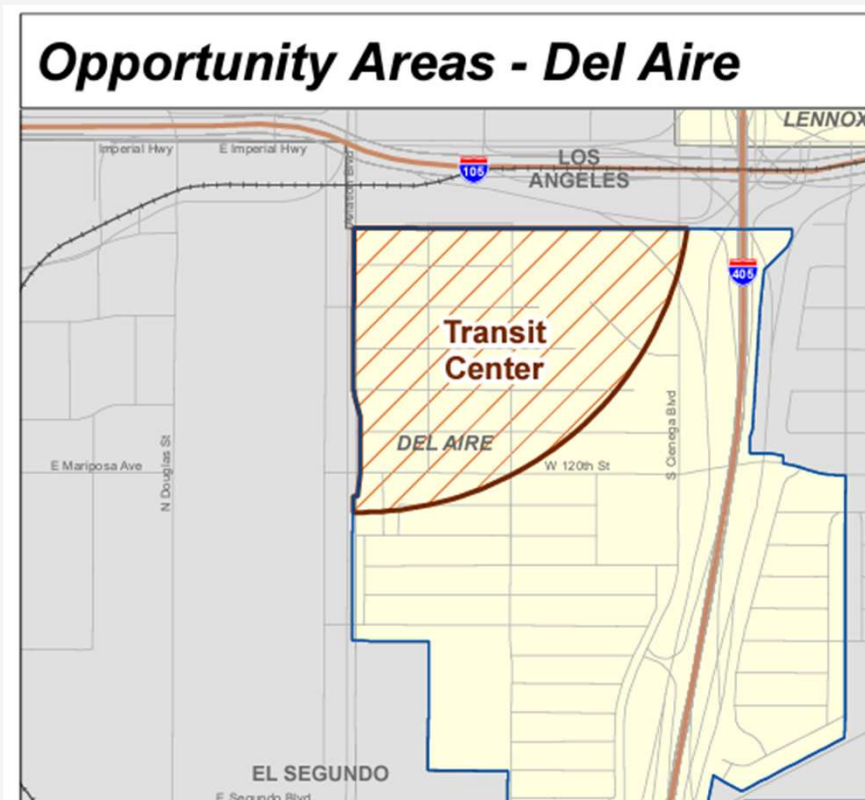


RHNA Allocation by Planning Area



HOUSING OPPORTUNITIES

- Proximity to high quality transit
- Areas that can accommodate additional density
- Future planning



Policy LU 4.3: Encourage transit-oriented development in urban and suburban areas with the appropriate residential density along transit corridors and within station areas.

TITLE 22 UPDATES

- Reorganize and streamline the West Carson Transit Oriented District (TOD) Specific Plan
- Revise existing and create new development and/or design standards:
 - Facilitate well-designed multi-family residential and mixed-use developments
 - Allow for small neighborhood scale retail and commercial



COMMUNITY ENGAGEMENT



COMMUNITY SURVEY

- **January 2023 – June 2023**
 - Gathered community input about the South Bay communities
 - **178 Responses**



PROJECT POSTCARD

- July 2023
 - 15,343 postcards mailed to all properties in planning area

PROJECT WEBSITE:
planning.lacounty.gov/long-range-planning/south-bay-area-plan/

For more information, to learn about future events, and to participate in the planning of your community, please contact:

Para más información y participar en eventos futuros para planear tu comunidad, por favor contacto:

如您有任何查詢，或您想參與您的社區規劃過程及相關社區會議，請聯絡：

SouthBayAreaPlan@planning.lacounty.gov
(213) 974 - 6316
(213) 974 - 6427 (Español)



NOTICE OF PROJECT: SOUTH BAY AREA PLAN (SBAP) PROJECT LOCATION: UNINCORPORATED LOS ANGELES COUNTY

You are receiving this notice because you are associated with a property within the project area.

The SBAP is a new area plan that will outline goals and policies related to land use and development within the South Bay region. The project will inform future development projects but does not include any specific development as part of the plan.

A virtual community meeting will be hosted via Zoom to discuss the project in more detail.

WHEN:
THURSDAY, JULY 20, 2023
6:30-8:00p

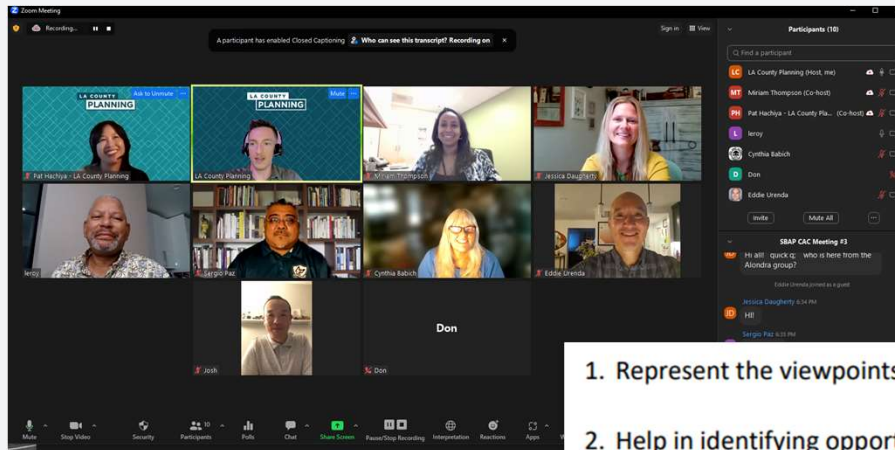
ZOOM LINK:
<https://us06web.zoom.us/j/88535714415>



Sign up for our newsletter to receive project updates:
lp.constantcontactpages.com/su/V1JlIX3/SBAP

SHAPING TOMORROW

COMMUNITY ADVISORY COMMITTEE (CAC)



1. Represent the viewpoints and interests of the broader community.
2. Help in identifying opportunities, issues, and challenges to address.
3. Provide considered and informed feedback on the plan and process.
4. Serve as advocates of the plan and assist with publicizing community involvement opportunities.
5. Participate in up to eight CAC meetings. Typically, these will be scheduled in advance of public workshops and serve as a forum to vet and review draft materials.

OUTREACH EVENTS

Events	#
Open Houses	2
Virtual Meetings	3
Community Events	17
CAC Meetings	3
Other Meetings	6
Total	31



OUTREACH EVENTS



WEBSITE, NEWSLETTER, FLYERS, SOCIAL MEDIA



SOUTH BAY AREA PLAN

Home > Long Range Planning > South Bay Area Plan

Documents Events Communities Community O



The South Bay Area Plan (SBAP) is a new community-based plan that focuses on land use and policy issues that are specific to the unique characteristics and needs of the Project area. The Project area is currently subject to the goals and policies of the General Plan and Title 22 (Planning and Zoning) code regulations. The Project would amend the General Plan to establish both area-wide and community-specific goals and policies to address local land use concerns and issues. The Project would also implement land use and zoning updates based on recommendations from the recently approved General Plan's 8th Cycle Housing Element 2022-2029 (Housing Element) as well as new land use and zone changes to facilitate additional housing opportunities and ensure consistency between zoning and land use designations. The South Bay Area Plan includes goals and policies that address topics such as sustainable development, equity and environmental justice, mobility options aside from single occupancy vehicles, and recognition of community identity and culture.

ABOUT THE PROJECT

The South Bay Planning Area, located in the southwest portion of the County, is one of the County's 11 Planning Areas identified in the County General Plan (General Plan). The South Bay Planning Area includes the following unincorporated communities of the County: Alondra Park/EI Camino Village, Del Aire/Wisburn, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills.

The South Bay Area Plan is a new community-based plan that focuses on land use and policy issues that are specific to the unique characteristics and needs of the Project area. The Project area is currently subject to the goals and policies of the General Plan and Title 22 (Planning and Zoning) code regulations. The Project would amend the General Plan to establish both area-wide and community-specific goals and policies to address local land use concerns and issues. The Project would also implement land use and zoning updates based on recommendations from the recently approved General Plan's 8th Cycle Housing Element 2022-2029 (Housing Element) as well as new land use and zone changes to facilitate additional housing opportunities and ensure consistency between zoning and land use designations.

The South Bay Area Plan includes goals and policies that address topics such as sustainable development, equity and environmental justice, mobility options aside from single occupancy vehicles, and recognition of community identity and culture.

JOIN OUR EMAIL LIST

Email us to be added to the list:
SouthBayAreaPlan@planning.lacounty.gov

VISIT bit.ly/SouthBayAP

[@LACDRP](#) [@LACDRP_espanol](#) [@LACDRP_chinese](#)



LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
300 West Temple Street, Los Angeles, CA 90022
T: (213) 874-9411 • F: (213) 826-0434 • TDD: (213) 874-2292

SOUTH BAY AREA PLAN

LA COUNTY
PLANNING

SOUTH BAY AREA PLAN

SUMMER ENGAGEMENT UPDATES

Event Schedule

July 29, 2023

In-Person Meeting - 11:00a - 1:00p

Lennox Library - 4359 Lennox Blvd, Lennox, CA, 90304

Join us for an in-person open house event to learn more about the project, our Department, and other related projects in the community

August 3, 2023

In-Person Meeting - 6:00p - 8:00p

West Carson Community Office - 20101 Hamilton Ave., Torrance, CA 90502

Join us for an in-person open house event to learn more about the project, our Department, and other related projects in the community

August 17, 2023

Virtual Meeting - 4:30p - 6:30p

Click to Register or Join: <https://bit.ly/44WNJRM>

Join us for a virtual Zoom meeting to discuss the SBAP Historic Context



LA County Planning @LACDRP · 8/16/23

Join us for a virtual meeting to discuss the South Bay Area Plan (SBAP) Historic Context Statement and explain how you can get involved in preserving the historical significance of your community.

[BIT.LY/44WNJRM](https://bit.ly/44WNJRM)

SOUTH BAY AREA PLAN (SBAP)

AUG 17 2023

Historic Context Statement (HCS) Virtual Meeting
5:00p-6:00p

REGISTER/JOIN
[HTTPS://BIT.LY/44WNJRM](https://bit.ly/44WNJRM)

Join us for a virtual meeting to discuss the SBAP Historic Context Statement and explain how you can get involved in preserving the historical significance of your community.

SOUTH BAY AREA PLAN

California Environmental Quality Act (CEQA) Scoping Meeting

Thursday, November 2, 2023
6:00p-7:30p

Zoom Link - bit.ly/SBAP-Scoping-Meeting

Please join us for a CEQA Scoping Meeting to discuss the potential environmental impacts of the proposed South Bay Area Plan (SBAP), get an overview of project components, provide comments on potential impacts, and ask questions about the project.

View the Notice of Preparation (NOP) here: bit.ly/SBAPNOP

WEBSITE: bit.ly/SouthBayAP
CONTACT: SouthBayAreaPlan@planning.lacounty.gov

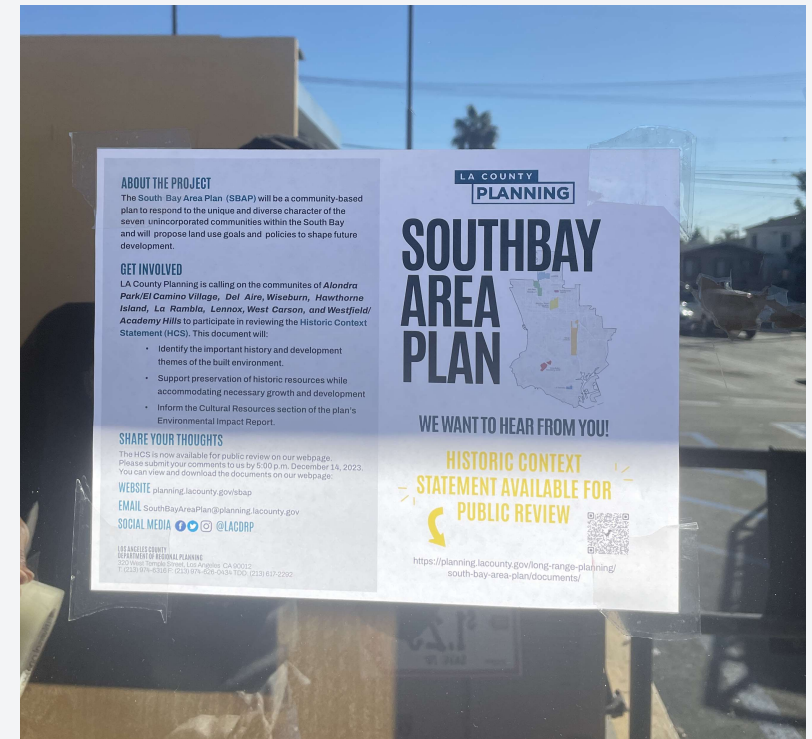
Liked by hugginnnn and others
lacdrp November 2, 2023 - CEQA Scoping Meeting for the South Bay Area Plan.
Meeting Link - bit.ly/SBAP-ScopingMeeting... more

LA COUNTY
PLANNING

SHAPING TOMORROW

FUTURE ENGAGEMENT

- Historic Context Statement (HCS) Meeting
(January 24)
- SBAP Community Updates Meeting
(February 8)
- Two Goals and Policies Community Workshops
(Feb 15 and Feb 24)
- Virtual Office Hours with SBAP team
(Starting in Feb)
- Continued staff attendance at local community events



PLAN PROGRESS TO DATE

PLAN PROGRESS

- Notice of Preparation (Oct 2023)
- Draft Historic Context Statement (Nov 2023)
- CEQA Scoping Meeting (Nov 2023)
- Final Background Briefs (Jan 2024)

SOUTH BAY AREA PLAN PROJECT MILESTONES

2023



Fall

Project Kick-off



Winter

Plan Development &
Public Engagement
through Winter 2024

2024



Spring

Public Input on Draft SBAP+DEIR
Program Environmental Impact
Report (DEIR)



Summer



Fall

Final SBAP/ Final PEIR

Regional Planning
Commission Hearing

Board of Supervisors Hearing



Winter

BOS Adoption

THANK YOU!

