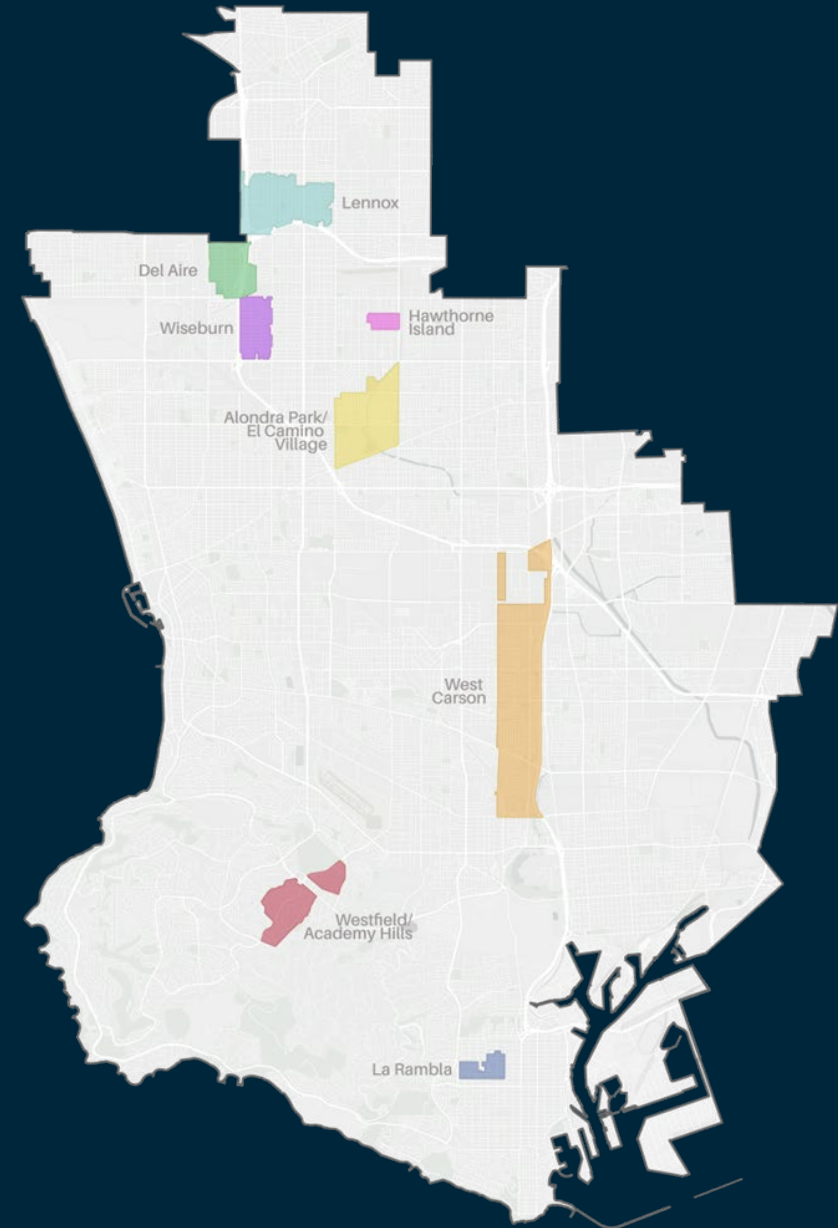



SOUTH BAY AREA PLAN

Areawide Info-Sharing Meeting
February 8, 2024





LANGUAGE SUPPORT

To access language interpretation from a computer:

1. From the bottom of the screen, select “Interpretation”/Globe icon. 
2. Select the language that you want to hear.
3. To hear the selected language only, select “Mute Original Audio”.

To access language interpretation from a mobile device:

1. Select 3 dots icon/”More” from the bottom of the screen. 
2. Select “Interpretation”/Globe icon. 
3. Select the language that you want to hear.
4. To hear the selected language only, turn on “Mute Original Audio”.
5. Select “Done”

MEETING ATTENDEE GUIDE

If joining online or on mobile application:

To submit a written comment

(1) Click “Q&A” (2) Type your comment (3) Click “Submit”

All meeting attendees will be muted. To submit a verbal comment

(1) Click “Raise Hand” (2) Unmute (3) 2 minutes for comment



If joining on telephone:

To submit a verbal comment

(1) Dial *9 to Raise Hand (2) Dial *6 to Unmute (3) 2 minutes for comment

AGENDA

- Introductions
- Project Overview
- Project Components
- Planning & Decision-making Process
- Progress to Date
- Opportunities to Participate
- Q & A



PROJECT OVERVIEW

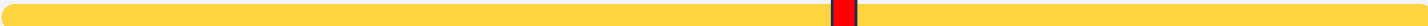
PROJECT TIMELINE

WE ARE HERE.

Background Research
+ Data Analysis



Plan
Development



Public Engagement



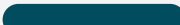
Public Input on
Draft SBAP+DEIR



Regional Planning
Commission



Board of
Supervisors



Final SBAP/
Final EIR



Adoption Hearing

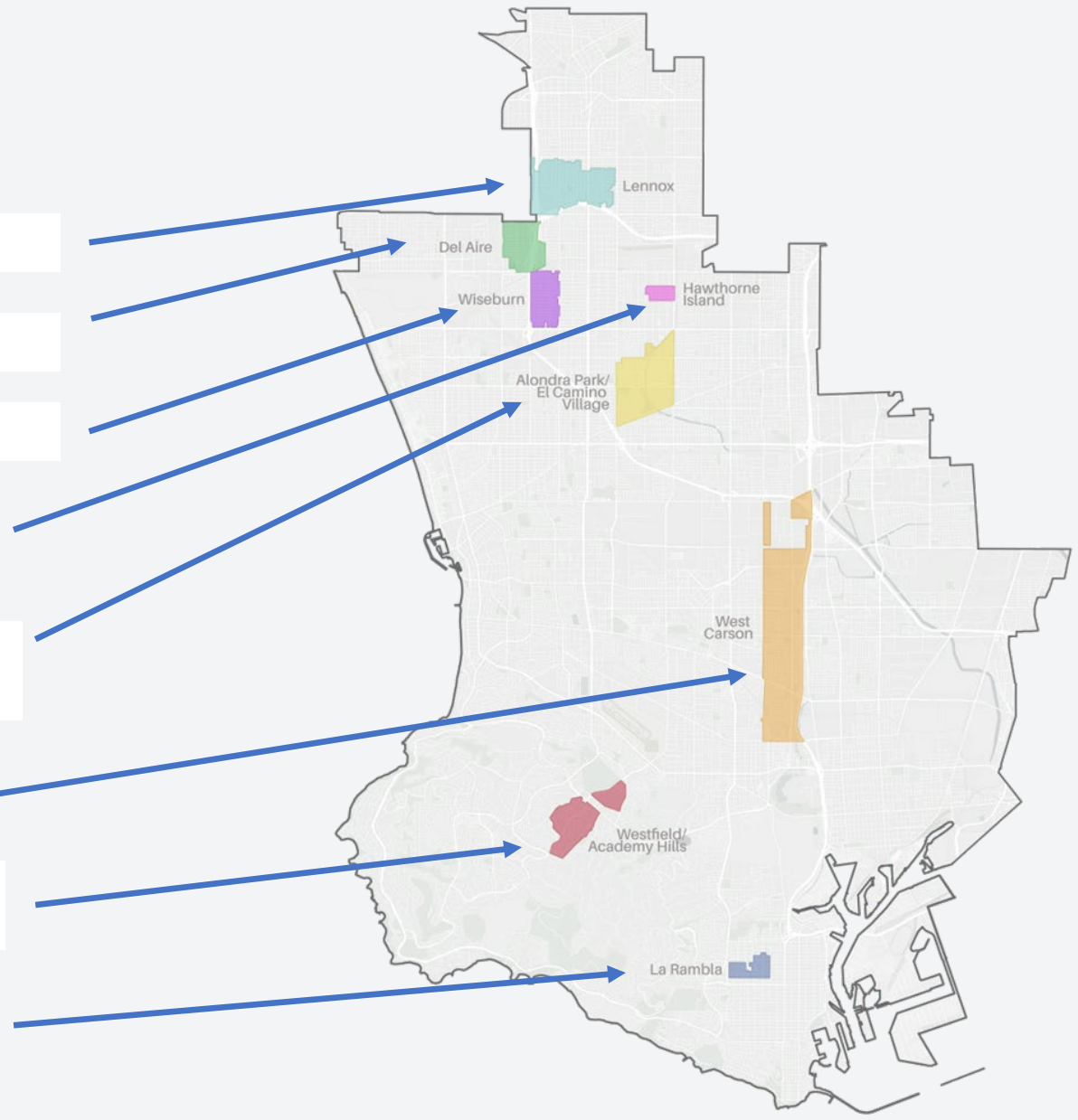


2023

2024

COMMUNITIES

- LENNOX
- DEL AIRE
- WISEBURN
- HAWTHORNE ISLAND
- ALONDRA PARK/ EL CAMINO VILLAGE
- WEST CARSON
- WESTFIELD/ ACADEMY HILLS
- LA RAMBLA



PROJECT GOALS

Establish Policies for Sustainable Development

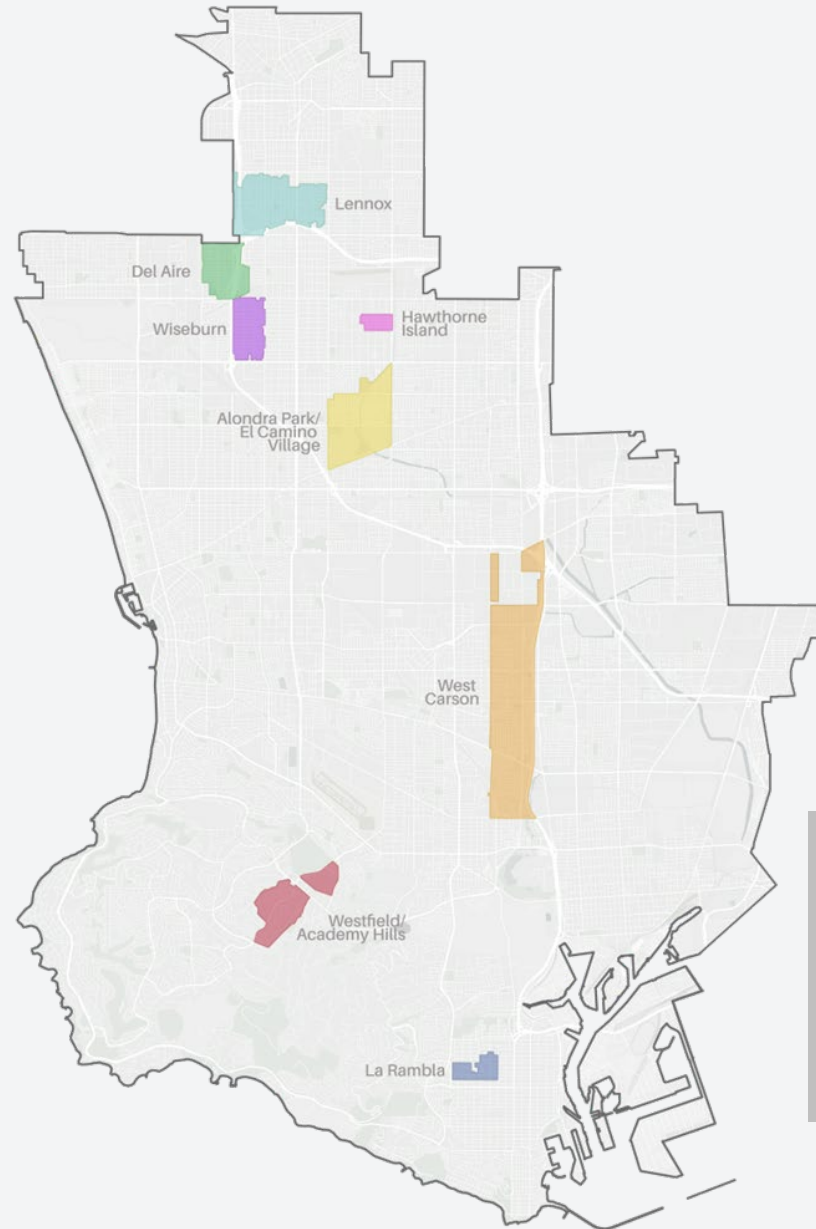
- Guide development in creating a balance between housing and jobs, as well as creation of green and natural spaces

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 out 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

DRAFT VISION STATEMENT

The unincorporated communities of the South Bay will be **sustainable, resilient, inclusive** and forward-looking.

This will be accomplished by being creative and strategic by developing a **diverse** range of housing opportunities, **preserving** local community assets, while **enhancing** infrastructure, including streets and open space opportunities.

Local industrial land uses will be **good neighbors** that contribute not only job opportunities, but also minimize impacts to residential neighborhoods.



PROJECT COMPONENTS

PROJECT COMPONENTS

- Area Plan
- Land Use/Zoning Map Updates
- Environmental Impact Report (EIR)
- Zoning Code (Title 22) Updates



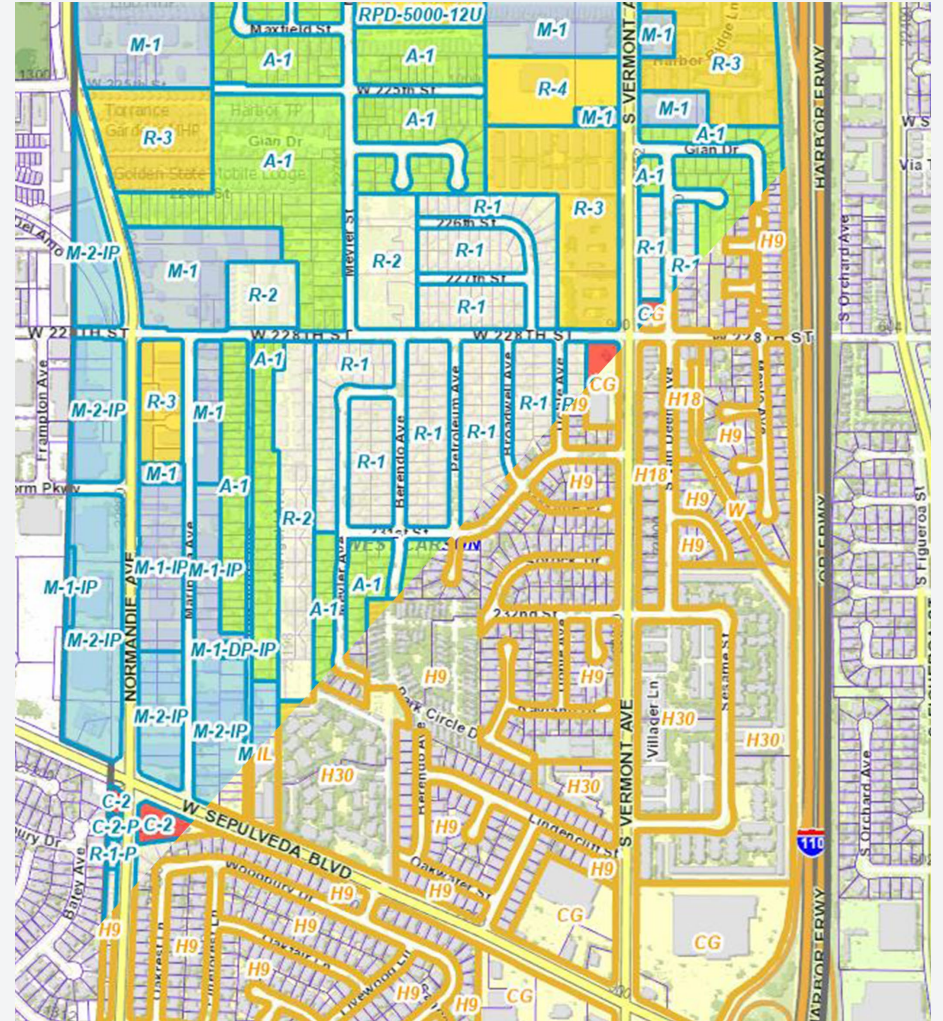
PROJECT COMPONENTS - AREA PLAN

- **Background**
- **Areawide Goals and Policies**
 - Land Use
 - Mobility
 - Conservation, Open Space and Environment
 - Public Services and Facilities
 - Economic Development
 - Historic Preservation
- **Community-specific Chapters**
 - Goals and policies for specific communities
- **Implementation Programs**



PROJECT COMPONENTS - LAND USE + ZONING MAP UPDATES

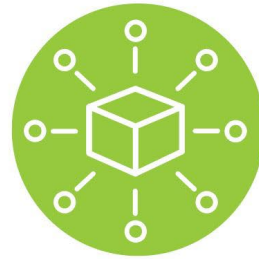
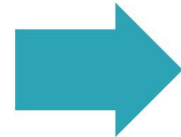
- A review of all properties in the South Bay Planning Area was completed with changes proposed in the following categories:
 - Technical Cleanup
 - Transitioning Uses
 - Housing Element
 - Housing Opportunities



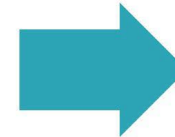
PROJECT COMPONENTS - ENVIRONMENTAL IMPACT REPORT (EIR)



Describe current
environmental conditions
(baseline)

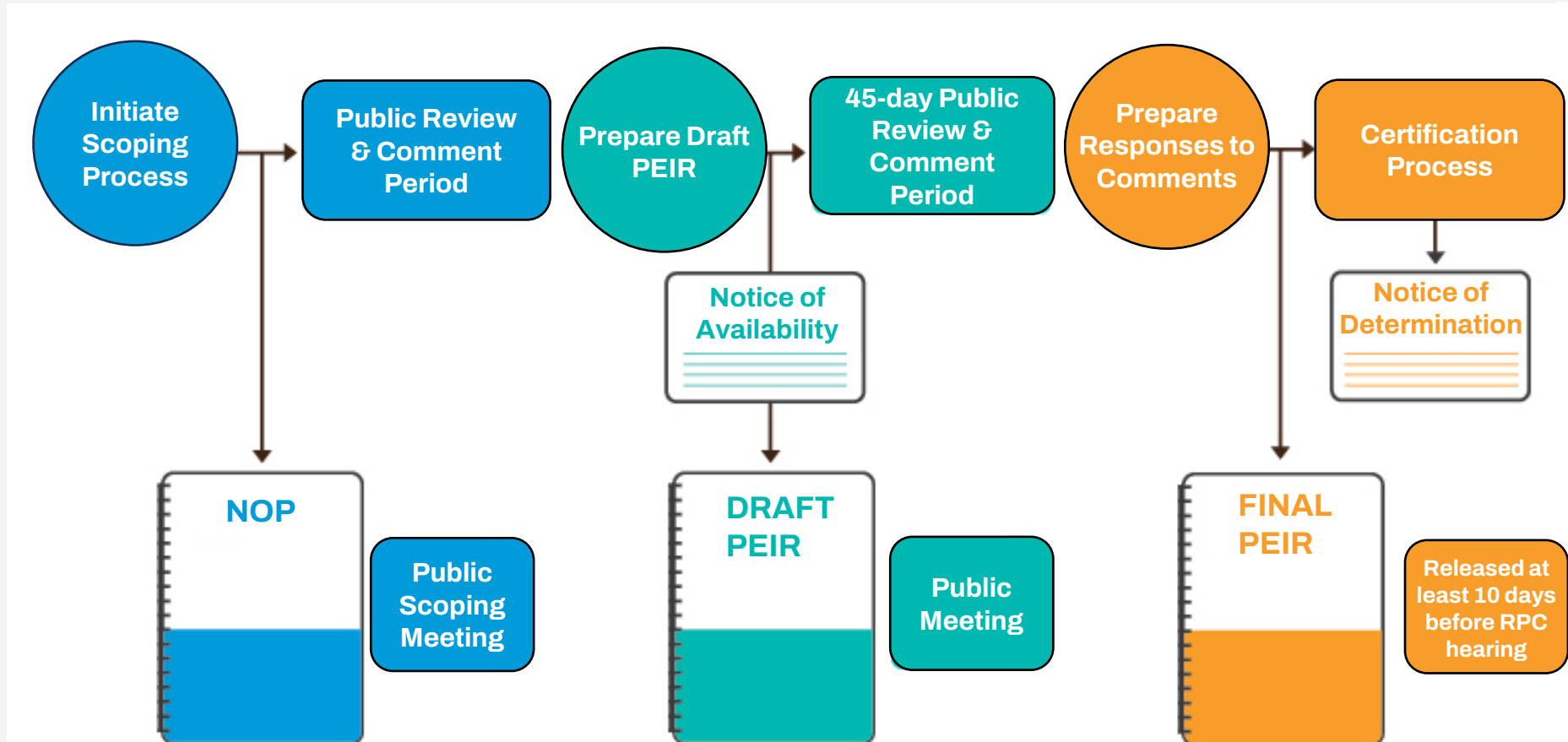


Identify potential
effects of the project



If there is a significant
effect, develop measures
to avoid or lessen the
effect

PROJECT COMPONENTS - EIR



PROJECT COMPONENTS - ZONING CODE (TITLE 22)

1. Development and/or design standards specific to South Bay:
 - Facilitate well-designed multi-family residential and mixed-use developments
 - Allow for small neighborhood scale retail and commercial
2. West Carson Transit-Oriented District Specific Plan revisions/reorganization



PLANNING & DECISION- MAKING PROCESS

STATE LEGISLATIVE ENVIRONMENT

- **SB 35 (Affordable Housing Streamlined Approval)**
- **SB 330 (Housing Crisis Act of 2019)**
- **SB 9 (Ministerial Approval of Up to Two SFRs)**
- **SB 897 and AB 2221 (Accessory Dwelling Units and Junior Accessory Dwelling Units)**
- **And many others...**



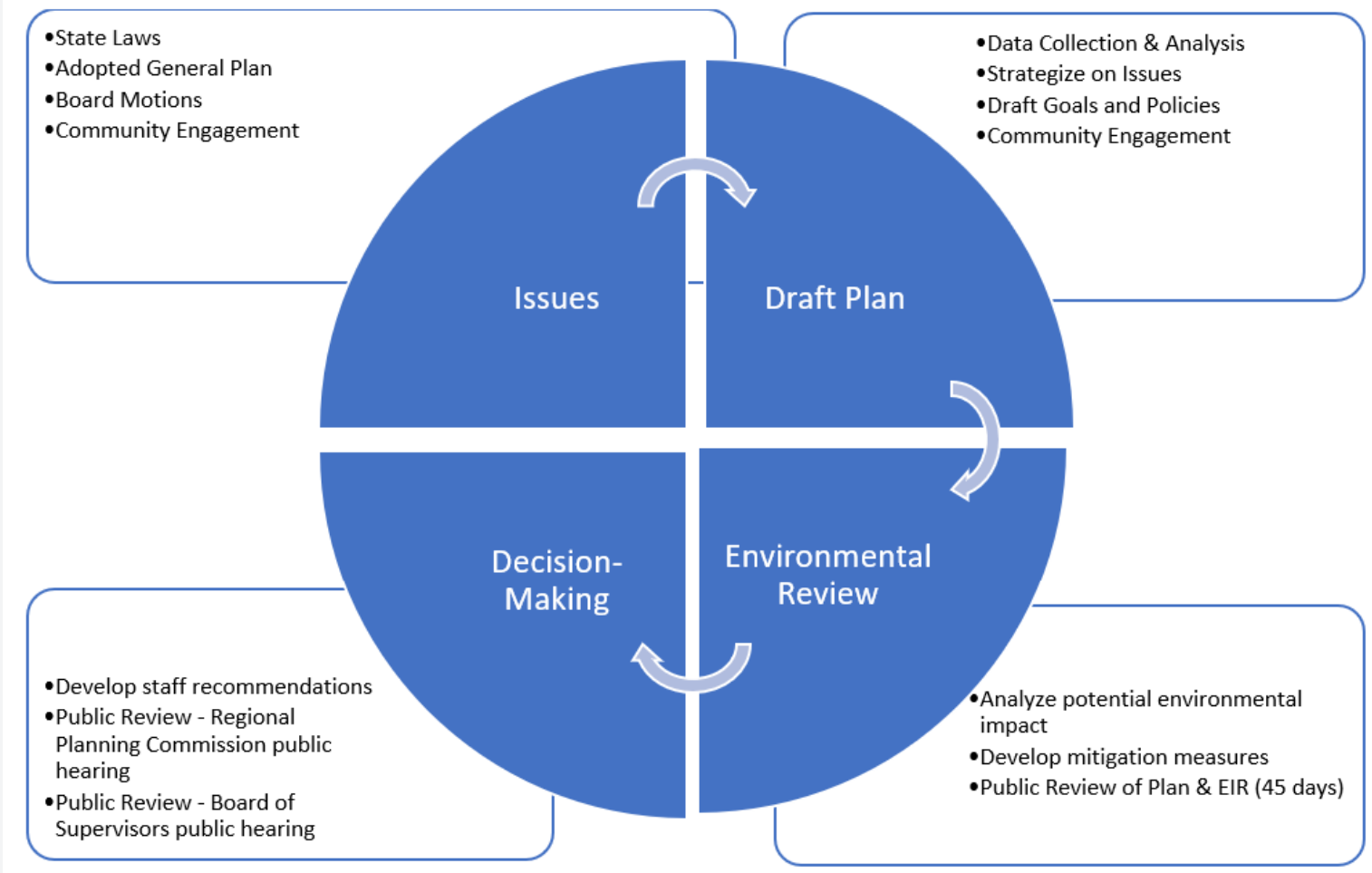
Limits local government's ability to deny, reduce the density, or render housing development projects infeasible.



California Department of
**Housing and Community
Development**



GENERAL PLANNING PROCESS



DECISION-MAKING PROCESS

- Who are the decision-makers?
 - LA County Regional Planning Commission (RPC)
 - LA County Board of Supervisors
- When will information be presented to decision-makers?
 - Fall 2024 - RPC public hearing (tentative)
 - Winter 2024/25 - Board public hearing (tentative)
- Key **mandatory** public engagement points (does not include general community mtgs)
 - Spring 2024 – Release of draft documents for public review (tentative)
 - Late summer/fall 2024 – Release of public hearing draft documents (tentative)
 - Fall 2024 – RPC public hearing
 - Winter 2024/25 – Board public hearing

PROGRESS TO DATE

PLAN PROGRESS

- Notice of Preparation for EIR (**Oct 2023**)
- Draft Historic Context Statement available (**Nov 2023**)
- CEQA Scoping Meeting (**Nov 2023**)
- Background Report available (**Jan 2024**)
- Informational Presentation to RPC (**Jan 2024**)

Project Milestones 2023

Winter

Jan: Initial project survey was launched starting our engagement with the South Bay communities

Jan: The project team started meeting with community groups and leaders

Spring

Feb: The Community Advisory Committee (CAC) launched.

Mar: Project website and first SBAP newsletter launched.

Summer

Jun: The SBAP project consultant joined the project team

Jan - July: Review of existing conditions in the South Bay communities; site visits, research, stakeholder evaluation

Summer

Jul: 15,000 informational project postcards were mailed out to all property owners in the South Bay

Jul: SBAP hosted an area-wide community meeting to introduce the project

Jul: SBAP Team hosted an Open House in Lennox

Aug - Sep: Parcel Review and Analysis to determine consistency between zoning and land use

Aug: SBAP Team hosted an Open House in West Carson

Aug: SBAP Team hosted a meeting on the Historic Context Statement (HCS)

Fall

Oct: Notice of Preparation (NOP) of an EIR released to the public

Winter

Nov: CEQA Scoping Meeting to review analysis of environmental factors of proposed plan – share proposed land use and zoning maps

LA COUNTY

PLANNING

SHAPING TOMORROW

COMMUNITY PARTICIPATION

2023 OUTREACH

Events	#
Open Houses	2
Virtual Meetings	4
Community Events	17
CAC Meetings	3
Other Meetings	6
Total	31



OUTREACH EVENTS



COMMUNITY ART

- Department of Arts and Culture can direct community members to appropriate resources
- Community chooses between a community art piece or a commissioned mural
- Additional considerations:
 - Vandalism
 - Maintenance
 - Budget
 - Design
- Contact: Grace Ramirez Gaston;
GRamirezGaston@arts.lacounty.gov



UPCOMING WORKSHOPS

- Goals & Policies Workshop (North)
 - Thursday, February 15, 5:30-7:30p
 - Lennox Library: 4359 Lennox Blvd, Lennox, CA 90304
- Goals & Policies Workshop (South)
 - Saturday, February 24, 10a-12p
 - Carson Library: 151 E Carson St, Carson, CA 90745



LA COUNTY

PLANNING



SHAPING TOMORROW

WORKSHOP OBJECTIVES

- Develop understanding of the planning process
- Understand how goals and policies work
- Provide feedback on draft goals and policies
- Review updated land use and zoning maps
- Ask questions

OTHER PARTICIPATION OPPORTUNITIES - VIRTUAL OFFICE HOURS

- Virtual office hours start the week of February 26
- 20-minute virtual online meeting with a member of the project team
- Office hour slots available through appointment
- Link to sign-up will be sent out through newsletter and available on project website



PROJECT TIMELINE

WE ARE HERE.

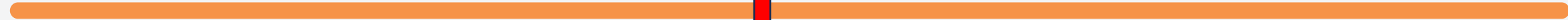
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Plan
Development



Public Engagement



Winter

Spring

Summer

Fall

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2023

2024

Public Input on
Draft SBAP+DEIR



Regional Planning
Commission Public
Hearing



Board of Supervisors
Public Hearing



Final SBAP/
Final EIR Released



Board of
Supervisors
Adoption



LA COUNTY

PLANNING

SHAPING TOMORROW

CONTACT INFORMATION

Email:

SouthBayAreaPlan@planning.lacounty.gov

Phone:

213-974-6316

Social Media:

@LACDRP:

- X (formerly known as Twitter)
- Facebook
- Instagram



<https://bit.ly/SouthBayAP>

COMMENTS + QUESTIONS

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THANK YOU!



