

South Bay Area Plan Planning Area Standards District Overview – May 2024

What is the South Bay Area Plan (SBAP) Planning Area Standards District (PASD)?

The PASD is a set of new zoning code standards that will regulate future development in the unincorporated communities of the South Bay Planning Area. Once adopted by the Board of Supervisors through the SBAP Project, the PASD will become a part of Title 22 Planning and Zoning Code and establish development standards for residential, commercial, industrial, and mixed-use development in the planning area, addressing issues such as landscaping, lighting, and setback requirements.

How to Read the PASD

The PASD is organized into the following twelve sections:

- Section 22.320.010 - Purpose
- Section 22.320.020 - Definitions
- Section 22.320.030- Planning Area Standards District Map
- Section 22.320.040 - Applicability
- Section 22.320.050 - Application and Review Procedures
- Section 22.320.060 - PASD Area-Wide Development Standards
- Section 22.320.070 - PASD Zone-Specific Development Standards
- Section 22.320.080 - Alondra Park/El Camino Village Community Standards District (Placeholder)
- Section 22.320.090 - Del Aire Community Standards District (Placeholder)
- Section 22.320.100 - Lennox Community Standards District (Placeholder)
- Section 22.320.110 - West Carson Community Standards District (Placeholder)
- Section 22.320.120 - Wiseburn Community Standards District (Placeholder)

Sections 22.320.010 - 22.320.050 contain general information regarding the purpose of the PASD, the geographic areas the development standards apply to, and the document's relationship to other provisions in Title 22 of the County Code.

To review development standards applicable to all parcels in the South Bay Planning Area, regardless of zone, refer to Section 22.320.060 'PASD Area-Wide Development Standards'. These standards include language regulating issues including, but not limited to, land use operations, graffiti, and site maintenance. To review zone-specific development standards, refer to Section 22.320.070 'PASD Zone-Specific Development Standards'.

SHAPING
TOMORROW

Sections 22.320.080 – 22.320.120 serve as placeholders for future community specific standards unique to those listed unincorporated area communities.

Ordinance Highlights

Regulations on Specific Uses

- Accessory Commercial Unit (ACU)
 - An Accessory Commercial Unit (ACU) is a small, neighborhood-serving business that is either attached to or detached from the home(s) on a corner lot in a residential zone. Allowing ACUs on residential corner lots would promote walkable access to items and services needed in our daily lives and create small business opportunities for additional family income.
 - The PASD proposes to allow ACUs ministerially (i.e., through a Site Plan Review without public hearing) on corner lots in all residential zones in the South Bay Planning Area, except for residential zones in Del Aire and Wiseburn, subject to the following requirements:
 - ACUs are limited to small businesses such as bakery shops, beautician or barber services, delicatessen, medical or dental offices (secondary offices for consultation and emergency treatments only), neighborhood-serving grocery or meat markets, restaurants, and food take-out and are accessory to a primary residential use. Alcoholic beverage sales and tobacco shops are prohibited.
 - ACUs are limited to 1,000 square feet or 40% of the gross floor area of the residential buildings on the lot, whichever is less.
 - ACUs are limited to one story in height and shall be located on the ground floor only.
 - A maximum of one ACU is permitted per lot.
 - Hours of operations shall be limited to 7am to 9pm. Loading, unloading, and all maintenance activities shall be conducted within the hours of operation.
 - No outdoor music or outdoor activity is permitted at any time.
 - No parking shall be required for an ACU.
- K-12 Schools
 - To address concerns regarding traffic congestion around schools, the PASD will require a Conditional Use Permit (CUP) for K-12 schools in Zones R-A, R-1, R-2, R-3, and R-4 in the planning area.

- Commercial Zones
 - Building and Site Design
 - Main building entrances shall be well defined, visually distinct, and pedestrian-oriented to face the public right-of-way. This may be achieved by, but not limited to: (1) Provision of seating areas, by providing landscaping in combination with enhanced hardscape materials (2) Create an arcade by the use of bollards and accent materials.
- Mixed Use Development Zones
 - A building or structure shall not exceed 45 feet above grade in all Mixed Use Development (MXD) zones in the communities of Alondra Park/El Camino Village, Del Aire, Lennox, West Carson and Wiseburn.
- Industrial Zones
 - Properties that abut a Residential Zone or sensitive use shall have a minimum ten-foot wide landscaped strip with a minimum eight-foot masonry wall along the common property line. One 15-gallon tree for every 100 square feet of landscaped area shall be planted equally spaced in the buffer strip. The landscaping shall be maintained with regular watering, pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.
 - Industrial properties with multiple street frontages shall permit truck access only from the street that is furthest from any adjacent or nearby Residential Zones.

State-Mandated Inclusionary Zoning

Per State law, housing developments on certain parcels identified in the County's Housing Element must set aside 20 percent of the residential units for lower-income households (e.g., a four-person household earning \$100,900 or less per year – see 2023 Income Limits at https://planning.lacounty.gov/wp-content/uploads/2023/06/housing_2023-income-limits-costs.pdf).

The PASD amends the County's Inclusionary Housing Ordinance to ensure compliance with the State mandate on affected parcels in the South Bay Planning Area communities. To learn more about the Housing Element, visit: <https://planning.lacounty.gov/long-range-planning/housing-element/>.

Questions or comments regarding the SBAP PASD may be directed to the project team by emailing southbayareaplan@planning.lacounty.gov or calling (213) 974-6316.

You may also make a virtual appointment to speak with a planner at <https://bit.ly/SBAPmeeting>.