

## South Bay Area Plan Project Frequently Asked Questions (FAQ) – March 2024

### What is the purpose of the South Bay Area Plan?

To address the unique geographic, demographic and social diversity of local unincorporated communities, the County General Plan established 11 Planning Areas identified in the Planning Areas Framework. Area Plans focus on land use and other policy issues specific to the Planning Area. The South Bay Planning Area is one of these 11 Planning Areas and consists of the unincorporated communities of Alondra Park/El Camino Village, Del Aire, Hawthorne Island, La Rambla, Lennox, West Carson, Westfield/Academy Hills, and Wiseburn.

The South Bay Area Plan (SBAP) is a community-based plan that will include community-specific goals and land use policies to guide long-term physical growth and development in the eight unincorporated communities of the South Bay and will also serve as the basis for a future capital improvement plan for infrastructure improvements.

### What is the difference between goals, policies, and implementation programs?

Goals identify the physical, economic, and social outcomes that the community wishes to achieve. They are, generally, not quantifiable.

Policies are specific statements that guide decision-making and are commitments to a particular course of action.

Implementation programs are actions, procedures, programs, or techniques that carry out policy.

### What is the difference between the implementing ordinance and the area plan?

The implementing ordinance will include the Planning Area Standards District (PASD) and regulations for the West Carson Transit-Oriented Development (TOD) Specific Plan and will be adopted as part of the County Planning and Zoning Code, Title 22. The PASD is a set of new zoning standards that will regulate future development in the unincorporated communities of the South Bay Planning Area. For example, the implementing ordinance establishes development standards for commercial and mixed-use development in the planning area, such as landscaping and building setback requirements. The West Carson TOD Specific Plan was previously adopted by the Board of Supervisors in 2018 and is being updated and reorganized to move regulatory language into Title 22.

The area plan is a policy document that will guide future development in the unincorporated communities of the South Bay over the next 20 years. It includes historical and background information of the built environment in these communities and will establish areawide and community specific goals and policies. The document will also establish implementation programs to help carry out the vision, goals, and policies of the plan.

### Who are the decision makers in the Area Plan process?

The Regional Planning Commission (RPC) and the County Board of Supervisors are the two decision-making bodies in the planning process. The Regional Planning Commission acts as an advisory body to the County Board of Supervisors on all planning-related matters and makes recommendations to the Board. The RPC consists of five Commissioners who are appointed to four-year terms by the Board of Supervisors. <https://planning.lacounty.gov/public-hearings-and-meetings/regional-planning-commission/>

### Will there be a public hearing?

In Fall 2024, the full project, including the area plan, the implementing ordinance, and the final environmental impact report will be presented at a public hearing to the RPC. In Winter 2024/2025, the project will then go to the Board of Supervisors for a public hearing and will receive final approval from the Board in early 2025.

### What is 'missing middle' housing?

The term 'missing middle' refers to housing types that range in scale and density between single-family homes and mid-rise apartment buildings. Missing middle housing include duplexes, townhomes, and courtyard apartments. Because zoning codes have historically prohibited the construction of these housing types, they have been referred to as the 'missing middle'. Permitting the construction of missing middle housing through rezoning can help provide more housing options in the future and improve housing affordability.

To learn more about missing middle housing, visit <https://missingmiddlehousing.com/>.

### Will existing houses be removed as part of this plan?

**No, there will be no removal of any existing homes, businesses, or other permitted uses as part of the Area Plan.** Additionally, **the proposed zoning change will NOT involve any actual development.** It is up to the property owner to decide whether they would like to maintain their property as-is or redevelop the property. If they choose to redevelop the property, they will need to do so based on the land use and zoning designations at that time.

### What is a density bonus and will they be included in the SBAP?

A density bonus is a development incentive that allows developers to increase the maximum allowable density for a proposed development, as defined by a local zoning code, if a certain number of units are reserved for affordable housing.

The County has an existing density bonus ordinance in the zoning code: <https://file.lacounty.gov/SDSInter/bos/supdocs/141216.pdf>. The SBAP is not proposing any additional changes in the density bonus ordinance; however, developers can utilize the State Density Bonus Law to bypass certain local development standards. These development standards can include, but are not limited to, setback requirements, height restrictions, or open-space requirements. As seen in the below image, developers can receive up to 4 concessions from local development standards depending on the percentage of units reserved for below-market-rate housing for a specific household income category. For example, a developer may qualify for 4 concessions if a project reserves at least 80% of units for very-low, low, or moderate-income households.

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Income Category	% of Reserved Units			
Very Low	5%	10%	15%	Up to 80%
Low	10%	17%	24%	Up to 80%
Moderate	10%	20%	30%	Up to 80%
Senior	N/A	N/A	100%	N/A
<b>Maximum # of Incentives/ Concessions</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4*</b>

**What are the different land use and zoning designations and how will they affect my property?**

Each unincorporated property has a land use and zoning designation. These work together to determine what a property can be used for (housing, commercial, industrial, etc.) and how that use can develop on a property (yard area, height, density, development standards, etc.). Any proposed development must meet both land use and zoning requirements. Land use and zoning designations for individual properties may be found by using the department’s Geographic Information System (GIS):

<https://planning.lacounty.gov/maps-and-gis/> .

Land use designations describe the basic type and intensity of uses for each land use category. The designation determines the proposed general distribution, location, and extent of uses. Each land use category has an associated density range. For residential projects, this means the appropriate number of units per acre. For commercial and industrial projects, this means the maximum floor area based on lot size. The Los Angeles County General Plan explains the range of land use designations that is used in all subsequent area plans and includes the summary table below.

Land Use	Code	Permitted Density or FAR	Purpose
<b>RESIDENTIAL</b>			
Residential 2	H2	Residential: 0–2 du/net ac	Purpose: Single family residences.
Residential 5	H5	Residential: 0–5 du/net ac	
Residential 9	H9	Residential: 0–9 du/net ac	
Residential 18	H18	Residential: 0–18 du/net ac	Purpose: Single family residences, two family residences.
Residential 30	H30	Residential: 20–30 du/net ac	Purpose: Single family residences, two family residences, multifamily residences.
Residential 50	H50	Residential: 20–50 du/net ac	

The purpose, land use regulations and development standards for the various zoning categories may be found in the County Planning and Zoning Code, Title 22, Division 3:

[https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodet=TIT22PLZ](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodet=TIT22PLZ).

### What is First/Last Mile?

An individual's commuting trip is understood as the entire journey from where you start to where you arrive. Individuals may use a number of modes of transport to complete the trip; they may walk, drive, ride a bicycle, take a train, or in many cases, combine a number of modes. Public transportation agencies typically provide bus and rail services that may frame the core of such trips, but users must complete the first and last portion on their own; they must first walk, drive or roll themselves to the nearest station. This is referred to the first and last mile of the user's trip, or "first/last mile" for short, even though actual distances vary by users.

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