

South Bay Area Plan Project Fact Sheet – August 2024

Project Summary

The South Bay Area Plan (SBAP) Project is intended to guide the physical growth and development within the eight unincorporated communities of the South Bay Planning Area through horizon year 2045. The South Bay Planning Area is one of 11 Planning Areas established in the County's General Plan and consists of Alondra Park/El Camino Village, Del Aire, Hawthorne Island, La Rambla, Lennox, West Carson, Westfield/Academy Hills, and Wiseburn. As a component of the General Plan, the SBAP will help to achieve a shared vision for the Planning Area by creating a planning framework that responds to the long-term land use needs of those who live and work in the unincorporated communities of the South Bay. The SBAP 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.

The SBAP project contains the following components:

- **General Plan Amendment:** Through the proposed Project, the General Plan will be amended to add the new South Bay Area Plan. The area plan is a land use policy document that will guide future development in the unincorporated communities of the South Bay over the next 20 years and addresses topics including land use, mobility, conservation and open space, public services, economic development, and historic preservation. The General Plan Land Use Policy Map will also be amended to re-designate 145 parcels in the South Bay Planning Area to accommodate a portion of the County's fair share of the regional housing need, also known as the Regional Housing Needs Allocation (RHNA).
- **Zone Changes:** The SBAP Project will also rezone various properties in the unincorporated area communities. The proposed zoning changes listed below 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 in compliance with the applicable land use and zoning designations at that time.
 - 1) **Housing Element Implementation:** To address the County's housing needs as demonstrated by the Housing Element of the General Plan (summarized above), and ensure consistency between the General Plan Land Use Policy Map and the Zoning Map, a total of 145 parcels in Alondra Park/El Camino Village, La Rambla, Lennox, and Wiseburn will be rezoned for mixed use development.
 - 2) **Transit Oriented Development (TOD):** The General Plan encourages development within a ½ mile radius of a major transit stop to promote sustainable living through a mixture of land uses and building types near high quality transit. Through the SBAP Project, 282 parcels within a ½ mile radius of the Aviation/LAX Metro C (formerly Green) Line Station in Del Aire are proposed for land use changes to encourage additional housing opportunities near transit. Updates to the West Carson TOD Specific Plan are also being made to streamline regulations and correct technical concerns in the specific plan.
 - 3) **Technical cleanup:** In compliance with State law, every parcel in the Planning Area was analyzed to determine if the land use policy and zoning designation were consistent and to ensure that land uses are in the appropriate areas and at the appropriate density. To fix inconsistencies between land use and zoning, 1,363 parcels in the Planning Area are proposed for land use changes and/or rezoning.

4) Transitioning uses: A total of 17 parcels in the community of West Carson are proposed for land use changes or rezoning to reflect the changing land use patterns in the community and to continue to facilitate a transition from the existing traditional small-scale industrial uses to a broader range of community serving businesses that are more compatible with the surrounding single-family and multi-family residential area.

- Title 22 (Planning and Zoning Code) Changes

To implement the goals and policies of the new South Bay Area Plan, a new Planning Area Standards District (PASD) will be established in Title 22 (Planning and Zoning) of the County Code. As a zoning overlay, the PASD will include development standards that are applicable to all unincorporated communities in the South Bay Planning Area as well as zone-specific development standards such as the following:

1) 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.

2) Mixed Use Development (MXD) Zone – Height Limit and Setback: A building or structure shall not exceed 45 feet above grade in Zone MXD in the communities of Alondra Park/El Camino Village, Del Aire, Lennox, West Carson, and Wiseburn. Buildings or structures adjacent to or adjoining a residential zone or a primary residential use shall provide a minimum 15-foot setback along all common property line boundaries.

3) Industrial Zones – Buffers: 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.

In addition, the West Carson TOD Specific Plan is being updated by moving regulatory language, such as development and urban design standards, from the plan into Title 22 and by clarifying information in the plan. The revised plan also includes a vision statement that outlines the anticipated appearance of the Specific Plan area 20 years from now as a result of the development decisions and public infrastructure improvements guided by the contents of the plan.

Public Hearings

The Regional Planning Commission public hearing for the South Bay Area Plan is tentatively scheduled for October 30, 2024, followed by a public hearing before the Board of Supervisors in early 2025. Please check the project website for the most updated information.

Learn More

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

For more information, please contact the project team at:
Email: southbayareaplan@planning.lacounty.gov
Phone: (213) 974-6316