

APPENDIX A

SOUTH BAY AREA PLAN COMMUNITY ENGAGEMENT SUMMARY

October 2024



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1 INTRODUCTION

In 2023, the Department of Regional Planning (LA County Planning) initiated the South Bay Area Plan (SBAP) project for the unincorporated areas of the South Bay Planning Area. The South Bay Planning Area is one of eleven planning areas established by the General Plan and includes the eight unincorporated communities of Alondra Park/El Camino Village, Del Aire, Hawthorne Island, La Rambla, Lennox, West Carson, Westfield/Academy Hills, and Wiseburn.

The eight unincorporated communities of the South Bay Planning Area are geographically distinct and socioeconomically diverse areas and home to approximately 68,000 residents. From the outset of the project, staff utilized a range of engagement methods to bolster project awareness and better understand each community's assets, priorities, and pain points to develop the area plan and its various components. These methods include the use of online and hard copy surveys, the distribution of project information via mail and local community partners, the formation of a Community Advisory Committee, staff hosting and attending community events and information sessions, digital engagement, and virtual office hours. The outreach methods employed by the project team to engage residents of the South Bay Planning Area were guided by the following goals:

1. Understand community needs and priorities.
2. Conduct a planning process to drive community-supported outcomes.
3. Improve equity and environmental justice in land use planning by encouraging the participation of those historically left out of the planning process such as women, youth, and people of color.
4. Build capacity by educating the public on planning processes and decision-making to equip community members in shaping outcomes in the built environment.
5. Provide information in plain, simple language, using multiple formats and with language accessibility.

1.1 Community Surveys and Feedback Forms (Online and Hard Copy)

A. Community Surveys

The County developed and released an initial community survey in January 2023 to gather baseline information about the characteristics and needs of the unincorporated communities of the South Bay Planning Area. Respondents identified the community or communities they associate with and provided answers to questions such as “What do you like about the selected community

or communities?”, “What would you change about the selected community or communities?”, and “Are there any landmarks that are significant to the selected community or communities?”. In total, 178 responses were received between January and June 2023.

The following tables provide a high-level summary of the community-specific responses received from this survey:

Del Aire*

Likes of the Community	<ul style="list-style-type: none"> a. Residents value the schools in the Wiseburn Unified School District, the safety of the neighborhood for their children, and the quiet nature of the community. b. Convenient access to the 105 and 405 freeways.
Dislikes of the Community	<ul style="list-style-type: none"> a. Many residents cited the lack of greenspace as a dislike and noted that they would like more trees and parks. b. Street infrastructure improvements are needed, including paving, streetlights, and speed bumps. c. The unused rail line on Aviation Boulevard is an eyesore to the community and the lack of development in the area has left the community to feel barren, per community members. d. Residents would like more food and retail options within walking distance.
Proposed Changes	<ul style="list-style-type: none"> a. Increase law enforcement presence to address crime, particularly a decrease in Sheriff response times. b. Greenery along Aviation Boulevard is needed to reduce noise and air pollution.
Significant Landmarks	<ul style="list-style-type: none"> a. All of the schools in the Wiseburn Unified School District, but specifically Juan De Anza Elementary: 12110 Hindry Ave, Hawthorne, CA 90250 b. Wiseburn Walking Path: La Cienega and, W 135th St, Hawthorne, CA 90250 c. Del Aire Park: 12601 S Isis Ave, Hawthorne, CA 90251 d. Green Line Station: 11500 Aviation Blvd, Los Angeles, CA 90045 e. Aviation Boulevard: West edge of the Del Aire community f. Local restaurants and stores on Aviation Boulevard g. Wiseburn Little League Field: 5504 W 135th St, Hawthorne, CA 90250 (Not in an unincorporated area, but still identified as a landmark by the community).

	h. Lawndale Community Center: 14700 Burin Ave, Lawndale CA 90260 (Not an unincorporated area, but still a landmark identified by the community).
Community Benefits and Interests	<p>a. Residents believe Del Aire would benefit from small local retail stores and mixed-use zoning and are interested in learning more about them.</p> <p>b. Some residents expressed interest in life sciences facilities and clean industrial uses.</p>

*Del Aire and Wiseburn were categorized as one community at the time of this survey.

La Rambla

Likes of the Community	a. Residents enjoy the community and network of neighbors that live there.
Dislikes of the Community	<p>a. Motorhomes park on the streets, blocking the view of existing businesses to customers and the community.</p> <p>b. Safety issues regarding break-ins.</p>
Proposed Changes	<p>a. More community leaders present in the community.</p> <p>b. Increased patrolling in the area, particularly in the San Pedro Canyon (appears to be in the incorporated area of San Pedro but might extend into the La Rambla community).</p>
Significant Landmarks	<p>a. Local YMCA: 301 S Bandini St, San Pedro, CA 90731</p> <p>b. Korean Friendship Bell (in the incorporated area of San Pedro): 3601 S Gaffey St, San Pedro, CA 90731</p> <p>c. Port of LA (in the incorporated area of San Pedro): Signal St, San Pedro, CA 90731</p> <p>d. USS IOWA Maritime Museum (not in unincorporated area): 250 S Harbor Blvd, Los Angeles, CA 90731</p>
Community Benefits and Interests	<p>a. Life science facilities were identified as both an interest and potential community benefit to learn more about.</p> <p>b. Mixed-use zoning was also identified as an interest to learn more about for the community.</p>

Lennox

Likes of the Community	<ul style="list-style-type: none"> a. The welcoming nature of the community and the residents that live there. b. The “small town atmosphere”. c. Walkability, due to the small size of the community.
Dislikes of the Community	<ul style="list-style-type: none"> a. Crime that negatively affects the community. Community/gang violence and low Sheriff presence were specifically mentioned. b. Lack of parking and unaddressed issues of trash and graffiti.
Proposed Change	<ul style="list-style-type: none"> a. Residents noted that they would like a cleaner and safer community. b. A wellness center was also proposed as a beneficial change for the community.
Significant Landmarks	<ul style="list-style-type: none"> a. Lennox Library: 4359 Lennox Blvd, Lennox, CA 90304 b. Lennox Park: 10828 Condon Ave, Lennox, CA 90304 c. St. Margaret’s Center, a social services organization: 10217 S Inglewood Ave, Inglewood, CA 90304 d. La Feria: 10903 S Inglewood Ave, Lennox, CA 90304 e. La Playa Market: 10736 S Inglewood Ave, Lennox, CA 90304 f. El Zorro Market: 4417 Lennox Blvd, Inglewood, CA 90304 g. Jim’s Burgers: 11100 S Inglewood Ave, Lennox, CA 90304
Community Benefits and Interests	<ul style="list-style-type: none"> a. Residents noted that the community would benefit from small local retail stores, life science facilities, and mixed-use zoning. b. Homeless shelters/housing were also identified as benefits.

West Carson

Likes of the Community	<ul style="list-style-type: none"> a. Community network and neighbors, as well as the grassroots group in the community, the Del Amo Action Committee. b. Convenience of location, including the freeway access. c. Community resources and quick emergency responders. d. Low property crime.
Dislikes of the Community	<ul style="list-style-type: none"> a. Pollution, both current and historic, in the community. In the past, there were two areas designated as superfund sites – the Del Amo Superfund Site and Montrose Chemical Corp Superfund Site. Currently, residents say there are too many

	<p>trucks from industrial uses in the neighborhood that increase pollution, cause significant traffic in the area, and damage roads.</p> <p>b. Industrial land use directly adjacent to residential areas.</p> <p>c. Lack of greenspace for recreation or greenery built into the area.</p> <p>d. Too many single-family homes and not enough affordable housing.</p>
Proposed Changes	<p>a. Infrastructure in the community is a priority, particularly repaving the streets that have been damaged by extensive truck traffic.</p> <p>b. Limiting truck traffic and setting standards to reduce truck emissions.</p> <p>c. Reduce industrial land usage.</p> <p>d. More greenspace within the community.</p> <p>e. Create strategies to reduce or redirect traffic at-large.</p> <p>f. Develop more affordable housing.</p>
Significant Landmarks	<p>a. Alpine Village, a restaurant in the community that is now closed: 833 W Torrance Blvd, Torrance, CA 90502</p> <p>b. Wishing Tree Park: 1007 W 204th St, Torrance, CA 90502</p>
Community Benefits and Interests	<p>a. Respondents identified life science facilities as something that would benefit the community as well as small local retail stores, mixed-use zoning, and clean industrial uses.</p> <p>b. Parks, road improvements, a library, a community room for meetings, and access to healthy food and exercise were also mentioned by community members.</p>

Westfield

Likes of the Community	<p>a. Rural feel of the community, aided by horse trails and nature.</p> <p>b. Low population density and absence of business and industry.</p> <p>c. Sense of community and network of neighbors.</p> <p>d. Safety of the neighborhood and responsive public services.</p> <p>e. Walkability, specifically the community's trail network.</p>
Dislikes of the Community	<p>a. Speeding cars, specifically on Lower Eastvale.</p> <p>b. High peacock population.</p> <p>c. Power lines around the trees lead to trees being trimmed only on one side.</p>
Proposed Changes	<p>a. Move power lines underground to address tree trimming issues and prevent future fires.</p>

	<ul style="list-style-type: none"> b. Bring sewage access to more remote streets so residents don't have to use septic tanks. c. Install speed bumps, traffic lights, and cameras to address speeding as well as increase Sheriff enforcement capacity. d. Repave streets.
Significant Landmarks	<ul style="list-style-type: none"> a. Horse trails: The network within Storm Hill Ln, Rolling Hills, CA 90274 b. Horse Riding Ring: Palos Verdes Dr N, Palos Verdes Peninsula, CA 90274 c. Tennis Courts: 27544 Sunnyridge Rd, Palos Verdes Peninsula, CA 90274 d. Agua Magna Canyon: Rolling Hills, CA 90274
Community Benefits and Interests	<ul style="list-style-type: none"> a. Speed bumps, parks, a sewage line, and tree management were noted as items that would benefit the community.

B. Preliminary Draft Goals and Policies Feedback Form

In February 2024, the County released a feedback form to collect comments and questions about the preliminary draft area plan goals and policies. Hard copies of the form were distributed at the Lennox and Carson libraries and were available at the community workshops hosted by the project team on February 15th and 24th of 2024. The feedback forms were also posted on the project website and sent out to an email distribution list of over 1,000 interested stakeholders. Similar to the initial community survey, respondents identified the community or communities they associate with as well as the group they identify with (e.g. Community member, community organization, government agency, local business owner) and answered questions such as “Do these preliminary draft goals/policies address issues related to land use in the South Bay and/or your local community?”, “How can land use policies contribute to creating a more inclusive and equitable community?”, “Do you have suggestions on how best to direct future growth and development in your community?”, and “How informed do you feel about the land use planning process in your community?”. In total, 13 responses were received between February and March 2024, which included a form collectively completed by over 100 Del Aire residents and submitted by the Del Aire Neighborhood Association. Out of the eight unincorporated communities included in this plan, only Del Aire (9 responses), Lennox (2 responses), and West Carson (2 responses) were represented in the responses.

Respondents from Lennox highlighted that libraries and parks are core areas where they'd like to see future growth and development directed in the community. They also noted that many residents in the community are not actively engaged in the project because they do not have

access to computers and/or are Spanish speakers. West Carson survey respondents noted that community repair, such as mitigating air pollution, addressing truck traffic, and limiting harmful industrial land uses, are primary land use concerns. Lastly, respondents from Del Aire voiced concerns regarding the rezoning of single-family properties to permit multifamily housing development and highlighted the need for neighborhood-serving retail along Aviation Boulevard. Staff attendance at local neighborhood meetings, feedback forms, and newsletters were identified as effective ways for the community to provide ongoing feedback on land use policies by multiple respondents as well as online virtual meetings with staff and informational postcard mailings.

1.2 Mailed Materials

A. Information Postcards

In July 2023, information postcards were mailed to all properties in the planning area in advance of the first area-wide virtual meeting held on July 20, 2023. The postcards provided an overview of the project’s scope and anticipated timeline as well as information on how to join an email distribution list to receive project updates. A total of 15,343 postcards were sent to community members.

Figure 1: Information Postcard Front

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>

JUN 2023
Project Kick-off

JUL - AUG 2023
Summer Outreach

JAN 2024
Public Review Draft SBAP

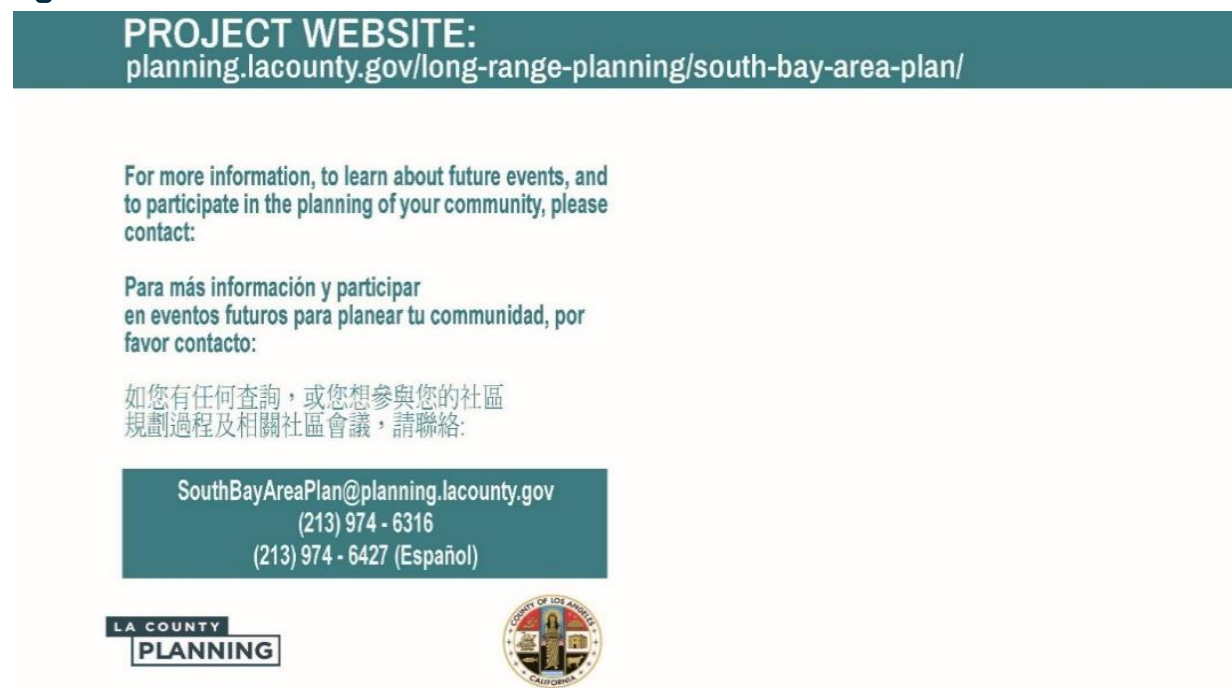
AUG 2024
Regional Planning Commission Hearing

DEC 2024
Board of Supervisors Adoption

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



Figure 2: Information Postcard Back



B. Rezoning Letters

In March 2024, letters were mailed to property owners in the planning area whose properties are proposed for rezoning as part of the SBAP. The letters provided project information, details about each property’s new land use and zoning designation, and the reasoning for the rezoning efforts. A total of 1,807 letters were mailed in both English and Spanish.

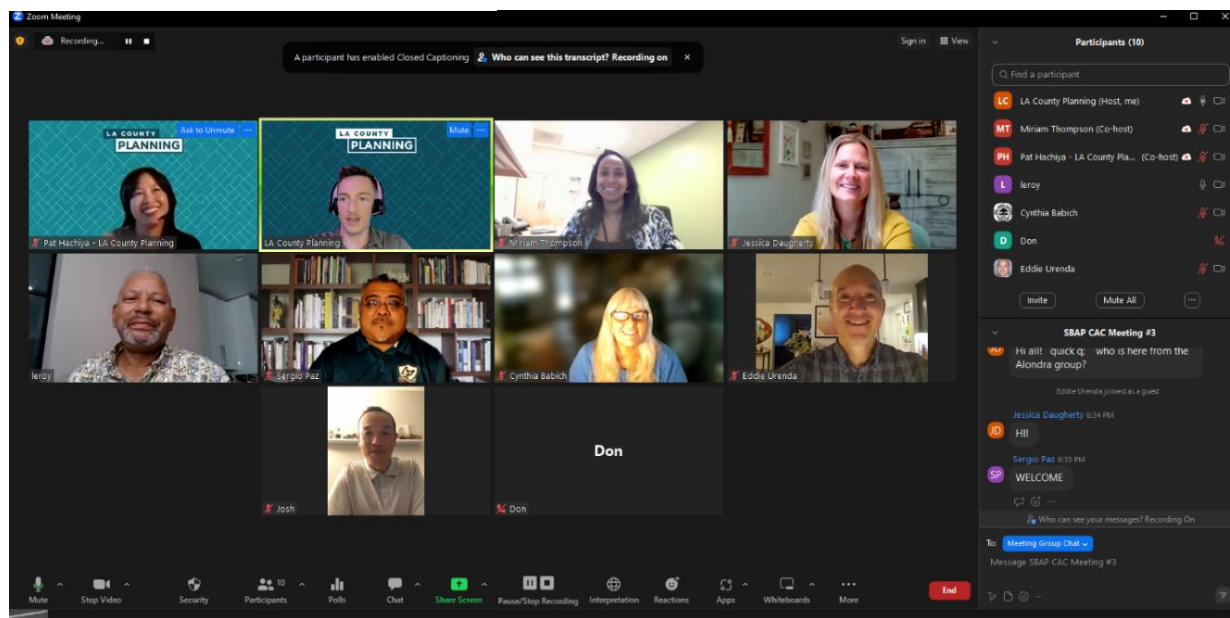
1.3 Community Advisory Committee (CAC)

To ensure that community members’ lived experiences and knowledge were incorporated into the area plan, the County sought participation from local community leaders to form the South Bay Area Plan Community Advisory Committee (CAC). The CAC was comprised of 9 community leaders with at least one representative from each of the unincorporated areas in attendance per meeting (except for Westfield/Academy Hills). CAC members served as a two-way conduit of information and ideas, bridging the broader communities and the planning process. CAC meetings were conducted both virtually and in-person. The table below summarizes the meeting topics and attendance for the four CAC meetings held between February 2023 and February 2024.

CAC Meeting	Date of Meeting	Meeting Topics	Attendance
Meeting 1	February 16, 2023	Project Kick-Off Roles and Responsibilities Introduce Community Survey	7

		Strengths/ Weaknesses/ Opportunities/ Threats	
Meeting 2	May 25, 2023	Project Update Planned Summer Outreach Proposed Rezoning Areas Planning Area/Community Standards Districts	
Meeting 3	September 28, 2023	Summer Outreach Update SBAP Historic Context Statement CEQA Overview	
Meeting 4	February 29, 2024	Goals and Policies Workshops Update Overview of Next Steps and Decision-Making Process Q&A on Land Use and Zoning Changes	7
Meeting 5	May, 2024	TBD	
Meeting 6	TBD		

Figure 3: CAC Meeting #3



1.4 Community Events and Information Sessions

From the start of the project, the County engaged with local community leaders to enrich their understanding of the Planning Area including community-based organizations (CBOs), advocacy and interest groups, and non-profit groups. The objective was to establish relationships and an ongoing dialogue about the present concerns and future of the Planning Area.

The County attended meetings of several community groups beginning in spring 2023, including Sustainable Torrance and Normandie Development (STAND), Del Aire Neighborhood Association (DANA), Wiseburn Neighborhood Watch, El Camino Village Neighborhood Association, the Baldwin Hills Conservancy, the Del Amo Action Committee (DAAC), and the Palo del Amo Woods Homeowners Association. The County also met with the cities of Gardena, Hawthorne, and Los Angeles to coordinate on long range planning issues.

1.5 Area Plan-wide Outreach and Open Houses

During summer 2023, the project team held an area-wide virtual introductory meeting to stimulate broad thinking, raise awareness, and to encourage people to attend future meetings during the planning process. During this meeting, staff provided stakeholders and community members with a high-level overview of the goals, objectives, and mechanisms of the SBAP planning process. These meetings answered questions such as “What is the South Bay

Figure 3: July Open House at the Lennox Library



Area Plan and why is it being prepared?”, “How can I participate in the process?”, and “How will the plan impact where I live and work?”.

Subsequent to the meeting, staff hosted two in-person Open House style meetings in July and August 2023 to encourage dialogue about the specific focus of the project, answer questions, provide information on other projects being conducted by the Department, and give out information on services provided by other County departments. Staff also hosted an additional virtual meeting in August 2023, focused specifically on the Historic Context Statement (HCS) research that

needed community participation. At this meeting, the project team introduced the purpose of the HCS to attendees and summarized the document’s development process and timeline. Meeting attendees were encouraged to submit any information regarding the developmental history of the area, including historic buildings, structures, sites, or areas worthy of preservation as well as events, people, and historical themes important to the area’s history.

Figure 4: Informational Board at the August Open House

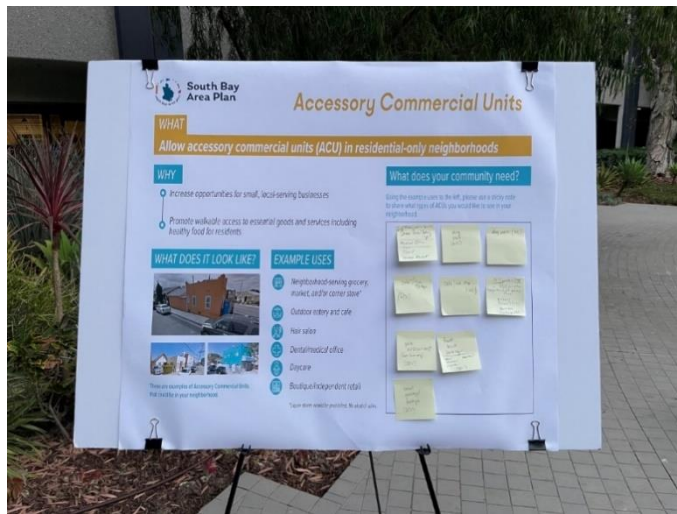


Figure 5: August Open House at the West Carson Community Center



The table below summarizes the broad range of feedback received from the outreach events hosted in summer 2023, including topics such as environmental injustice, visions for future land use and growth, and planning concepts community members were interested in learning more about.

Summer 2023 Outreach Feedback

<p>General</p>	<ul style="list-style-type: none"> a. General support for some mixed-use development. b. No alcohol or cannabis sales in Accessory Commercial Units (ACUs). c. General support for ACUs. d. Increase green space. e. More cultural opportunities like art galleries and bookstores. f. Affordable healthy foods. g. One forum to share all County services. h. Zoning that fosters community.
<p>Alondra Park/El Camino Village</p>	<ul style="list-style-type: none"> a. Community members like food trucks along Crenshaw Boulevard, many of which are family run businesses. Make sure these informal and active uses can be maintained even if new development occurs. b. Consider extending development to all of Crenshaw Blvd. between Rosecrans and Redondo Beach Blvd. c. Supportive of mixed use along Crenshaw d. Supportive of healthy food options.
<p>Del Aire</p>	<ul style="list-style-type: none"> a. Lack green space and walking areas. b. No forum to share information. c. Need green canopies, trees. d. Lack of stores within walking distance. e. Pedestrian and bicyclist safety is a concern. f. Aviation going south from Imperial Hwy should be reviewed for opportunity area/retail/pedestrian/bikeway/beautification. g. Pedestrian crossing along Aviation/120th. h. Walkway along 116th street around Del Aire. i. Safe Routes to School. j. No more hotels, motels, and liquor stores. k. Interested in learning more about encouraging small retail, and mixed use zoning.
<p>La Rambla</p>	<ul style="list-style-type: none"> a. Businesses do outreach through neighborhood Council or YMCA. b. Lack of green space.

	<ul style="list-style-type: none"> c. Interested in learning about mixed use zoning.
Lennox	<ul style="list-style-type: none"> a. Information sharing throughout the community is difficult. b. Improve roadways. c. Need green canopies/trees. d. Issues of displacement as the area is getting less affordable. e. Impacts from airport. f. Traffic from SoFi stadium and Clipper Arena, which do not benefit the community. g. Too many food trucks. h. Lack of parking. i. Lack of maintenance – e.g. Trash and graffiti. j. Interested in learning more about encouraging small retail, mixed use, homeless shelters/housing. k. Community engagement is challenging. Working community, so getting people to activities is difficult no matter what time.
West Carson	<ul style="list-style-type: none"> a. Pedestrian safety in tunnels and crossing streets is of concern. b. Lack of walking, running paths within the neighborhood. c. Residents want a supermarket (trader joes, whole foods), YMCA, community swimming pool, coffee shops, urgent care. d. Welcoming to ACU ideas – desiring local stores in their neighborhood. e. Dominguez Canal is of concern environmentally. It occasionally smells – residents ask for environmental review and hope it becomes re-naturalized with walking paths. Bridges over the Canal should be reviewed for ADA accessibility. f. New Wishing Tree Park at northern end of West Carson could be tied into other environmental and active transit initiatives. g. Residents ask for more trees, vegetation walls, and benches at bus stops.

	<ul style="list-style-type: none"> h. Too much industrial zoning. Need more residential uses. Community members would like to see industrial uses become mixed use. i. Air pollution especially in the northern half of the community. j. Too many warehouses and trucks. k. OK with food trucks if they are well regulated as there are problems with “pop up” food trucks. l. Alpine Village would be a good place for mixed use housing. The Enclave at 190th is a good example. m. More street trees around industrial land uses.
Westfield/Academy Hills	<ul style="list-style-type: none"> a. Like rural feel of community, aided by horse trails and nature, safety, walkability (network of trails in community).
Wiseburn	<ul style="list-style-type: none"> a. Wiseburn and Del Aire are two distinct communities and should not be grouped together. b. Height of new mixed-use development should be limited to 3-4 stories maximum. c. Parking is an issue, specifically spillover parking from commercial businesses on Inglewood Ave, which is a narrow street. d. Community is not suitable for large-scale development. e. Potential for mixed use development along El Segundo Blvd. f. Traffic and access/line of sight issues at: 137th and La Cienega, Glasgow and 135th (school crossing and school access). g. Need safe paths for schools and bikes.

Figure 6: Flyer Posting in La Rambla



A CEQA scoping meeting was also held in November 2023 to explain the environmental review process and share the preliminary proposed land use and zoning maps with the public. In response to concerns expressed by Del Aire residents about the preliminary land use and zoning maps, the project team met with the Del Aire Neighborhood Association, along with representatives from Supervisor Holly Mitchell's office, in December 2023. At this meeting, staff presented an overview of the project's components as well as the General Plan Land Use Categories, the Housing Element, and the decision-making process to better contextualize the proposed land use and zoning changes.

1.6 Goals and Policies Workshops

A virtual areawide information sharing meeting was held in February 2024 to provide project updates to community members and project stakeholders and encourage attendance at the upcoming in-person goals and policies workshops hosted by the County. Staff subsequently led two community workshops to provide participants with an opportunity to review and provide feedback on a set of preliminary draft area plan goals and policies. The workshop objectives included:

1. Develop understanding of the planning process
2. Understand how goals and policies work
3. Provide feedback on draft goals and policies
4. Review the updated land use and zoning maps
5. Ask questions

The workshops comprised of a framing presentation to introduce the project to workshop attendees and a small-group brainstorming session where participants were asked to write down and share their responses to questions such as, “Do you have ideas on how to best direct or manage future growth in the South Bay?” and “What is the most important long-term growth need in the South Bay or in your community?”.

After this discussion, attendees participated in a ‘gallery walk’

exercise, in which they walked around the room as if it were an art gallery, reading the draft area plan goals and policies posted on the walls. Planners were available throughout this exercise to explain the purpose of the goals and policies and answer any additional questions attendees had. Each participant also received five dot stickers to place next to the goals and policies they liked the most, which helped planners identify the core community issues to prioritize in the area plan. At the end of the workshop, attendees had an opportunity to look at the revised community-specific land use and zoning maps.

Figure 7: February 2024 Workshop at the Lennox Library



Figure 8: Draft Area Plan Goal - West Carson

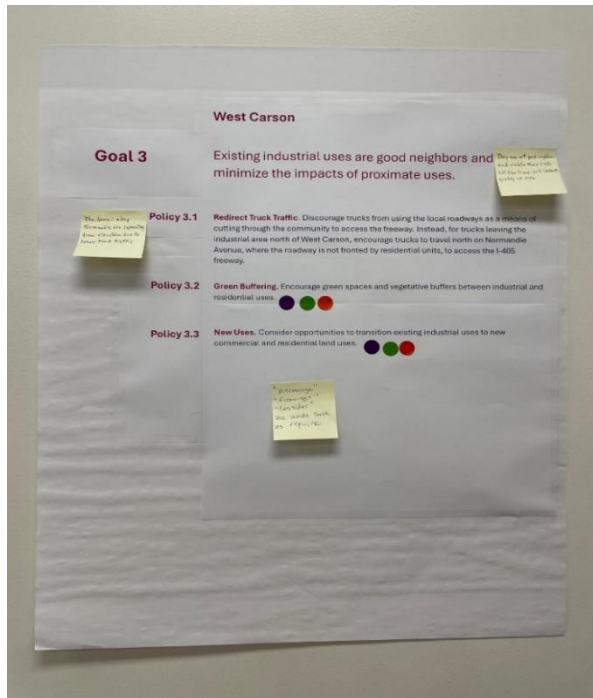
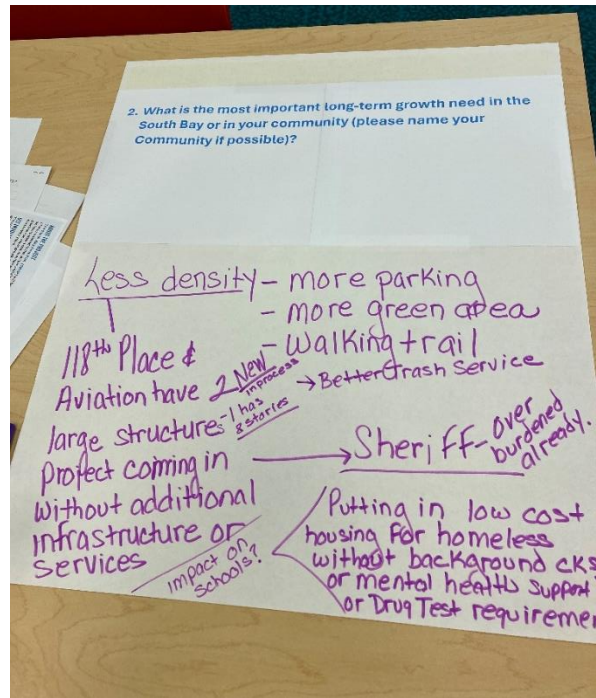


Figure 9: Small-Group Workshop Exercise



Lastly, interagency collaboration was a cornerstone of the SBAP project. Members of the project team met with staff from the cities of Hawthorne and Gardena in October and November of 2023 respectively to share information about the SBAP project components, review the Housing Element rezoning sites that are adjacent to the two cities, and learn about planning projects underway in each city and how they might impact neighboring unincorporated communities. Planners also met with staff from the Los Angeles County Metropolitan Authority's (LA Metro) First/Last Mile team in March 2024 to discuss their planning efforts within the Aviation/LAX station area adjacent to Del Aire.

1.7 Digital Engagement

Staff utilized various digital platforms and tools to engage and inform a wider audience who may not have been able to attend the in-person or live online events. During the spring of 2023, a project website and newsletter were established for the SBAP project. The project website provided regular updates on the planning process and events as well as enabled sign-ups for a project email list. Informational project documents were also posted on the website, including the draft area plan goals and policies, project fact sheets, Community Background Brief, and additional outreach materials. Meeting materials such as presentation recordings and slideshows were also posted on the project website.

Figure 10: Community Workshop at the Carson Library



Staff used the email list to distribute project newsletters monthly in English and Spanish with not only information and updates on the SBAP but also other County projects that may be of interest to local stakeholders, such as the County Pedestrian Plan and Bicycle Master Plan. The Department’s social media platforms were also utilized to keep community members informed and up to date. As a

part of the development of the Historic Context Statement, a historic resources/insight mapping platform (Historic Resource Mapper) was used to garner local community knowledge about important historical events, people, and places.

Figure 12: March Newsletter



Thank you to everyone who attended the South Bay Area Plan (SBAP) Winter Workshops. We appreciate you taking the time to participate and provide your feedback on the draft goals and policies.

If you didn't get a chance to attend, you can still review the draft goals and policies, and provide your feedback.

[Draft Goals + Policies](#)

[Feedback Form](#)

Please provide your feedback by close of business **Monday, March 11, 2024.**

1.8 Virtual Office Hours

LA County Planning began hosting 20-minute virtual office hour appointments in late February, 2024 to provide a direct channel of communication for community members to ask questions about or provide comments on the SBAP and its components. Virtual office hours were promoted through the project newsletter, the CAC, and the rezoning letters.

Figure 11: SBAP Project Website



[Home](#) > [Long Range Planning](#) > [South Bay Area Plan](#)

[Documents](#) [Events](#) [Communities](#) ▾ [Community Outreach](#) [Historic Resources](#)

PROJECT UPDATES

• Rezoning Letters + Interactive Map (4/1/2024)

Rezoning letters were sent out this week to property owners with a proposed zone change as part of the South Bay Area Plan project. These letters are meant to inform property owners of the change and provide information on why a change is being proposed. If you have questions or want to discuss the letter in more detail, the best way to get in contact with a planner is by [booking a virtual appointment](#) using the link on this page.

Additionally, we have an Interactive Map available if you would like to review information about the proposed changes through an online mapping application. You can scroll around, zoom in or out, or use the search feature to find a property by address.

1.9 Complete List of Outreach Events

Below is a table that lists all outreach and engagement efforts and events attended or managed by the County during the course of the SBAP project planning process.

A. Winter-Spring 2023

Date	Outreach Type	Attendance	Details
1/29/2023	Virtual meeting	5	Discussion with STAND on what the SBAP is and any questions they have about the process
2/8/2023	Other	-	Project website sharing information with the public went live

2/16/2023	Virtual meeting	-	First CAC meeting with 7 members attending. The project team provided an overview of the SBAP, CAC involvement, introductions from each member, SWOT analysis
3/8/2023	County Event	48	DRP staff attended a community event at the Lennox Library, hosted by Supervisor Holly Mitchell Lennox to answer questions and discuss issues in the community
3/14/2023	Newsletter	-	The first SBAP newsletter was sent out, introducing the project, sharing project links, and including a link to the survey
4/12/2023	Flyer	-	SBAP project flyer was distributed to the CAC members
4/27/2023	Flyer	-	SBAP Spanish version of the project flyer was distributed to CAC members
5/4/2023	Other	-	Social media posts on Instagram, LinkedIn, and Facebook advertising the community survey
5/8/2023	Virtual Meeting	2	Meeting with LA City Planning team to discuss the Harbor Gateway and Wilmington-Harbor City Community Plan updates and potential for coordination for the SBAP
5/10/2023	Flyer	-	DRP distributed and posted flyers around the South Bay communities and at community centers (Park, Library, Senior Center, etc.)
5/25/2023	Virtual Meeting	-	CAC Meeting #2

B. Summer 2023

Date	Outreach Type	Attendance	Details
6/4/2023	Community Event	10	DRP attended a gathering with STAND group members
6/14/2023	County Event	37	DRP attended Palo Del Amo Woods meeting with Supervisor Mitchell's office

6/22/2023	Community Event	30	DRP attended the Del Aire Neighborhood Association meeting in Del Aire and presented on the SBAP project.
7/13/2023	Newsletter	-	SBAP newsletter sent out, with project updates, provided a project timeline, and advertising our upcoming engagement events
7/15/2023	Mailing	-	DRP mailed out 15,343 project postcards introducing the project, advertising virtual meetings, and providing project links
7/15/2023	Community Event	18	DRP attended Del Amo Action Committee event in West Carson
7/19/2023	Community Event	14	Wiseburn Watch Community Meeting
7/20/2023	Virtual Meeting	80	First areawide Zoom meeting introducing the project, presenting big ideas, going over the timeline, and advertising upcoming community engagement events
7/29/2023	In-Person Meeting	3	SBAP Open House #1 – Lennox Library
8/1/2023	County Event	-	DRP attended Wiseburn National Night Out
8/3/2023	In-Person Meeting	19	SBAP Open House #2 – West Carson Community Center
8/4/2023	Virtual Meeting	11	DRP attended the Baldwin Hills Conservancy Board meeting to present on the SBAP project
8/17/2023	Virtual Meeting	9	DRP hosted a virtual meeting to go over the Historic Context Statement
8/17/2023	Community Event	26	DRP attended the El Camino Village Watch meeting
8/18/2023	Community Event	-	DRP attended Lennox Night at the Park
8/31/2023	Virtual Meeting	8	DRP attended a virtual Del Amo Alley Focus Group meeting

9/21/2023	In-Person Meeting	9	DRP attended an in-person Del Amo Alley Focus Group meeting
9/28/2023	Virtual Meeting	-	CAC Meeting #3

C. Fall 2023

Date	Outreach Type	Attendance	Details
10/12/2023	Virtual Meeting	8	DRP attended a virtual Del Amo Alley Focus Group meeting
10/19/2023	In-Person Meeting	6	DRP toured Del Aire and Wiseburn with community leaders
10/21/2023	In-Person Meeting	-	DRP attended the Taste of Soul
10/21/2023	In-Person Meeting	10	DRP met with the Del Amo Action Committee (DAAC) regarding the former Alpine Village site
10/24/2023	Virtual Meeting	2	DRP met with the City of Hawthorne to present an overview of the SBAP and present its potential impacts on the city
11/2/2023	Virtual Meeting	13	CEQA Scoping Meeting
11/11/2023	In-Person Meeting	14	DRP attended VetDayLA
11/14/2023	In-Person Meeting	20	DRP presented an update of the SBAP at the Del Aire Neighborhood Association meeting
11/14/2023	Virtual Meeting	1	DRP met with the City of Gardena to present an overview of the SBAP and discuss its potential impacts on the city
11/21/2023	Flyer	-	DRP distributed and posted flyers around the La Rambla community and at community centers

D. Winter-Spring 2024

Date	Outreach Type	Attendance	Details
12/11/2023	Virtual Meeting	-	DRP met with the Just Transition Task Force to discuss oil well properties and future policy for these properties
12/19/2023	In-Person Meeting	7	DRP met with the Del Aire Neighborhood Association Board with deputies from the 2 nd Supervisorial District
1/17/2024	Other	-	DRP presented an update of the SBAP to the Regional Planning Commission
1/24/2024	Virtual Meeting	12	DRP presented an overview of the draft Historic Context Statement
2/8/2024	Virtual Meeting	20	DRP hosted a virtual community-wide information sharing meeting
2/15/2024	In-Person Meeting	14	DRP hosted a SBAP goals and policies community workshop at the Lennox Library
2/24/2024	In-Person Meeting	22	DRP hosted a SBAP goals and policies community workshop at the Carson Library
2/27/2024	Virtual Meeting	-	DRP started hosting virtual office hours
2/29/2024	Community Event	7	DRP attended the Del Amo Alley Focus Group meeting
2/29/2024	In-Person Meeting	7	DRP hosted CAC meeting #4
3/12/2024	Community Event	64	DRP presented at the Palo Del Amo Woods Association meeting
3/19/2024	In-Person Meeting	5	DRP attended an El Camino Village Association meeting to discuss the updated ADU Ordinance
3/20/2024	Virtual Meeting	2	DRP met with LA Metro to discuss pending projects in relation to the South Bay Planning Area

4/4/2024	In-Person Meeting	30	DRP attended the El Camino Village Association Meeting to talk about updates to the ADU ordinance and provide updates on the SBAP
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