

NOTICE OF PUBLIC HEARING AND CONSIDERATION OF A FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) FOR SOUTH BAY AREA PLAN

The Los Angeles County Regional Planning Commission will conduct a public hearing to consider the project and FEIR described below. A presentation and overview of the project will be given, and any interested person or authorized agent may appear and comment on the project at the hearing. The Regional Planning Commission will then consider a vote to approve or deny the project or continue the hearing if it deems necessary. Should you attend, you will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, challenges may be limited to issues raised before or at the public hearing.

Hearing Date and Time: Wednesday, October 30, 2024 at 9:00 a.m.

Hearing Location: 320 West Temple St., Rm. 150, Los Angeles, CA 90012. Virtual (Online) at bit.ly/ZOOM-RPC. By phone at (669) 444-9171 or (719) 359-4580 (ID: 858 6032 6429).

Project No.: PRJ2022-004615; Advance Planning Case No. RPPL2022014508, Advance Planning Case No. RPPL2022014509, Environmental Assessment No. RPPL2022014512, General Plan Amendment No. RPPL2023004724, Zone Change No. RPPL2023004725

Project Location: South Bay Planning Area, including the unincorporated communities of Alondra Park/El Camino Village, Del Aire, Hawthorne Island, La Rambla, Lennox, West Carson, Westfield/Academy Hills, and Wiseburn.

Project Description: The project will establish the South Bay Area Plan (SBAP) as part of the County General Plan. In addition to providing a framework for growth through horizon year 2045 within the project area, the SBAP also addresses land-use policy issues that are specific to the unique characteristics and needs of each Project-area community. The SBAP includes areawide and community-specific goals and policies as well as implementation programs for the eight unincorporated area communities of the South Bay Planning Area. The project also updates the General Plan land use policy map to incorporate the proposed land use policy changes as identified in the Housing Element, facilitate additional housing and commercial land use opportunities, and/or maintain consistency between zoning and land use designations. The project will amend the Mobility Element of the County General Plan, specifically the Los Angeles County Master Plan of Highways, to reclassify a section of Del Amo Boulevard from 'Major Highway' to 'Local Road'. The project will update the zoning map for the project area, to maintain consistency with the updated land use policy map and incorporate the proposed rezoning as identified in the Housing Element. The project also includes updates to the West Carson Transit-Oriented (TOD) Specific Plan to address technical issues and environmental justice. As part of the SBAP Project, the Planning and Zoning Code (Title 22) of the County Code will be amended to support Accessory Commercial Units, require

conditional use permits (CUPs) for schools, create a new Planning Area Standards District to regulate development, and ensure that regulatory language of the West Carson TOD Specific Plan are codified in Title 22.

CEQA Determination: As the lead agency, pursuant to the California Environmental Quality Act (CEQA), the Regional Planning Commission will consider the certification of the Environmental Impact Report (EIR), which includes the Final EIR (FEIR) and Draft EIR (DEIR). The Commission will also consider adoption of the CEQA Findings of Fact, and a Statement of Overriding Considerations. The FEIR will be available for review at least 10 days prior to the public hearing date (Cal. Code of Reg. Title 14 Chap. 3 § 15089(b)).

Case Documents: <https://bit.ly/PRJ2022-004615>

Project Materials: Project documents, including the South Bay Area Plan, ordinance, and FEIR, will be available online on our project website: <https://bit.ly/SouthBayAP>.

A printed copy of the FEIR will be available by appointment during normal business hours at the Los Angeles County Department of Regional Planning's downtown office (320 W. Temple St., 13th Floor, Los Angeles, CA 90012) and the Southwest Field Office (1320 W. Imperial Highway, Los Angeles, CA 90044). Digital copies of the project materials, including the FEIR are available at the following libraries:

Carson Library	151 E. Carson St.	Carson, CA	90745
Lawndale Library	14615 Burin Ave.	Lawndale, CA	90260
Lennox Library	4359 Lennox Blvd.	Lennox, CA	90304
Lomita Library	24200 Narbonne Ave.	Lomita, CA	90717
Masao W. Satow Library	14433 S. Crenshaw Blvd.	Gardena, CA	90249
Wiseburn Library	5335 W. 135th St.	Hawthorne, CA	90250

Contact Information: Thomas Dearborn, Senior Planner, 320 W. Temple Street, Los Angeles, CA 90012. (213) 974-6316. tdearborn@planning.lacounty.gov.

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' advanced notice.

Si necesita más información por favor llame al (213) 974-6427 o para leer este aviso en español visite <https://bit.ly/SouthBayAP>.

如果您有任何疑問請致電 (213) 974-6427。若要閱讀中文通知，請訪 <https://bit.ly/SouthBayAP>。