

## South Bay Area Plan Project (West Carson TOD Specific Plan Update) – September 2024

### Project Summary

The South Bay Area Plan Project (SBAP) 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 includes the communities of Alondra Park/El Camino Village, Del Aire, Hawthorne Island, La Rambla, Lennox, West Carson, Westfield/Academy Hills, and Wiseburn. In 2019, the Board adopted the West Carson Transit Oriented Development (TOD) Specific Plan to encourage transit-oriented development and promote active transportation within an approximately half-mile radius of the Metro J (formerly Silver) Line. Through the SBAP Project, the West Carson TOD Specific Plan is being updated by moving regulatory language, such as development and urban design standards, from the plan into the Title 22 Planning and Zoning Code and by clarifying information in the plan.

The West Carson TOD Specific Plan updates contain the following major changes:

- Chapter 2's Vision Statement has been moved into Chapter 1 and has been updated.
- The Regulating Code, General Development Standards and Urban Design Standards have been updated and will be moved into the Title 22 Planning and Zoning Code. The new TOD ordinance clarifies permitting procedures, allowed land uses, and makes technical corrections.
- The residential density and floor-to-area ratio's (FAR) in the plan have been removed so as to derive density and FAR calculations from the General Plan designation.
- Chapter 2 Vision, Goals, and Policies, Chapter 6 Economic Development Strategy and Chapter 7 Implementation and Administration have been removed.
- The land use and zoning designations have been corrected to ensure consistency.
- The TOD Specific Plan boundaries will add parcels associated with the "Alpine Village" areas and establish a new zone to cover those properties. The new "Alpine Village Zone" (APV Zone) will protect the historically landmarked portion while allowing limited industrial uses and future commercial uses.

The Regional Planning Commission public hearing for the SBAP Project is 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:

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