



SOUTH BAY AREA PLAN

Project No. PRJ2022-004615

South Bay Area Plan (SBAP)

- Guides future development and promotes “smart growth” for eight unincorporated communities in the Planning Area;
- Implements General Plan policies and programs at a local scale;
- Responds to unique features and needs of Planning Area and individual communities; and
- Supports walkable communities, housing near transit, community services and infrastructure, and equity outcomes

SBAP Communities

LENOX

DEL AIRE

WISEBURN

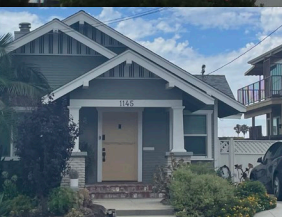
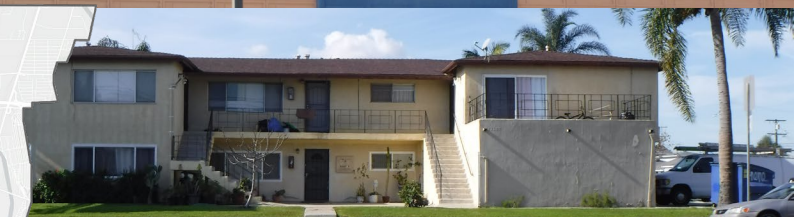
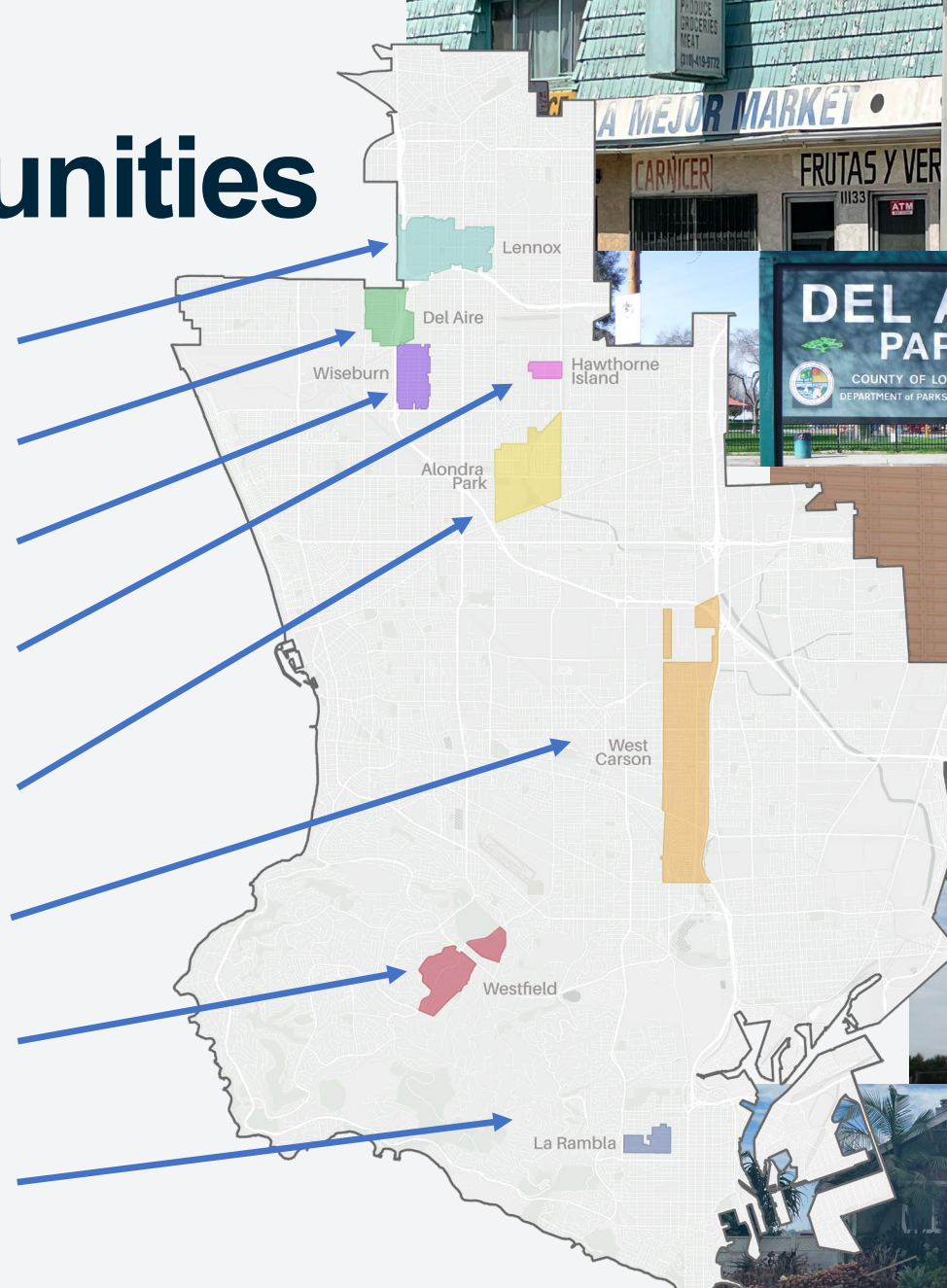
HAWTHORNE ISLAND

ALONDRA PARK/
EL CAMINO VILLAGE

WEST CARSON

WESTFIELD/
ACADEMY HILLS

LA RAMBLA



Project Scope

General Plan Amendment

- Establish SBAP
- Update Land Use Policy Map
- Amend the Mobility Element
- Update community names (Del Aire, Wiseburn, Alondra Park/El Camino Village, Westfield/Academy Hills)

Map Changes

- Update Zoning and Land Use Policy maps.
- Implement the Housing Element.

Implementation Ordinance

- Establish Planning Area Standards District (PASD) and Community Standards Districts (CSDs)
- Incorporate West Carson Transit Oriented District (TOD) Specific Plan



Land Use and Zoning Map Changes

Housing Element Sites

- Creates the opportunity for 5,361 additional housing units.

Opportunity Areas Criteria

- Focuses additional housing options and land use diversity near transit.
- Redesignates parcels to reflect current development patterns and to help transition underutilized/incompatible uses.
- Guides growth and development in the eight unincorporated communities in the Planning Area for the next 20 years.

Administrative Changes

- Zoning consistency with the General Plan.
- Consistency with existing uses.
- Corrects split land use/zoning and mapping errors.
- Updates the West Carson TOD Specific Plan to be consistent with General Plan Land Use Policy.

Title 22 (Ordinance Updates)

Planning Area Standards District (PASD)

- Establishes and streamlines standards for the Planning Area.
- Creates Community Standards Districts for Del Aire and Wiseburn, with reserved chapters for remaining six communities.
- Zone-specific standards for Mixed Use Development Zone and all residential, commercial, and industrial zones.
- Area-wide standards related to graffiti removal, site maintenance, screening requirements for mechanical equipment, and landscaping.
- Establishes height limits, requires landscaping, and allows for Accessory Commercial Units (ACUs) with specific criteria.

West Carson TOD Specific Plan

- Regulatory language from Specific Plan added to Title 22

Community Engagement – Summary

- **64 events**, both in-person and virtual, with stakeholders, community groups and members of the public with approximately **1,289 attendees**
- **15,343 postcard notices** sent to properties in Planning Area introducing the project
- **1,807 notification letters** for proposed zoning and land use changes
- **178 completed surveys** gathering community input about the South Bay communities
- **1,153 contacts** on email list receiving periodic project updates via newsletter
 - **10,974 opens** and **723 clicks** on targeted email blasts
- Virtual office hour appointments available since **April 2024**

Housing Element Rezoning Program

PROJECT	STATUS
Gateway Planning Area Rezoning Program	Adopted on November 21, 2023
East San Gabriel Valley Area Plan	Adopted on May 21, 2024
Metro Area Plan	Adopted on May 21, 2024
West San Gabriel Valley Area Plan	Pending*
South Bay Area Plan	Pending
Westside Area Plan	Pending

*WSGVAP BOS Public Hearing was held on December 10, 2024 with adoption pending on February 11, 2025.

THANK YOU!