

# Staff Recommended Revisions to the South Bay Area Plan (Public Hearing Draft) General Plan Amendment No. RPPL2023004724

## South Bay Area Plan (Public Hearing Draft) Revisions

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### 1.1 Overview

The South Bay Area Plan (SBAP) is a policy document intended to direct future development and achieve a shared vision in the unincorporated communities of the South Bay through 2045. The SBAP focuses on land use and policy issues specific to the unique characteristics and needs of the South Bay Planning Area and its communities. The South Bay Planning Area contains eight unincorporated communities, which are the focus of the SBAP and home to approximately 68,025 residents. **See Figure 1-1: South Bay Area Plan Communities** and **Figure 1-2: Planning Area and Vicinity to see shows** the geographic layout of the communities and adjacent cities of Los Angeles, Inglewood, Gardena, Hawthorne, El Segundo, Carson, Rolling Hills, Rolling Hills Estates, Lawndale, Torrance, and Rancho Palos Verdes.

This area plan is applicable only to the following unincorporated communities of the Planning Area (SBAP communities):

Alondra Park/El Camino Village

Del Aire

Hawthorne Island

La Rambla

Lennox

West Carson

Westfield/Academy Hills

Wiseburn

The SBAP communities have a combined total area of **approximately** 6.84 square miles and are located in the southwest corner of Los Angeles County. The communities are each influenced by diverse geographies and proximity to key industries and transportation networks. Stretching from the Palos Verdes Peninsula and Ports of Los Angeles/Long Beach north to the Los Angeles International

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### A. Vision

Looking forward to 2045, the following is the vision statement for the South Bay:

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The unincorporated communities of the South Bay will be **sustainable, resilient, inclusive, and forward looking**. This will be **accomplished by being creative and strategic** through developing a **diverse range of housing opportunities** and **preserving local community assets**, while **enhancing infrastructure**, including streets and open space opportunities. Local industrial land uses will be **good neighbors** that contribute **not only** to job opportunities **but also** and minimize impacts ~~to~~ on residential neighborhoods.



**Table 1-2: SBAP Community Engagement Summary**

<b>Engagement Event</b>	<b>Events</b>	<b>Type</b>	<b>Participants</b>
Open Houses	2	In-person	22
Community Workshops	2	In-person	36
Community Events/Meetings	<del>17</del> <u>26</u>	In-person	<del>185</del> <u>657</u>
Survey	1	Online and Print (Hard Copies)	178
Other Meetings*	<del>7</del> <u>13</u>	In-person	<del>101</del> <u>205</u>
Virtual Meetings	<del>3</del> <u>14</u>	Virtual	<del>102</del> <u>153</u>
Community Advisory Committee (CAC) Meetings	<del>4</del> <u>6</u>	Virtual/ <u>In-person</u>	6-8**
<b>Total</b>	<b><del>33</del> <u>64</u></b>	—	<b><del>630</del> <u>1289</u></b>

\* Includes attendance and information sharing at Board of Supervisors-sponsored events, meetings led by other organizations, ~~and~~ meetings with adjacent jurisdictions, and virtual office hour meetings.  
\*\* Number of attendees at each meeting.

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**EQUITY**

The General Plan aims to promote sustainable, healthy, and well-designed environments that enhance the quality of life and well-being for people who live, work, and play in unincorporated LA County. To support this goal, the County created an Equitable Development Work Program that focuses on prioritizing policies, actions, and resources through an equity lens so that development brings community benefit rather than displacement and mitigates public nuisances and health hazards.

The County recognizes that planning decisions have far-reaching impacts, particularly regarding land use, housing, health, infrastructure, and environmental protections. The County seeks to address inequities; to this end, the County developed several tools and initiatives, including the Equity Indicators Tool, which was used in developing the SBAP. Using this tool, equity concerns

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are shown to be most present in the communities of Lennox, West Carson, Del Aire, Wiseburn, Alondra Park/El Camino Village, and Hawthorne Island.

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### 3.1 Land Use Element

#### A. Introduction

The Land Use Element supports the vision of the SBAP to encourage sustainable growth patterns centered around destinations, services, and amenities. This includes promoting communities with mixed-use development and diverse housing options for residents in targeted growth areas, while also supporting context sensitive development approaches along key corridors. New development in the Planning Area should contribute to vibrant, walkable, and accessible neighborhoods through high quality design.

Within each community, there is a commitment to supporting and celebrating existing residents and local businesses to maintain cultural identity. The Planning Area recognizes the positive contribution of industrial uses to the economy while also needing to ensureing that industrial properties are good neighbors and that they do not impact surrounding neighborhoods adversely. It encourages continued engagement in the planning process between the County and residents within the Planning Area.

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#### Housing Element Update

The Housing Element, one of the seven required elements of the General Plan, ensures decent, safe, sanitary, and affordable housing for current and future residents of the unincorporated areas. The County is required to complete all rezoning efforts to meet its remaining Regional Housing Needs Assessment (RHNA) shortfall by 2024.

The SBAP is considered a critical component of the Housing Element, in that it incorporates the proposed changes on sites in the Housing Element's rezoning program. In total, the Planning Area will support and/or accommodate capacity for ~~6,755~~ 5,361 RHNA allocated units approximately ~~7.7~~ 9.6% of which (517 units) will be within the Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) community of Lennox. The remaining RHNA allocated units will be located across various sites within the communities of Alondra Park/El Camino Village, Wiseburn, and La Rambla.

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**Metro C Line** is a 20-mile light-rail line with 14 stations that runs between Redondo Beach and Norwalk in the median of I-105. The C Line opened in 1995 and in 2022 had over 5.3 million annual boardings.<sup>1</sup> Transit users within the Del Aire and Lennox communities can access the Metro C Line at the Aviation/LAX and Hawthorne/Lennox stations, respectively. Metro is working [on a northern extension to connect the C Line and the K Line and a southern extension](#) to extend the C Line from the Redondo Beach (Marine) Station to the new Torrance Transit Center, which will connect more of the South Bay.

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### OPEN SPACE RESOURCES

#### Parks

Due to the highly urbanized nature of the Planning Area, open space resources are largely made up of public parkland that consist of larger parks, community facilities, and recreational amenities. Parks are fundamental to creating socially vibrant and sustainable communities. Such spaces enhance the livability of neighborhoods and serve as community assets that encourage physical activity and social interaction, as well as provide access to nature. These spaces also play a role in climate resilience by reducing the urban heat island effect.

Existing parks in the Planning Area include Alondra Community Regional Park and Bodger Park in Alondra Park/El Camino Village, Del Aire Park in Del Aire, Lennox Park in Lennox, and Wishing Tree Park in West Carson, ~~which is under construction and scheduled to open in early 2024~~. Other recreational facilities within the Planning Area that serve the community include Alondra Park Golf Course in Alondra Park/El Camino Village, Laguna Dominguez Bike Path in Alondra Park/El Camino Village, Wiseburn Walking Path in Wiseburn, and the South Coast Botanic Garden in Westfield/Academy Hills.

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### EXPANDED PARK AND RECREATIONAL OPPORTUNITIES

There are opportunities to provide parks and recreational amenities in the Planning Area through innovative, multi-benefit measures.

For example, contaminated sites can be cleaned up and restored as parks. The PNA+ highlights the need to restore degraded lands and identify priority areas to do so across Los Angeles County, including areas within the Planning Area. Priority areas for environmental restoration are those with the most environmental burdens regarding groundwater threat, hazardous waste, poor air and water quality, and pollution burden. Examples include oil fields, brownfields, landfills, and other

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<sup>1</sup> Metro Interactive Estimated Ridership Stats (CY 2022)" Accessed November 16, 2023. <https://isotp.metro.net/MetroRidership/YearOverYear.aspx>.

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degraded lands that may be converted to parks and open space in the future. Wishing Tree Park in West Carson, ~~currently under construction~~, is a prime example, as the park is situated on a now-remediated brownfield site. Details on this community-driven effort are featured in **SPOTLIGHT – Wishing Tree Park in West Carson.**

**SPOTLIGHT - ALPINE VILLAGE -  
RE-ENVISIONING INDUSTRIAL LAND**

Alpine Village is a 14-acre property within the West Carson community adjacent to the I110 freeway and bounded by East Del Amo Boulevard to the north, Hamilton Avenue to the west, West Torrance Boulevard to the south, and Vermont Avenue to the east. Along the southern border of the property, a portion of the site is designated as a historic landmark because of its building type—themed shopping court—and because Alpine Village's long association with the German American community, including hosting annual Oktoberfest events.

In addition to being historically significant, the parcels to the north and east of the historical landmark provides a buffer between industrial uses to the north and the residential neighborhood to the west and south. As a site with an existing General Plan land use of Light Industrial (IL), the property can be redeveloped as industrial use. However, through community outreach for the project, the public shared feedback that there is a desire for the site to be transitioned away from industrial.

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### EXISTING COMMUNITY-SPECIFIC PLANS

#### West Carson TOD Specific Plan

Adopted in 201~~98~~, the West Carson TOD Specific Plan covers approximately 319 acres in West Carson within a half-mile radius of the Metro J Line Carson Station, a bus rapid transit (BRT) stop along a designated bus lane adjacent to Interstate 110. The West Carson TOD Specific Plan guides transit-oriented development to create a distinct identity, improve connections and access for all users, and improve the safety, economic vitality, and overall quality of life for the West Carson community. A specific plan is a regulatory tool to guide development in a focused area. This type of plan provides detailed design guidelines, standards, and criteria for development in a specific geographic area to implement the broader policies of the General Plan.

### COMMUNITY PROFILE

**Figure 4-12: Community Profile – West Carson** shows a graphic summary of key socioeconomic data for the community of West Carson. West Carson is a ~~highly~~ diverse community with a ~~significant~~ large Hispanic/

Latino, Asian, and Black population, reflected in its high diversity index score of 87.2. The total estimated population of this community is approximately 8,520 people,<sup>2</sup> and of those who responded to the ACS survey, 37.5% self-identify as Asian, which includes a significant Filipino population; 34.3% self-identify as Hispanic or Latino; 17.0% self-identify as White; and 9.8% self-identify as Black.

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### West Carson Vision

*West Carson is a **thriving and inclusive community** that has enhanced corridors and delicately balances mixed-use development, commercial uses, ~~and~~ residential neighborhoods, ~~and~~ recreational amenities. Transit-oriented uses and mobility improvements are in place to support a vibrant Carson Transit center. **Environmental stewardship** is embraced through the transformation of contaminated sites and underutilized spaces into valuable amenities for the community. **Industrial uses are good neighbors** where responsible industrial practices are followed.*

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**Goal 7 Legacy pollution issues that are addressed, and community histories are acknowledged in West Carson.**

**Policy 7.1: Brownfield Remediation.** Explore opportunities in working with partners in developing a brownfields inventory for the SBAP to facilitate remediation and obtaining grant funding, especially in West Carson.

**Policy 7.2: Community History.** Formally study and acknowledge sites associated with the legacy of environmental injustice, including sites of community activism within West Carson through signage or historical markers.

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**Staff Recommended Revisions to the South Bay Area Plan Implementing Ordinance**

**Advance Planning Project No. RPPL2022014508**

**South Bay Implementing Ordinance Revisions**

**22.121.030**

**Applicability.**

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**TABLE 22.121.030-A: UNINCORPORATED COMMUNITIES WITH SITES SUBJECT TO STATE-MANDATED INCLUSIONARY ZONING**

<u>Planning Area</u>	<u>Unincorporated Communities</u>
<u>East San Gabriel Valley</u>	<u>Avocado Heights</u> <u>Charter Oak</u> <u>East Irwindale</u> <u>Hacienda Heights</u> <u>North Whittier</u> <u>Rowland Heights</u> <u>South San Jose Hills</u> <u>Valinda</u> <u>West Puente Valley</u>
<u>Gateway</u>	<u>South Whittier-Sunshine Acres</u> <u>West Whittier-Los Nietos</u>
<u>Metro</u>	<u>East Los Angeles</u> <u>East Rancho Dominguez</u> <u>Florence-Firestone</u> <u>Walnut Park</u> <u>West Athens-Westmont</u> <u>West Rancho Dominguez-Victoria</u> <u>Willowbrook</u>
<u>South Bay</u>	<u>Alondra Park/El Camino Village</u> <u>Del Aire</u> <u>La Rambla</u> <u>Lennox</u> <u>West Carson</u> <u>Wiseburn</u>
<u>West San Gabriel Valley</u>	<u>Altadena</u> <u>East Pasadena-East San Gabriel</u> <u>La Crescenta-Montrose</u> <u>San Pasqual</u> <u>South Monrovia Islands</u> <u>South San Gabriel</u>

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**TABLE 22.121.030-A: UNINCORPORATED COMMUNITIES WITH SITES SUBJECT TO STATE-MANDATED INCLUSIONARY ZONING**

<u>Westside</u>	<del>Ladera Heights</del> <del>View Park – Windsor Hills</del> <del>View Park – Windsor Hills</del> <del>Unincorporated Del Rey West Fox Hills</del>
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**22.300.030 Planning Area and Community Standards Districts**

**Established.**

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**TABLE 22.300.030-A: PLANNING AREA STANDARDS DISTRICTS**

Planning Area Standards District	Chapter	PASD Adoption Date
<del>Antelope Valley</del>	22.302	-
<del>Coastal Island</del>	22.304	-
<del>East San Gabriel Valley</del>	22.306	5/21/2024
<del>Gateway</del>	22.308	-
<del>Metro</del>	22.310	5/21/2024
<del>San Fernando Valley</del>	22.312	-
<del>Santa Clarita Valley</del>	22.314	-

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<b>TABLE 22.300.030-A: PLANNING AREA STANDARDS DISTRICTS</b>		
<del>Santa Monica Mountains</del>	<del>22.316</del>	-
<u>South Bay</u>	<u>22.318</u>	<u>Xx/xx/xxx -</u>
<del>West San Gabriel Valley</del>	<del>22.320</del>	-
<del>Westside</del>	<del>22.322</del>	-

<b>TABLE 22.300.030-B: COMMUNITY STANDARDS DISTRICTS BY PLANNING AREA</b>			
<b>Planning Area</b>	<b>Community Standards District</b>	<b>Section</b>	<b>CSD Adoption Date</b>
<b>Antelope Valley</b>	<del>Acton</del>	<del>22.302.080</del>	<del>11/21/1995</del>
	<del>Elizabeth Lake and Lake Hughes</del>	<del>22.302.090</del>	<del>6/30/2009</del>
	<del>Green Valley</del>	<del>22.302.100</del>	<del>8/10/2021</del>
	<del>Juniper Hills</del>	<del>22.302.110</del>	<del>6/26/2007</del>
	<del>Lake Los Angeles</del>	<del>22.302.120</del>	<del>12/19/2023</del>
	<del>Leona Valley</del>	<del>22.302.130</del>	<del>2/16/1993</del>
	<del>Pearblossom</del>	<del>22.302.140</del>	<del>1/23/2024</del>
	<del>Southeast Antelope Valley</del>	<del>22.302.150</del>	<del>6/26/2007</del>

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	Stonyvale	22.302.160	8/23/2011
	Three Points—Liebre Mountain	22.302.170	1/11/2022
Coastal Island	-	-	-
East San Gabriel Valley	Avocado Heights	22.306.080	10/28/2003
	Rowland Heights	22.306.090	11/27/2001
Gateway	Cerritos Island	22.308.080	7/31/2010
Metro	East Los Angeles	22.310.080	4/28/1998
	Walnut Park	22.310.090	9/24/1987
	West Athens—Westmont	22.310.100	7/31/1990
	West Rancho Dominguez- Victoria	22.310.110	11/14/2000
San Fernando Valley	Twin Lakes	22.312.080	5/9/1991
Santa Clarita Valley	Agua Dulce	22.314.080	7/30/1985
	Gastaic Area	22.314.090	11/30/2004
	San Francisquito Canyon	22.314.100	11/10/2009
Santa Monica Mountains	Santa Monica Mountains North Area	22.316.080	8/20/2002

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South Bay	<u>Alondra Park/El Camino Village</u>	<u>22.318.080</u>	Xx/xx/xxxx
	<u>Del Aire</u>	<u>22.318.090</u>	Xx/xx/xxxx
	<u>Hawthorne Island</u>	<u>22.318.100</u>	Xx/xx/xxxx
	<u>La Rambla</u>	<u>22.318.110</u>	Xx/xx/xxxx
	<u>Lennox</u>	<u>22.318.120</u>	Xx/xx/xxxx
	<u>West Carson</u>	<u>22.318.130</u>	Xx/xx/xxxx
	<u>Westfield/Academy Hills</u>	<u>22.318.140</u>	Xx/xx/xxxx
	<u>Wiseburn</u>	<u>22.318.150</u>	Xx/xx/xxxx
West San Gabriel Valley	<del>Altadena</del>	<del>22.320.090</del>	<del>8/11/1998</del>
	<del>Chapman Woods</del>	<del>22.320.100</del>	<del>11/21/2023</del>
	<del>East Pasadena—East San Gabriel</del>	<del>22.320.110</del>	<del>7/23/2002</del>
	<del>La Crescenta-Montrose</del>	<del>22.320.120</del>	<del>1/30/2007</del>
	<del>South San Gabriel</del>	<del>22.320.130</del>	<del>2/27/2001</del>
Westside	Baldwin Hills	22.322.080	10/28/2008

**22.318.060 PASD Area-Wide Development Standards.**

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2. Schools, Grades K-12. A Conditional Use Permit (Chapter 22.158) application shall be required to establish and maintain schools, grades K-12, in Zones R-A, R-1, R-2, and R-3. A Ministerial Site Plan application (Chapter 22.186) shall be required to establish schools, grades K-12, in Zone R-4.

a. Applicability. All development standards in this ~~this~~

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Subsection F.2 apply to schools, grades K-12, accredited by the State of California, excluding trade or commercial schools, in Zones R-A, R-1, R-2, R-3, and R-4.

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**22.318.070 PASD Zone-Specific Development Standards.**

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B. ~~All~~ Industrial Zones. The following development standards shall apply to lots in all ~~l~~industrial ~~Z~~zones:

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C. ~~All~~ Residential Zones.

1. ~~Development Standards.~~ The following development standards shall apply to lots in all ~~R~~residential ~~Z~~zones and lots with residential uses ~~within in~~ the PASD boundaries:

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2. ~~Standards for Specific Uses.~~

a. ~~Accessory Commercial Units.~~

i. ~~Applicability.~~ This Subsection C.2.a applies to accessory commercial units in all ~~zones where~~ permitted ~~residential zones.~~

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D. ~~All~~ Commercial Zones. The following development standards shall apply to lots in all commercial zones.

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**22.318.090 Del Aire Community Standards District.**

A. ~~All~~ Residential Zones. Accessory commercial units shall be

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prohibited.

**22.318.150                    Wiseburn Community Standards District.**

A. All Residential Zones. Accessory commercial units shall be prohibited.

**SECTION 6.**                    Section 22.400.030 is hereby amended to read as follows:

**22.400.030                    Administration Application of Community Standards Districts to Property.**

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B. Relationships to Other Title 22 Provisions. Except as otherwise expressively provided in a Specific Plan, property within the boundary of a Specific Plan may be subject to all of the standards and requirements of the basic zone and other provisions of this Title 22. the nonconforming use and structure provisions in Chapter 22.172 (Nonconforming Uses, Buildings, and Structures) shall apply to all uses and structures in the area governed by the Specific Plan that were legally established or built prior to the effect date of the Specific Plan.

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8. Nonconforming Uses and Structures. Except as specified otherwise in a Specific Plan ~~PASD or a GSD~~, the nonconforming use and structure provisions in Chapter 22.172 (Nonconforming Uses, Buildings and Structures) shall apply to all uses and structures in the area governed by a ~~S~~specific ~~P~~plan that were legally established or built prior to the effective date of the ~~S~~specific ~~P~~plan.

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**Staff Recommended Revisions to the SBAP West Carson TOD Specific Plan Shelf Document**  
**General Plan Amendment No. RPPL2023004724**  
**Advance Planning Project No. RPPL2022014509**

**West Carson Transit-Oriented District Specific Plan Shelf Document Revisions**

**INTRODUCTION**

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**1.5 SPECIFIC PLAN LOCATION**

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The Specific Plan covers approximately 33319 acres in West Carson within a half-mile radius of Metro's Carson Station, a bus rapid transit stop along a designated bus lane adjacent to Interstate 110.

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**1.6 SPECIFIC PLAN SETTING AND BACKGROUND**

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**1.6.1 Land Use and Urban Design Character**

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South of the Alpine Village, the area is made up of primarily residential development in the northern and southern portions, including two public elementary schools.

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**IMPLEMENTING ZONES**

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**2.1.8 Alpine Village Zone**

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Please refer to Figure 2.9 for the area designated as the APV Zone.

**2.1.9 Harbor-UCLA Medical Zone**

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Please refer to Figure 2.109 for areas designated as Harbor-UCLA Medical Zone.

**2.1.10 Mixed Use 1 Zone**

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Please refer to Figure 2.110 for areas designated as MU-1 Zone.

**2.1.11 Mixed Use 2 Zone**

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Please refer to Figure 2.1~~24~~<sup>24</sup> for areas designated as MU-2 Zone.

2.1.12 Public Zone

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Please refer to Figure 2.1~~32~~<sup>32</sup> for areas designated as P Zone.

**West Carson Transit-Oriented District Specific Plan Ordinance Revisions**

**22.121.030 Applicability.**

...

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<u>Gateway</u>	<u>South Whittier-Sunshine Acres</u> <u>West Whittier-Los Nietos</u>
<u>Metro</u>	<u>East Los Angeles</u> <u>East Rancho Dominguez</u> <u>Florence-Firestone</u> <u>Walnut Park</u> <u>West Athens-Westmont</u> <u>West Rancho Dominguez-Victoria</u> <u>Willowbrook</u>

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<u>West San Gabriel Valley</u>	<u>Altadena</u> <u>East Pasadena-East San Gabriel</u> <u>La Crescenta-Montrose</u> <u>San Pasqual</u> <u>South Monrovia Islands</u> <u>South San Gabriel</u>
<u>Westside</u>	<del><u>Ladera Heights</u></del> <del><u>View Park – Windsor Hills</u></del> <del><u>View Park – Windsor Hills</u></del> <del><u>Unincorporated Del Rey West Fox Hills</u></del>

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**SECTION 4.** ~~Section 22.300.030 is hereby amended to read as follows:~~

~~**22.300.030 Planning Area and Community Standards Districts**~~

~~**Established.**~~

~~—Planning Area Standards Districts (PASDs) and Community Standards Districts (CSDs) are hereby established for the following unincorporated areas of Los Angeles County, the boundaries of which shall be identified on the Official County Zoning Map:~~

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Metro	22.310	5/21/2024
San Fernando Valley	22.312	-
Santa Clarita Valley	22.314	-
Santa Monica Mountains	22.316	-
<u>South Bay</u>	<u>22.318</u>	-
<u>West San Gabriel Valley</u>	<u>22.320</u>	-
<u>Westside</u>	<u>22.322</u>	-

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<b>TABLE 22.300.030-B: COMMUNITY STANDARDS DISTRICTS BY PLANNING AREA</b>			
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	Elizabeth Lake and Lake Hughes	22.302.090	6/30/2009
	Green Valley	22.302.100	8/10/2021
	Juniper Hills	22.302.110	6/26/2007
	Lake Los Angeles	22.302.120	12/19/2023
	Leona Valley	22.302.130	2/16/1993
	Pearblossom	22.302.140	1/23/2024
	Southeast Antelope Valley	22.302.150	6/26/2007
	Stonyvale	22.302.160	8/23/2011
	Three Points — Liebre Mountain	22.302.170	1/11/2022
	Coastal Island	-	-
East San Gabriel Valley	Avocado Heights	22.306.080	
	Rowland Heights	22.306.090	
Gateway	Cerritos Island	22.308.080	7/31/2010

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Metro	East Los Angeles	22.310.080	
	Walnut Park	22.310.090	
	West Athens-Westmont	22.310.100	
	West Rancho Dominguez-Victoria	22.310.110	
San Fernando Valley	Twin Lakes	22.312.080	5/9/1991
Santa Clarita Valley	Agua Dulce	22.314.080	7/30/1985
	Gastaic Area	22.314.090	11/30/2004
	San Francisquito Canyon	22.314.100	11/10/2009
Santa Monica Mountains	Santa Monica Mountains North Area	22.316.080	8/20/2002
South Bay	Alondra Park/El Camino Village	22.318.080	Xx/xx/xxxx
	Del Aire	22.318.090	Xx/xx/xxxx
	Hawthorne Island	22.318.100	Xx/xx/xxxx
	La Rambla	22.318.110	Xx/xx/xxxx
	Lennox	22.318.120	Xx/xx/xxxx
	West Carson	22.318.130	Xx/xx/xxxx
	Westfield/Academy Hills	22.318.140	Xx/xx/xxxx

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	<del>Wiseburn</del>	<del>22.318.150</del>	<del>Xx/xx/xxxx</del>
West San Gabriel Valley	<del>Altadena</del>	<del>22.320.090</del>	<del>8/11/1998</del>
	<del>Chapman Woods</del>	<del>22.320.100</del>	<del>11/21/2023</del>
	<del>East Pasadena—East San Gabriel</del>	<del>22.320.110</del>	<del>7/23/2002</del>
	<del>La Crescenta Montrose</del>	<del>22.320.120</del>	<del>1/30/2007</del>
	<del>South San Gabriel</del>	<del>22.320.130</del>	<del>2/27/2004</del>
	Westside	Baldwin Hills	22.322.080

**SECTION 45.** Section 22.400.030 is hereby amended to read as follows:

**22.400.030 Administration ~~Application of Community Standards Districts to Property.~~**

...

B. Relationships to Other Title 22 Provisions. Except as otherwise expressly provided in a Specific Plan, property within the boundary of a Specific Plan may be subject to all of the standards and requirements of the basic zone and other provisions of this Title 22. ~~The nonconforming use and structure provisions in Chapter 22.172 (Nonconforming Uses, Buildings, and Structures) shall apply to all uses and structures in the area governed by the Specific Plan that were legally established or built prior to the effect date of the Specific Plan.~~

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...

8. Nonconforming Uses and Structures. Except as specified otherwise in a ~~Specific Plan PASD or a CSD~~, the nonconforming use and structure provisions in Chapter 22.172 (Nonconforming Uses, Buildings and Structures) shall apply to all uses and structures in the area governed by a ~~s~~Specific ~~p~~Plan that were legally established or built prior to the effective date of the specific plan.

**SECTION 56.** Chapter 22.414 is hereby amended to read as follows:

...

**22.414.040 Specific Plan Zones.**

...

<b><u>TABLE 22.414.040-A: PERMIT AND REVIEW REQUIREMENTS</u></b>		
<b><u>Abbreviation</u></b>	<b><u>Permit or Review Requirement</u></b>	<b><u>Reference</u></b>
=	<del>Prohibited</del> <del>Not Permitted</del>	
<u>P</u>	<u>Permitted</u>	
<u>CUP</u>	<u>Conditional Use Permit</u>	<a href="#"><u>Chapter 22.158</u></a>
<u>SPR</u>	<u>Ministerial Site Plan Review</u>	<a href="#"><u>Chapter 22.186</u></a>

**22.414.050 Residential Zones.**

...



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B. Land Use Regulations for Residential Zones. Table 22.414.050-A

(Principal and Accessory Use Regulations for Residential Zones), ~~below,~~ prescribes the land use regulations for ~~the~~ West Carson Residential 1 (WC R-1), West Carson Residential 3 (WC R-3), West Carson Residential 4 (WC R-4), and West Carson Residential Planned Development (WC RPD) Zones.

...

<b><u>TABLE 22.414.050-A: PRINCIPAL AND ACCESSORY USE REGULATIONS FOR RESIDENTIAL ZONES<sup>1</sup></u></b>					
<u>Use Category</u>	<u>WC R-1</u>	<u>WC R-3</u>	<u>WC R-4</u>	<u>WC RPD</u>	<u>Additional Regulations</u>
...					
<b><u>Notes:</u></b>					
<u>1. The use regulations in this table specify the required permits or reviews as outlined by the Specific Plan and those permit requirements that are the same as the corresponding Countywide zones.</u>					

...

D. Additional Development Standards for Zones WC R-3 and WC R-4.

...

h. Courtyards internal to a development, or enclosed on at least three sides, shall have a minimum dimension of 40 feet ~~in one direction.~~

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...

E. Additional Development Standards for Zone WC R-4.

...

2. Frontages...These developments shall adhere to the frontage design standards outlined in Section 22.414.1240.C.1 (Frontages).

...

**22.414.060 Commercial Zones.**

C. Development Standards for Commercial Zones.

...

2. Other Applicable Standards. All development in Zones NC and UC shall also be subject to applicable standards in Section 22.414.1240 (Specific Plan Urban Design Standards) and Subsections D and E, below.

...

<b>TABLE 22.414.060-B: DEVELOPMENT STANDARDS FOR COMMERCIAL ZONES</b>			
<u>Standard</u>	<u>NC</u>	<u>UC</u>	<u>Notes</u>
<u>Maximum Height</u>			
<u>Building height</u>	<u>40 feet<sup>1,2,3</sup> 45 feet<sup>4</sup></u>	<u>45-0 feet<sup>1,2,3</sup></u>	
<u>Number of stories</u>		<u>3 stories</u>	
...			

...

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**22.414.070 Industrial Flex Zone.**

...

D. Additional Development Standards for Zone IF.

...

**22.414.080 Alpine Village Zone.**

...

<b><u>TABLE 22.414.080-A: PRINCIPAL AND ACCESSORY USE REGULATIONS FOR ALPINE VILLAGE ZONE</u></b>		
<u>Use Category</u>	<u>APV</u>	<u>Additional Regulations</u>
<u>Principal Use Regulations</u>		
...		
<u>Retail/Commercial Uses</u>		
...		
<u>General retail</u>	<u>SPR</u>	
...		

...

D. Additional Development Standards for Zone APV.

...

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2. ~~Site Landscaping on Street Frontage.~~ Required solid walls along street frontages shall be set back by landscaping of a minimum of five feet in depth, as described below, unless the landscaping encroaches into the required existing parking spaces and associated maneuvering areas, or existing building or structures. The landscaping shall be verified on a landscaping plan submitted to the Department and consist of the following:

a. ~~One 15-gallon tree for every 100 square feet of landscaped area shall be planted and spaced 10 feet apart. The remaining area shall also be landscaped with grass, shrubs, or bushes, etc. All plants provided for required landscaping shall be drought-tolerant and include only non-invasive plant species. At least 20 percent of the lot shall be landscaped with trees, shrubs, ground cover, flowering perennials and biennials, and shall be continuously maintained. Parking lot landscaping shall not count toward meeting this requirement. Pedestrian walkways, plazas, and outdoor dining areas may be developed in the landscape area. Setback areas may be included for this requirement.~~

b. ~~The landscaping shall be maintained in a healthy condition with appropriate watering, pruning, weeding, fertilizing, and littering removal. Trees shall be planted in locations that maintain the required lines of sight for safe pedestrian and vehicular movement and shall not cause root damage to the sidewalk or other public infrastructure, to the satisfaction of Public Works. Large facades or walls of structures within 20 feet of a roadway, such as parking structures, operational plants, or other buildings, shall be screened with vertical~~

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landscaping, trees, large shrubs, and other vegetation to soften and buffer massing from the surrounding community.

c. Trees planted near buildings or fire lanes shall be placed in locations that do not adversely impact the Fire Department operations or response times, to the satisfaction of the Fire Department.

d. Trees shall be selected from the Tree Species List maintained by the Director.

e. Landscaping equipment used for maintenance, such as lawn mowers and leaf blowers, shall be electric and non-combustion powered.

f. Notwithstanding Chapter 12.84 (Low Impact Development Standards) of the County Code, parcels subject to this Chapter 22.84 (Green Zone Districts) and less than one acre in size shall not be exempt from Low Impact Development requirements.

...

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**West Carson Transit-Oriented District Specific Plan Ordinance Revisions**

**22.121.030**

**Applicability.**

...

**TABLE 22.121.030-A: UNINCORPORATED COMMUNITIES WITH SITES SUBJECT TO STATE-MANDATED INCLUSIONARY ZONING**

<u>Planning Area</u>	<u>Unincorporated Communities</u>
<u>East San Gabriel Valley</u>	<u>Avocado Heights</u> <u>Charter Oak</u> <u>East Irwindale</u> <u>Hacienda Heights</u> <u>North Whittier</u> <u>Rowland Heights</u> <u>South San Jose Hills</u> <u>Valinda</u> <u>West Puente Valley</u>
<u>Gateway</u>	<u>South Whittier-Sunshine Acres</u> <u>West Whittier-Los Nietos</u>
<u>Metro</u>	<u>East Los Angeles</u> <u>East Rancho Dominguez</u> <u>Florence-Firestone</u> <u>Walnut Park</u> <u>West Athens-Westmont</u> <u>West Rancho Dominguez-Victoria</u> <u>Willowbrook</u>
<u>South Bay</u>	<u>Alondra Park/El Camino Village</u> <u>Del Aire</u> <u>La Rambla</u> <u>Lennox</u> <u>West Carson</u> <u>Wiseburn</u>
<u>West San Gabriel Valley</u>	<u>Altadena</u> <u>East Pasadena-East San Gabriel</u> <u>La Crescenta-Montrose</u> <u>San Pasqual</u> <u>South Monrovia Islands</u> <u>South San Gabriel</u>

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**TABLE 22.121.030-A: UNINCORPORATED COMMUNITIES WITH SITES SUBJECT TO STATE-MANDATED INCLUSIONARY ZONING**

<u>Westside</u>	<del>Ladera Heights</del> <u>View Park – Windsor Hills</u> <u>View Park – Windsor Hills</u> <u>Unincorporated Del Rey West Fox Hills</u>
-----------------	--

...

~~SECTION 4.~~ Section 22.300.030 is hereby amended to read as

follows:

~~22.300.030~~ **Planning Area and Community Standards Districts**

~~Established.~~

~~– Planning Area Standards Districts (PASDs) and Community Standards Districts (CSDs) are hereby established for the following unincorporated areas of Los Angeles County, the boundaries of which shall be identified on the Official County Zoning Map:~~

**TABLE 22.300.030-A: PLANNING AREA STANDARDS DISTRICTS**

<b>Planning Area Standards District</b>	<b>Chapter</b>	<b>PASD Adoption Date</b>
<del>Antelope Valley</del>	<del>22.302</del>	<del>-</del>
<del>Coastal Island</del>	<del>22.304</del>	<del>-</del>
<del>East San Gabriel Valley</del>	<del>22.306</del>	<del>5/21/2024</del>
<del>Gateway</del>	<del>22.308</del>	<del>-</del>

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<b>TABLE 22.300.030-A: PLANNING AREA STANDARDS DISTRICTS</b>		
<b>Metro</b>	<b>22.310</b>	<b>5/21/2024</b>
<b>San Fernando Valley</b>	<b>22.312</b>	<b>-</b>
<b>Santa Clarita Valley</b>	<b>22.314</b>	<b>-</b>
<b>Santa Monica Mountains</b>	<b>22.316</b>	<b>-</b>
<b><u>South Bay</u></b>	<b><u>22.318</u></b>	<b>-</b>
<b><u>West San Gabriel Valley</u></b>	<b><u>22.320</u></b>	<b>-</b>
<b><u>Westside</u></b>	<b><u>22.322</u></b>	<b>-</b>

<b>TABLE 22.300.030-B: COMMUNITY STANDARDS DISTRICTS BY PLANNING AREA</b>			
<b>Planning Area</b>	<b>Community Standards District</b>	<b>Section</b>	<b>CSD Adoption Date</b>
<b>Antelope Valley</b>	<b>Acton</b>	<b>22.302.080</b>	<b>11/21/1995</b>
	<b>Elizabeth Lake and Lake Hughes</b>	<b>22.302.090</b>	<b>6/30/2009</b>
	<b>Green Valley</b>	<b>22.302.100</b>	<b>8/10/2021</b>
	<b>Juniper Hills</b>	<b>22.302.110</b>	<b>6/26/2007</b>



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	Lake Los Angeles	22.302.120	12/19/2023
	Leona Valley	22.302.130	2/16/1993
	Pearblossom	22.302.140	1/23/2024
	Southeast Antelope Valley	22.302.150	6/26/2007
	Stonyvale	22.302.160	8/23/2011
	Three Points — Liebre Mountain	22.302.170	1/11/2022
Coastal Island	-	-	-
East San Gabriel Valley	Avocado Heights	22.306.080	
	Rowland Heights	22.306.090	
Gateway	Cerritos Island	22.308.080	7/31/2010
Metro	East Los Angeles	22.310.080	
	Walnut Park	22.310.090	
	West Athens—Westmont	22.310.100	
	West Rancho Dominguez—Victoria	22.310.110	
San Fernando Valley	Twin Lakes	22.312.080	5/9/1991
	Agua Dulce	22.314.080	7/30/1985
	Gastaic Area	22.314.090	11/30/2004

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Santa Clarita Valley	San Francisquito Canyon	22.314.100	11/10/2009
Santa Monica Mountains	Santa Monica Mountains North Area	22.316.080	8/20/2002
South Bay	Alondra Park/El Camino Village	22.318.080	Xx/xx/xxxx
	Del Aire	22.318.090	Xx/xx/xxxx
	Hawthorne Island	22.318.100	Xx/xx/xxxx
	La Rambla	22.318.110	Xx/xx/xxxx
	Lennox	22.318.120	Xx/xx/xxxx
	West Carson	22.318.130	Xx/xx/xxxx
	Westfield/Academy Hills	22.318.140	Xx/xx/xxxx
West San Gabriel Valley	Wiseburn	22.318.150	Xx/xx/xxxx
	Altadena	22.320.090	8/11/1998
	Chapman Woods	22.320.100	11/21/2023
	East Pasadena—East San Gabriel	22.320.110	7/23/2002
	La Crescenta-Montrose	22.320.120	1/30/2007
South San Gabriel	22.320.130	2/27/2001	
Westside	Baldwin Hills	22.322.080	10/28/2008

**SECTION 45.** Section 22.400.030 is hereby amended to read as

**Staff Recommended Revisions to the SBAP West Carson TOD Specific Plan Ordinance**  
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follows:

**22.400.030 Administration ~~Application of Community~~**

**~~Standards Districts to Property.~~**

...

B. Relationships to Other Title 22 Provisions. Except as otherwise expressively provided in a Specific Plan, property within the boundary of a Specific Plan may be subject to all of the standards and requirements of the basic zone and other provisions of this Title 22. ~~The nonconforming use and structure provisions in Chapter 22.172 (Nonconforming Uses, Buildings, and Structures) shall apply to all uses and structures in the area governed by the Specific Plan that were legally established or built prior to the effect date of the Specific Plan.~~

...

8. Nonconforming Uses and Structures. Except as specified otherwise in a ~~Specific Plan PASD or a GSD~~, the nonconforming use and structure provisions in Chapter 22.172 (Nonconforming Uses, Buildings and Structures) shall apply to all uses and structures in the area governed by a ~~s~~Specific ~~p~~Plan that were legally established or built prior to the effective date of the specific plan.

**SECTION 56.** Chapter 22.414 is hereby amended to read as follows:

...

**22.414.040 Specific Plan Zones.**

...

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<b>TABLE 22.414.040-A: PERMIT AND REVIEW REQUIREMENTS</b>		
<u>Abbreviation</u>	<u>Permit or Review Requirement</u>	<u>Reference</u>
=	<del>Prohibited</del> <u>Not Permitted</u>	
<u>P</u>	<u>Permitted</u>	
<u>CUP</u>	<u>Conditional Use Permit</u>	<a href="#">Chapter 22.158</a>
<u>SPR</u>	<u>Ministerial Site Plan Review</u>	<a href="#">Chapter 22.186</a>

**22.414.050 Residential Zones.**

...

B. Land Use Regulations for Residential Zones. Table 22.414.050-A (Principal and Accessory Use Regulations for Residential Zones), ~~below,~~ prescribes the land use regulations for ~~the~~ West Carson Residential 1 (WC R-1), West Carson Residential 3 (WC R-3), West Carson Residential 4 (WC R-4), and West Carson Residential Planned Development (WC RPD) Zones.

...

<b>TABLE 22.414.050-A: PRINCIPAL AND ACCESSORY USE REGULATIONS FOR RESIDENTIAL ZONES<sup>1</sup></b>					
<u>Use Category</u>	<u>WC R-1</u>	<u>WC R-3</u>	<u>WC R-4</u>	<u>WC RPD</u>	<u>Additional Regulations</u>
...					

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Notes:

~~1. The use regulations in this table specify the required permits or reviews as outlined by the Specific Plan and those permit requirements that are the same as the corresponding Countywide zones.~~

...

D. Additional Development Standards for Zones WC R-3 and WC R-4.

...

h. Courtyards internal to a development, or enclosed on at least three sides, shall have a minimum dimension of 40 feet in one direction.

...

E. Additional Development Standards for Zone WC R-4.

...

2. Frontages...These developments shall adhere to the frontage design standards outlined in Section 22.414.1240.C.1 (Frontages).

...

**22.414.060 Commercial Zones.**

C. Development Standards for Commercial Zones.

...

2. Other Applicable Standards. All development in Zones NC and UC shall also be subject to applicable standards in Section 22.414.1240 (Specific Plan Urban Design Standards) and Subsections D and E, below.

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...

<b>TABLE 22.414.060-B: DEVELOPMENT STANDARDS FOR COMMERCIAL ZONES</b>			
<u>Standard</u>	<u>NC</u>	<u>UC</u>	<u>Notes</u>
<u>Maximum Height</u>			
<u>Building height</u>	<del>40 feet</del> <sup>1,2,3</sup> <del>45 feet</del> <sup>4</sup>	<del>45-0</del> feet <sup>1,2,3</sup>	
<u>Number of stories</u>		<u>3 stories</u>	
...			

...

**22.414.070 Industrial Flex Zone.**

...

D. Additional Development Standards for Zone IF.

...

**22.414.080 Alpine Village Zone.**

...

<b>TABLE 22.414.080-A: PRINCIPAL AND ACCESSORY USE REGULATIONS FOR ALPINE VILLAGE ZONE</b>		
<u>Use Category</u>	<u>APV</u>	<u>Additional Regulations</u>
<u>Principal Use Regulations</u>		
...		

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<u>Retail/Commercial Uses</u>		
...		
<u>General retail</u>	<u>SPR</u>	
...		

...

D. Additional Development Standards for Zone APV.

...

2. Site Landscaping on Street Frontage. Required solid walls along street frontages shall be set back by landscaping of a minimum of five feet in depth, as described below, unless the landscaping encroaches into the required existing parking spaces and associated maneuvering areas, or existing building or structures. The landscaping shall be verified on a landscaping plan submitted to the Department and consist of the following:

a. One 15-gallon tree for every 100 square feet of landscaped area shall be planted and spaced 10 feet apart. The remaining area shall also be landscaped with grass, shrubs, or bushes, etc. All plants provided for required landscaping shall be drought-tolerant and include only non-invasive plant species. At least 20 percent of the lot shall be landscaped with trees, shrubs, ground cover, flowering perennials and biennials, and shall be continuously maintained. Parking lot landscaping shall not count toward meeting this requirement. Pedestrian

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~~walkways, plazas, and outdoor dining areas may be developed in the landscape area. Setback areas may be included for this requirement.~~

~~b. The landscaping shall be maintained in a healthy condition with appropriate watering, pruning, weeding, fertilizing, and littering removal. Trees shall be planted in locations that maintain the required lines of sight for safe pedestrian and vehicular movement and shall not cause root damage to the sidewalk or other public infrastructure, to the satisfaction of Public Works. Large facades or walls of structures within 20 feet of a roadway, such as parking structures, operational plants, or other buildings, shall be screened with vertical landscaping, trees, large shrubs, and other vegetation to soften and buffer massing from the surrounding community.~~

~~c. Trees planted near buildings or fire lanes shall be placed in locations that do not adversely impact the Fire Department operations or response times, to the satisfaction of the Fire Department.~~

~~d. Trees shall be selected from the Tree Species List maintained by the Director.~~

~~e. Landscaping equipment used for maintenance, such as lawn mowers and leaf blowers, shall be electric and non-combustion powered.~~

~~f. Notwithstanding Chapter 12.84 (Low Impact Development Standards) of the County Code, parcels subject to this Chapter 22.84 (Green Zone Districts) and less than one acre in size shall not be exempt from Low Impact Development requirements.~~

...



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