

**DRAFT RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. PRJ2022-004615
ADVANCE PLANNING CASE NO. RPPL2022014508
ADVANCE PLANNING CASE NO. RPPL2022014509
GENERAL PLAN AMENDMENT NO. RPPL2023004724
ZONE CHANGE NO. RPPL2023004725
ENVIRONMENTAL ASSESSMENT NO. RPPL2022014512**

WHEREAS, the County is authorized to adopt amendments to the General Plan pursuant to the State Law (commencing with §65350 of the California Government Code);

WHEREAS, the County is authorized to adopt amendments to the Zoning Ordinance, pursuant to the State Law (commencing with §65800 of the California Government Code);

WHEREAS, the Regional Planning Commission ("Commission") of the County of Los Angeles ("County") conducted a duly noticed public hearing on (1) amendments to the General Plan and to Title 22 (Planning and Zoning) of the Los Angeles County Code ("County Code") to consider establishment of an area plan and changes to the land use and zoning for the eight unincorporated communities of the South Bay Planning Area (Planning Area) (hereinafter, the "South Bay Area Plan" or "Area Plan"); an ordinance, (hereinafter, the "South Bay Planning Area Standards District" or "Ordinance"); and (2) Final Program Environmental Impact Report (FEIR) on October 30, 2024; and

WHEREAS, the Regional Planning Commission finds as follows:

1. The County Board of Supervisors ("Board") adopted the General Plan, pursuant to California Government Code ("Government Code") section 65300 on October 6, 2015;
2. The Area Plan is consistent with and implements the General Plan. The General Plan established the Planning Areas Framework Program, Implementation Program LU-1, and created 11 Planning Areas, one of which is the South Bay Planning Area. The General Plan serves as the foundation for all community-based plans, such as area plans. Area plans focus on land use and other policy issues that are specific to the Planning Area. Area plans are tailored toward the unique geographic, demographic, and social diversity of the Planning Area;

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3. The Planning Area is located in the southwest corner of Los Angeles County with its unincorporated communities sharing borders with 10 cities (Carson, El Segundo, Gardena, Hawthorne, Inglewood, Lawndale, Los Angeles, Rolling Hills, Rolling Hills Estates, and Torrance). The unincorporated communities in the Planning Area total approximately 6.84 square miles, with a population of approximately 68,025 residents. The Planning Area consists of mostly urbanized land anchored by a diverse mix of industries, including aerospace, technology, and the movement of goods, all of which exert an impact on the SBAP communities. The proximity to major transport hubs like the Los Angeles International Airport (LAX) and the ports of Long Beach and Los Angeles contributes to the local economy, while also presenting environmental and planning obstacles for the Planning Area;

4. The eight unincorporated communities within the Planning Area are Alondra Park/El Camino Village, Del Aire, Hawthorne Island, La Rambla, Lennox, West Carson, Westfield/Academy Hills, and Wiseburn;

5. As a policy document and a component of the General Plan, the Area Plan directs future development and land use decisions to achieve a shared vision for the built environment within the Planning Area, considering the unique features and needs of the Planning Area and its individual communities. The vision statement for the South Bay is the following:

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 to job opportunities and minimize impacts on residential neighborhoods.

6. The Area Plan updates the Land Use Policy Map to be consistent with the General Plan Land Use Legend, updates areawide zoning to be consistent with the General Plan Land Use Policy Map, and implements zoning tools as needed to realize the goals and objective of the General Plan at the local scale;

7. The Area Plan includes amendments to the General Plan Land Use Policy Map to implement the Area Plan's and General Plan's goals to increase housing diversity, increase commercial and mixed-use options along major corridors and near transit, bring diverse land uses in proximity to residential neighborhoods, promote transit use and active transportation for walkable communities, and focus growth in areas with existing infrastructure.. The criteria used to select potential growth areas consisted of reviewing areas generally within a mile of major transit stops, a half mile of high-quality transit

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corridors (HQTA), and near major intersections with access to existing or proposed transit and commercial services. Areas recommended for changes have been reviewed to ensure adequate means of access and consistency of community character. The changes also include some corrections to parcels with split land use categories;

8. The Area Plan implements zone changes to align with the changes to the Land Use Policy Map within the Area Plan's designated "opportunity areas". The zone changes allow for additional housing types and a greater diversity of land uses in proximity to each other. The specific types of zone changes within the "opportunity areas" include the following: R-1 (Single-Family Residence) to R-2 (Two-Family Residence), M-1 (Industrial) to R-3 (Limited Density Multiple Residence), M-1 (Light Manufacturing) to R-4 (Medium Density Multiple Residence), M-1.5 (Restricted Heavy Manufacturing) to C-3 (General Commercial), M-2 (Heavy Manufacturing) to C-2 (Neighborhood Commercial).
9. The Area Plan provided no-net-loss of housing under SB330 and provides increased housing opportunities through land use and/or zone changes in the designated growth areas.
10. The Area Plan includes a zoning consistency analysis to update zoning for consistency with the existing General Plan Land Use Policy Map, to correct the zoning category for parcels with multiple zoning designations and apply the predominant zone to the entire property, ensure consistency with its context, and to address legacy agricultural zoning in areas developed with residential subdivisions. Lots were changed from Light Agricultural (A-1) zoning to either Single-Family Residence (R-1), Two Family Residence (R-2), and Limited Density Multiple Residence (R-3) based on existing residential uses on the ground.
11. The Southern California Association of Governments determined that the County's Regional Housing Needs Allocation (RHNA), or fair share of the regional housing need, for the period October 15, 2021 – October 15, 2029, is as follows: 25,648 units for extremely low/very low-income households; 13,691 units for low-income households; 14,180 units for moderate-income households; and 36,533 units for above moderate-income households for a total of 90,052 units;
12. The County determined that there is not sufficient capacity to accommodate the RHNA, and identified the following shortfall by income level: 16,393 units for extremely low/very low-income households; 4,357 units for low-income households; 9,019 units for moderate-income households; and 26,005 units for above moderate-income households;

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13. The County will complete the rezoning through various community-based efforts, including the South Bay Area Plan, as described in Program 17: Adequate Sites for RHNA of the Housing Element;
14. The Area Plan implements land use and zone changes as required by the Housing Element, adopted by the Board on May 17, 2022, and certified by the State Department of Housing and Community Development on May 27, 2022, which includes a list of sites to be rezoned by 2024 to accommodate the RHNA shortfall, pursuant to Government Code section 65583(c)(1)(A).
15. Pursuant to Program 18: South Bay Area Plan of the Housing Element, the Area Plan will incorporate the proposed changes in the Housing Element Rezoning Program on sites listed in Appendix B of the Housing Element to accommodate a portion of the County's RHNA shortfall (5,998 units);
16. During public outreach, community members expressed concerns about the proposed rezoning along Crenshaw Boulevard between Marine Avenue and 154th Street. The concerns were regarding compatibility of increased density, on small lots, near single family residential properties. These sites were included in the Housing Element Rezoning Program to accommodate a total of 637 units;
17. In response to the public comments, staff revised the SBAP Project to exclude the lots along Crenshaw Boulevard between Marine Avenue and 154th Street from the Housing Element Rezoning Program. With the proposed changes, the County will still comply with the RHNA no-net-loss requirement pursuant to the California Government Code Section 65863;
18. With the proposed changes to the list of rezoning sites, the Area Plan included an amendment to the General Plan Land Use Policy Map to allow for higher density residential and mixed-use development in the unincorporated communities of Alondra Park/El Camino Village, La Rambla, Lennox, and Wiseburn to accommodate a total of 5,361 units;
19. The SBAP also amends the Mobility Element of the General Plan, specifically the Los Angeles County Master Plan of Highways, to reclassify the section of Del Amo Boulevard between Normandie Avenue and Vermont Avenue from 'Major Highway' to 'Local Road.' This mitigates the constraints of highway dedication on the adjacent residential properties and reflect existing conditions within the community;
20. The SBAP also amends the Land Use Element of the General Plan, specifically **Figure 6.5 Transit-Oriented Districts Policy Map**, to provide the detailed transit-oriented district (TOD) specific plan overlay boundaries for the West Carson TOD Specific Plan, as well as the Connect Southwest LA TOD

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Specific Plan, Florence-Firestone TOD Specific Plan, and Willowbrook TOD Specific Plan for consistency.

21. A notice of a change to land use and/or zoning designation was sent to approximately 1,807 property owners on March 26, 2024, informing them of the proposed changes in advance of the public hearing to allow time to contact the Department of Regional Planning for further information or to voice their concern. The Department received 15 calls, emails, and virtual appointments requesting further information or to express their concerns. The Department reviewed properties where concern was voiced and communicated with the affected property owners to address their concerns where feasible and consistent with the goals of the Area Plan and General Plan;
22. The availability of Geographic Information Systems (GIS) technology allows the development of parcelized and digitized maps;
23. The SBAP Project includes not only static maps, but GIS data that generate maps and figures in multiple, dynamic ways;
24. Government Code section 65583.2(c) requires that housing developments on sites that are identified to accommodate very low- and/or lower-income units in the Sites Inventory must provide a 20 percent affordable housing set-aside for lower-income households if the sites were nonvacant and identified in a previous housing element or vacant and identified in two consecutive previous housing elements;
25. Government Code section 65583.2(h) further requires that housing developments on sites that are rezoned to accommodate very low- and/or lower-income units must provide a 20 percent affordable housing set-aside for lower income households;
26. The SBAP's implementing ordinance (Ordinance) includes amendments to the County's Inclusionary Housing Ordinance to ensure compliance with the State-mandated inclusionary zoning on affected parcels in the unincorporated communities of Alondra Park/El Camino Village, La Rambla, Lennox, and Wiseburn;
27. Pursuant to County Code section 22.244.040, the Ordinance is consistent with the principles of the General Plan and supportive of the goals and policies of the General Plan in that it establishes policies for sustainable development, prioritizes equity and environmental justice, considers different ways to move around communities, celebrates community identity and culture, and promotes a diversity of housing types;

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28. The Ordinance is established to implement specific development standards for and enhance the character of the eight unincorporated communities of the Planning Area. The Ordinance is necessary to ensure that the goals and policies of the Area Plan and the community-specific regulations for each community are accomplished in a manner which protects the health, safety and general welfare of the community;
29. The Ordinance establishes the South Bay Planning Area Standards District (PASD) to create development standards that are applicable to all communities in the Planning Area and include community-specific standards as-needed;
30. The Ordinance contains standards to address the specific character and needs of the communities of the Planning Area including: allowing Accessory Commercial Units (ACUs) on residentially-zoned corner lots to promote walkable access to daily items and services; requiring a Conditional Use Permit (CUP) for K-12 schools in designated zones to address traffic congestion and safety concerns; building and site design guidelines in commercial zones; additional landscaping and buffering requirements for industrial properties that abut a residential zone; and a height maximum of 45 feet in all Mixed Use Development (MXD) zones in the communities of Alondra Park/El Camino Village, Del Aire, Lennox, West Carson, and Wiseburn.
31. The Ordinance reorganizes the West Carson TOD Specific Plan so that regulations and development standards are codified in Title 22 for ease of use. The Ordinance also includes provisions clarifying the applicability of the PASD regulations in areas covered by the Specific Plan, and the relationship between the two regulatory zoning layers if provision from the two layers regulating the same matter are in conflict;
32. The SBAP Project also removes the dwelling unit “cap” for zones within the West Carson TOD Specific Plan area and allows for the applicable General Plan land use designation to govern maximum allowable density on a given parcel. The northern boundary of the specific plan is expanded to include parcels associated with the Alpine Village property. Along with this change, the existing Light Industrial (IL) land use policy is proposed to be updated to CG (General Commercial) and a new “Alpine Village Zone” designation for the parcels is being established. These changes are intended to help protect the existing historic landmark on the site while also accommodating future commercial and non-residential uses. Non-substantive revisions were also made to the Specific Plan, where non-regulatory information including background studies, outreach efforts, design guidelines, infrastructure recommendations, and implementation programs remain;

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33. Pursuant to County Code Section 22.244.040, the Ordinance is consistent with other applicable provisions of Title 22, including Section 22.02.050 pertaining to zoning consistency with the General Plan;
34. Pursuant to section 1.5.1(a) of the Los Angeles County Airport Land Use Commission (ALUC) Review Procedures, all plan amendments and zoning ordinances must be reviewed by ALUC for consistency with the Airport Land Use Compatibility Plan, if the amendment to a general or specific plan affects property within an Airport Influence Area (AIA). The AIA for the Los Angeles International Airport encroaches into portions of Lennox and Del Aire, which are included in the proposed SBAP. ALUC staff reviewed the proposed SBAP and accompanying zone changes and determined that it does not pose any compatibility concerns with the County Airport Land Use Plan. These changes do not involve an area of concern from an airport compatibility perspective.
35. In accordance with Government Code sections 65092, 65352, and 65352.3, California Native American Tribes traditionally and culturally affiliated with the project area that have requested project notification were notified and invited to request consultation regarding the Area Plan and Ordinance;
36. One written response was received from the Gabrieleno Band of Mission Indians – Kizh Nation (Tribe). The letter stated that the tribe was in agreement with the General Plan Amendment and requested consultation for any future projects involving ground disturbance within the project area;
37. A Program EIR was prepared in compliance with the California Environmental Quality Act (CEQA) and the County environmental guidelines. The draft Area Plan and Draft EIR were publicly released on May 6, 2024. In conjunction with the release of the draft documents, newsletters and notices were emailed to community stakeholders to share information about the project, newspaper notices were published, and the draft documents were placed for review at seven County libraries within the Planning Area. The official public review period lasted for 60 days until July 8, 2024.
38. The Final PEIR identified that the Project would result in less than significant impacts to the following nine areas: Aesthetics, Agriculture and Forestry, Energy, Geology and Soils, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Transportation, and Wildfire. Impacts to Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Population and Housing, Public Services (Parks), Recreation, Tribal Cultural Resources, and Utilities and Service Systems were determined to be significant and unavoidable, requiring a Statement of Overriding Considerations;

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39. To address public comments received and based off of additional analysis, staff recommended PEIR Alternative E – Reduced Density in Del Aire (H30 to H18). Under Alternative E, the 283 parcels in Del Aire near the Imperial/LAX C Line Metro Station would be designated Residential 18 (H18; 0-18 dwelling units per acre) instead of Residential 30 (H30; 20-30 dwelling units per acre), resulting in a reduced development scenario. All other components of the Project, including implementation of the proposed land use and zoning changes under the Housing Element, changes to the County Code to facilitate ACUs, and other land use changes to facilitate additional residential, mixed use, and commercial development would still occur under this alternative.
40. Alternative E would not eliminate any significant and unavoidable environmental impacts. However, Alternative E would reduce significant and unavoidable impacts related to air quality, greenhouse gas emissions, noise, population and housing, public services (parks), recreation, and utilities and service systems. Alternative E would also meet all Project Objectives.
41. The Project has environmental, economic, and social benefits that outweigh the unavoidable adverse environmental impacts of the short-term impacts on air quality, ambient noise level, and ground-borne vibration during construction activities of future development in the Planning Area. In addition, the Project has environmental, economic, and social benefits that outweigh the unavoidable adverse environmental impacts on scenic vistas, visual character, visual quality, and public views; candidate, sensitive, or special status species and sensitive natural communities; and vehicle miles traveled (VMT) from future development in the Planning Area for discretionary projects, by-right development, activities that are subject to ministerial review, or that are statutorily exempt from CEQA. Implementation of the Project supports attainment of state, regional, and County goals for GHG emission reductions, reduction of VMT, and encouragement of housing and economic development opportunities, social equity, and environmental justice.
42. The Department conducted outreach for the development of the proposed Area Plan and Ordinance and engaged local stakeholders, community members, and advisory committees. The Department engaged in a robust and varied outreach strategy attending events and conducting meetings throughout the planning process. The Department organized and/or attended 64 events and workshops in support of the Area Plan and Ordinance;
43. Pursuant to Section 22.222.180 of the County Code, a public hearing notice was published in the following local and regional newspapers between September 19-26, 2024: El Segundo Herald, Gardena Valley News,

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Inglewood/Hawthorne Wave, Inglewood News, LA Wave, The Daily Breeze, The Sentinel;

44. The public hearing notice was sent by email to 1,179 interested parties who signed up for Project-related information and departmental contact lists. Materials were also posted on the Department website and promoted through social media; and
45. On October 30, 2024, the Commission conducted a duly-noticed public hearing to [Reserved for Hearing Proceedings].

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends to the County of Los Angeles Board of Supervisors (Board) as follows:

1. That the Board certify the Final PEIR, Environmental Assessment No. RPPL2022014512, and find that it has been prepared in compliance with CEQA and the State and local agency guidelines related thereto;
2. That the Board determine that where significant adverse environmental effects of the project, as described in the Final Program EIR, have not been reduced to a level of less than significant, the benefits of the South Bay Area Plan and Ordinance, such as specific social, economic, legal, technological, or other considerations outweigh the environmental effects of the project as stated in the CEQA Findings of Fact and Statement of Overriding Considerations (attached) for the Project;
3. That the Board hold a public hearing and adopt the South Bay Area Plan and Ordinance, Project No. PRJ2022-004615, General Plan Amendment No. RPPL2023004724, Zone Change No. RPPL2023004725, Advance Planning Case No. RPPL2022014508, Advance Planning Case No. RPPL2022014509, amending the General Plan to establish the South Bay Area Plan with the updated Land Use Policy Map for the eight unincorporated communities of the South Bay Planning Area, and amending Title 22 to establish the Ordinance and updated zone changes, and find that they are consistent with the General Plan;
4. That the Board find the Area Plan, accompanying Land Use Policy Map, zone changes, and Ordinance compatible with and supportive of the goals and policies of the General Plan, in the interest of public health, safety, and general welfare, in conformity with good zoning practice, and consistent with other applicable provisions of this Title 22.

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I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on October 30, 2024.

Elida Luna, Secretary
Regional Planning Commission
County of Los Angeles

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By _____

Andriy Pazuniak
Deputy County Counsel
County of Los Angeles