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Chapter 5: Planning Areas Framework

I. Planning Areas Framework

The Los Angeles County General Plan is the foundational document for all community-based plans that serve the unincorporated areas. The purpose of the Planning Areas Framework is to provide a mechanism for local communities to work with the County to develop plans that respond to their unique and diverse character. As shown in Figure 5.1, the General Plan identifies 11 Planning Areas, which make up the Planning Areas Framework. The 11 Planning Areas are:

- Antelope Valley Planning Area
- Coastal Islands Planning Area
- East San Gabriel Valley Planning Area
- Gateway Planning Area
- Metro Planning Area
- San Fernando Valley Planning Area
- Santa Clarita Valley Planning Area
- Santa Monica Mountains Planning Area
- South Bay Planning Area
- West San Gabriel Valley Planning Area
- Westside Planning Area

Figure 5.1 Planning Areas Framework Map

The General Plan provides goals and policies to achieve countywide planning objectives for the unincorporated areas and serves as the foundation for all community-based plans, such as area plans, community plans, and coastal land use plans. Area plans focus on land use and policy issues that are specific to the Planning Area. Community plans cover smaller geographic areas within the Planning Area, and address neighborhood and/or community-level policy issues. Coastal land use plans are components of local coastal programs and regulate land use and establish policies to guide development in the coastal zone.

Figure 5.2 shows the relationship of the General Plan to community-based plans. All community-based plans are components of the General Plan and must be consistent with General Plan goals and policies.

The following is a list of community-based plans:

**South Bay Area Plan – Proposed Changes to General Plan
2035 General Plan Amendment No. RPPL2023004724**

- ~~Altadena Community Plan~~
- Antelope Valley Area Plan
- East San Gabriel Valley Area Plan
- Marina del Rey Local Coastal Land Use Plan
- Malibu Local Coastal Land Use Plan
- Metro Area Plan
- Santa Monica Mountains North Area Plan
- Santa Catalina Island Local Coastal Land Use Plan
- Santa Clarita Valley Area Plan
- South Bay Area Plan
- Twin Lakes Community Plan
- West San Gabriel Valley Area Plan
- Westside Area Plan

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Opportunity Areas

Figure 5.36: Opportunity Area Map—Alondra Park/El Camino Village

The Crenshaw Boulevard corridor, depicted in Figure 5.36, only covers a small portion of Alondra Park/El Camino Village, but includes a range of commercial uses and has potential for pedestrian-scale and mixed use development. In addition, Alondra Park/El Camino Village is home to El Camino Community College, which makes this corridor an important connector for commuting students, faculty and staff. Future planning efforts must be closely coordinated with the City of Gardena, which has jurisdiction over the eastern portion of Crenshaw Boulevard.

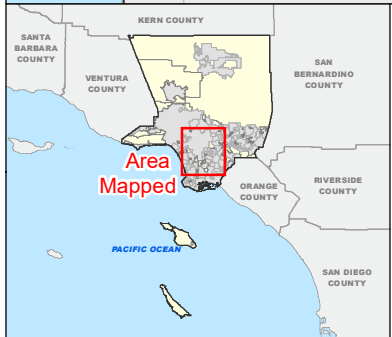
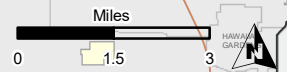
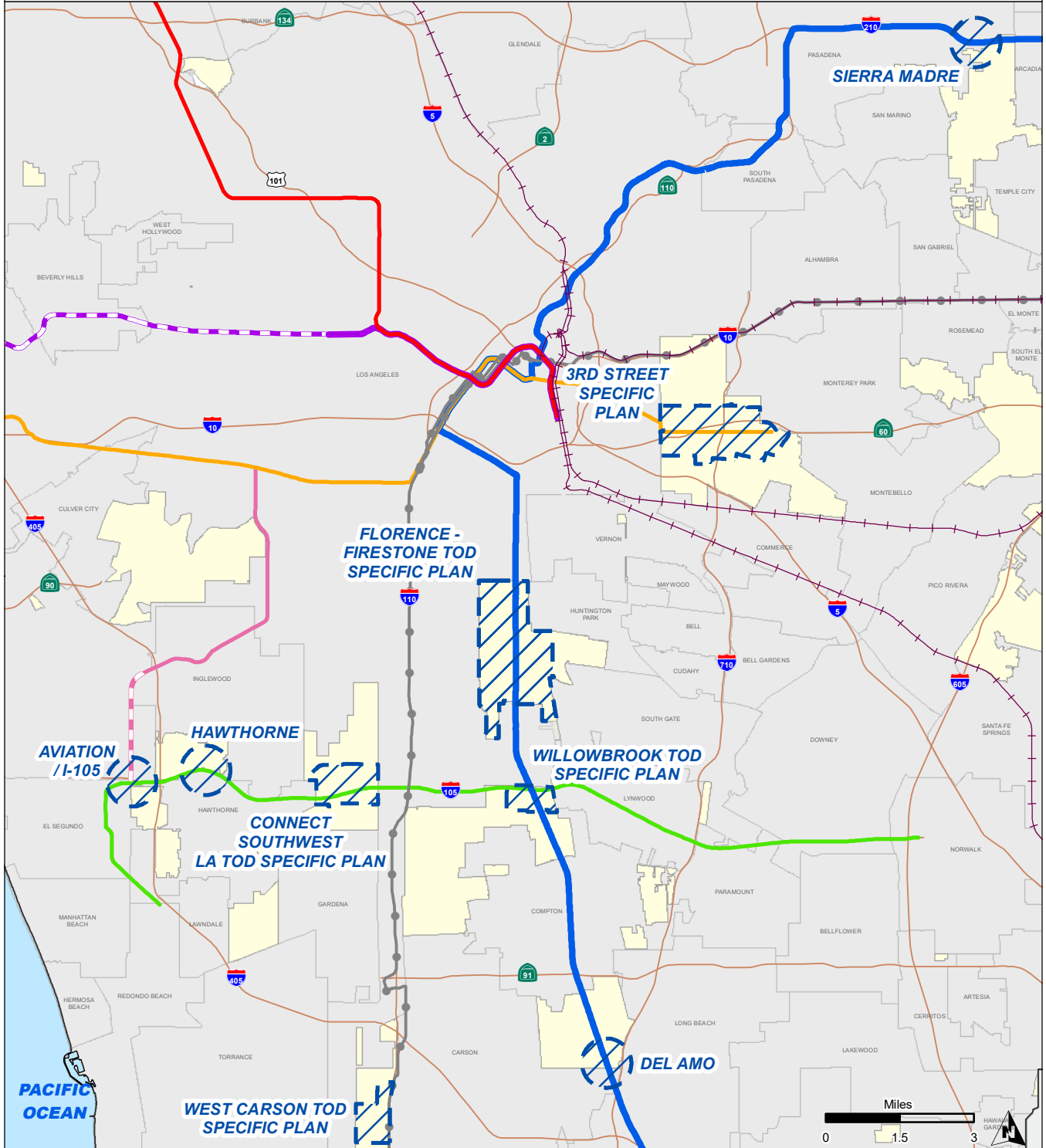
Figure 5.37: Opportunity Area Map—Del Aire and Wiseburn

The Del Aire and Wiseburn opportunity area includes the Aviation/LAX Station on the Metro Green Line and a corridor along Inglewood Avenue. As shown in Figure 5.37, the transit center around the Metro station provides opportunities to activate the land uses adjacent to the station and provide design improvements, including pedestrian and bicycle amenities. Inglewood Avenue, as an existing commercial corridor with a mix of uses, including neighborhood-serving businesses, also provides opportunities for mixed use development, as well as design improvements for pedestrians and bicyclists.

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Transit Oriented Districts Policy Map

Figure 6.5



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|--|----------------------------|--|----------------------------|--|----------------------|
| | Transit Oriented District | | Metro D Line, Existing | | Unincorporated Areas |
| | Metro A Line, Construction | | Metro E Line, Existing | | Cities |
| | Metro A Line, Existing | | Metro G Line, Existing | | |
| | Metro B Line, Existing | | Metro J Line, Existing | | |
| | Metro C Line, Existing | | Metro K Line, Construction | | |
| | Metro D Line, Construction | | Metro K Line, Existing | | |
| | | | Metrolink | | |

Source: Department of Regional Planning, Jan 2024. Additional Source: Metro.

AMENDMENT TO MASTER PLAN OF HIGHWAYS

COMMUNITY: WEST CARSON

PLAN AMENDMENT: RPPL2023004724

ON: _____

CHANGE TO ADOPTED HIGHWAY PLAN

DELETE PROPOSED MAJOR HIGHWAY ALONG DEL AMO BLVD
BETWEEN NORMANDIE AVE AND S NEW HAMPSHIRE AVE



HIGHWAY PLAN AMENDMENTS:

- ① INTERSECTION BETWEEN NORMANDIE AVE AND W DEL AMO BLVD
- ② INTERSECTION BETWEEN W DEL AMO BLVD AND S NEW HAMPSHIRE AVE

- Major Highway - Proposed
- Secondary Highway - Existing
- City / Unincorporated Boundary
- Assessor Parcel

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