

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: October 17, 2024

HEARING DATE: October 30, 2024 AGENDA ITEM: 6

PROJECT NUMBER: PRJ2022-004615

PROJECT NAME: South Bay Area Plan Project

PLAN NUMBER(S): General Plan Amendment No. RPPL2023004724
Zone Change No. RPPL2023004725
Advance Planning Project No. RPPL2022014508
Advance Planning Project No. RPPL2022014509
Environmental Assessment No. RPPL2022014512

SUPERVISORIAL DISTRICT: 2, 4

PROJECT LOCATION: South Bay Planning Area (Unincorporated Communities of Alondra Park/El Camino Village, Del Aire, Hawthorne Island, La Rambla, Lennox, West Carson, Westfield/Academy Hills, and Wiseburn)

PROJECT PLANNER: Thomas Dearborn, AICP, Senior Planner
TDearborn@planning.lacounty.gov

RECOMMENDATION

LA County Planning staff (staff) recommends that the Regional Planning Commission adopt the attached resolution (Exhibit A) recommending **APPROVAL** to the County of Los Angeles Board of Supervisors the South Bay Area Plan, Project No. PRJ2022-004615, General Plan Amendment No. RPPL2023004724, Zone Change No. RPPL2023004725, Advance Planning Project No. RPPL2022014508, Advance Planning Project No. RPPL2022014509, and Environmental Assessment No. RPPL2022014512.

Staff recommends the following motion:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND RECOMMEND CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT WITH ALTERNATIVE E – REDUCED DENSITY IN DEL AIRE (H30 TO H18) TO THE COUNTY OF LOS ANGELES BOARD OF SUPERVISORS, ALONG WITH THE REQUIRED FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS WITH CHANGES AS RECOMMENDED BY STAFF AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE SOUTH BAY AREA PLAN PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I ALSO MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE ATTACHED RESOLUTION RECOMMENDING APPROVAL TO THE COUNTY OF LOS ANGELES BOARD OF SUPERVISORS THE SOUTH BAY AREA PLAN, PROJECT NO. PRJ2022-004615, GENERAL PLAN AMENDMENT NO. RPPL2023004724, ZONE CHANGE NO. RPPL2023004725, ADVANCE PLANNING PROJECT NO. RPPL2022014508, ADVANCE PLANNING PROJECT NO. RPPL2022014509, AND ENVIRONMENTAL ASSESSMENT NO. RPPL2022014512 WITH THE REVISIONS AS RECOMMENDED BY STAFF.

PROJECT DESCRIPTION

A. Project Summary

Project No. 2022-004615 is an amendment to the General Plan and Title 22 – Planning and Zoning of the Los Angeles County Code (Title 22) to establish the South Bay Area Plan (SBAP), a component of the General Plan that provides policy framework to guide development in the eight unincorporated communities within the South Bay Planning Area (Planning Area) – Alondra Park/El Camino Village, Del Aire, Hawthorne Island, La Rambla, Lennox, West Carson, Westfield/Academy Hills, and Wiseburn.

The Planning Area is 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 according to the 2020 Census data. 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 impact the SBAP communities. The area exhibits the characteristics of a typical urban/suburban auto-oriented development, including single-family residences, commercial centers that create “islands” with large surface parking, and commercial strips that run along major transportation arterials. 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 presenting environmental and planning obstacles for the Planning Area.

The SBAP and the associated Title 22 and West Carson Transit-Oriented Development (TOD) Specific Plan amendments, collectively referred to as the “SBAP Project,” align with the following General Plan principles: 1) Employ smart growth; 2) Ensure community services and infrastructure is sufficient to accommodate growth; 3) Provide the foundation for a strong and diverse economy; 4) Promote excellence in environmental resource management; 5) Provide healthy, livable, and equitable communities; and 6) Promote strengths, community voices, and equity outcomes.

In addition to providing a framework for growth through horizon year 2045, the SBAP addresses land-use policy issues specific to the unique characteristics and needs of each community. The SBAP Project:

1. Establishes the SBAP as part of the General Plan. The SBAP includes areawide and community-specific goals and policies as well as implementation programs for the unincorporated communities within the Planning Area;
2. Updates the General Plan land use policy map to incorporate the proposed land use policy changes as identified in the Housing Element, facilitates additional housing and commercial land use opportunities, and/or maintains consistency between zoning and land use designations;
3. Amends the Mobility Element of the General Plan, specifically the Master Plan of Highways, to reclassify the section of Del Amo Boulevard between Normandie Avenue and Vermont Avenue from 'Major Highway' to 'Local Road';
4. Updates the zoning map for the Planning Area, including zones within the West Carson Transit-Oriented District (TOD) Specific Plan, to maintain consistency with the updated land use policy map and incorporate the proposed rezoning as identified in the Housing Element. The updates also resolve zoning inconsistencies and/or bring parcels into accordance with existing General Plan land use designations;
5. Establishes a new Planning Area Standards District in the zoning code to create development standards applicable to all unincorporated communities in the Planning Area, and includes community-specific standards as-needed;
6. Amends the West Carson TOD Specific Plan to reorganize various components of the Specific Plan, expands the northern boundary to include the four parcels associated with the Alpine Village property, and establishes the new Alpine Village Zone (APZ) for those parcels. Regulations are codified in Title 22 and relevant goals and policies are moved into the SBAPlan.

B. Project Background

The SBAP Project was initiated in January 2023 to implement the General Plan Planning Areas Framework. The Planning Areas Framework provides a mechanism to respond to the unique needs and diverse character of the local unincorporated communities within a Planning Area. This is achieved through the development of an area plan and its components that tailor countywide objectives to the local context, geography, and needs.

Additionally, the SBAP Project is Program 18 in the Housing Element and creates the potential for 5,361 additional housing units by completing land use policy and zone changes identified by the Housing Element.

On January 17, 2024, staff provided an overview to the Commission on the background and development of the project as well as preliminary "Big Ideas."

C. Major Elements and Key Components

South Bay Area Plan (SBAP)

As a policy document and component of the General Plan, the SBAP (Exhibit C) guides future development and land use decisions for the unincorporated communities within the Planning Area. The vision statement for the South Bay Planning Area 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.”

The SBAP is organized into five chapters. *Chapter 1: Introduction* provides the intent and purpose of the SBAP, along with the guiding vision and its relationship to other documents. *Chapter 2: Planning Area Snapshot* provides a brief overview of the Planning Area’s rich history and summarizes key socioeconomic data. *Chapter 3: Areawide Goals and Policies* outlines the shared goals and policies across all eight community areas and addresses land use, mobility, conservation/open space/environment, public services and facilities, economic development, and historic preservation. *Chapter 4: Community Specific Goals and Policies* provides community demographics, background information, and goals and policies unique to each community. *Chapter 5: Implementation* contains a list of programs and tasks that will help implement the SBAP goals and policies.

The SBAP also includes the following Appendices. Appendix A – Community Engagement Summary details the engagement efforts and compilation of the feedback received throughout the different stages of the project. Appendix B – Historic Context Statement identifies important themes, events, patterns of development, and describes the different property types, styles, builders, and architects that shaped the Planning Area. Appendix C – Land Use Policy Maps show the land use changes that the Project and its components are proposing.

General Plan Land Use Policy and Zoning Maps

The proposed General Plan Land Use Policy Map amendments will establish the long-range vision for the general intended uses within the Planning Area, as well as development density. The proposed Zoning Map amendments implement that vision on a parcel-level through zoning that regulates specific allowable uses and development standards. State law requires that the Zoning Map be consistent with the Land Use Policy Map. The following details all the proposed changes that are also shown in the zoning maps in Exhibit D:

1. Housing Element Land Use Changes

The Housing Element identifies a list of sites in the South Bay Planning Area that must be redesignated by 2025 in accordance with the County’s Regional Housing Needs Allocation shortfall. A total of 94 lots are proposed to be redesignated to accommodate 5,361 potential housing units, accounting for 3% of all the proposed

land use/zoning changes. The lots are located along major commercial corridors and will be redesignated to Mixed Use (MU). The proposed MU land use designation allows for pedestrian-friendly and community-serving commercial uses that encourage walking, bicycling, and transit use, residential and commercial mixed uses, and multifamily residences. The MU land use designation allows a residential density of 50 to 150 dwelling units per net acre and a maximum FAR of 3.0 for non-residential and mixed-use development.

2. Technical Changes

The General Plan requires community-based plans, such as the SBAP, to be consistent with the General Plan Land Use Legend to implement the General Plan's goals and policies. The SBAP Project makes the following technical changes to the land use and zoning maps:

- a. **Zoning Consistency:** A review of land use designations on properties was conducted to fix inconsistencies between land use designations and zoning.
- b. **Multiple Designations:** Properties with multiple land use designations were updated to reflect the predominant land use and consistency with its neighborhood context.
- c. **Agricultural Legacy Zoning:** 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.
- d. **West Carson TOD Specific Plan:** All land use designations in the Specific Plan were converted and updated to be consistent with the General Plan Land Use Policy Legend and changing land use patterns.

There are a total of 2,511 technical changes proposed for the Planning Area, totaling 87% of the proposed land use/zoning changes.

3. Opportunity Areas

"Opportunity Areas" implement the SBAP's and General Plan's goals to increase housing opportunities, focus growth in areas near transit, and transition underutilized sites to ensure compatibility with surrounding uses and reflect changing development patterns.

The General Plan called out some "opportunity areas" generally within a half mile of major transit stops, a half mile of high-quality transit corridor, and near major intersections with access to existing or proposed transit and commercial services. For example, the northeastern portion of the Del Aire community was one of these "opportunity areas." The existing land use category for this area is H9 (Residential 9, 0-9 du/acre) and is being proposed to change to H18 (Residential 18, 0-18 du/acre).

The existing zoning is R-1 (Single-Family Residence) and is being proposed to change to R-2 (Two-Family Residence). There are a total of 283 parcels selected for these changes in Del Aire, totaling 9% of the proposed changes.

A site analysis was also conducted to review properties that are vacant, underutilized, and incompatible with adjacent established uses, such as residential or commercial neighbors. Land use and zoning changes were proposed to transition these sites and reflect current surrounding development patterns. There are a total of 13 parcels selected for these changes, totaling less than 1% of the proposed changes.

General Plan Mobility Element Amendment

Working with the local community, the SBAP Project 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' as shown in Exhibit B. This mitigates the constraints of highway dedication on the adjacent residential properties and reflect existing conditions within the community.

Zoning Code/Title 22 – South Bay Planning Area Standards District (PASD)

The South Bay PASD is a set of new zoning code standards that will regulate future development in the eight unincorporated communities of the Planning Area while supporting the goals and policies of the SBAP. Many of the areawide and community-specific standards were developed in response to community feedback to address planning issues in the Planning Area. The PASD will become a part of Title 22 and establishes development standards for residential, commercial, industrial, and mixed-use development, addressing issues such as landscaping, lighting, and setback requirements. For the full ordinance text, please refer to Exhibit E. Exhibit F provides a summary of this ordinance.

Highlights of Specific Use Regulations

1. Accessory Commercial Units (ACUs) – An ACU is a small, neighborhood-serving business that is either attached or detached from the home(s) on a corner lot in a residential zone. Allowing ACUs on residential corner lots will promote walkable access to items and daily services and creates small business opportunities for additional household income.
2. K-12 Schools – To address concerns regarding traffic congestion around schools, K-12 schools will require a Conditional Use Permit (CUP) in zones R-A (Residential Agricultural), R-1, R-2, R-3, and R-4 (Medium Density Multiple Residence).
3. Commercial Zones – Main building entrances shall be well defined, visually distinct, and pedestrian-oriented to face the public right-of-way. This may be achieved by, but not limited to: (1) Provision of seating areas, by providing landscaping in combination

with enhanced hardscape materials; and (2) Create an arcade by the use of bollards and accent materials.

4. Mixed Use Development (MXD) Zone – A building or structure shall not exceed 45 feet above grade in the MXD zone in the communities of Alondra Park/El Camino Village, Del Aire, Lennox, West Carson, and Wiseburn.
5. Industrial Zones – Industrial properties with multiple street frontages shall permit truck access only from the street that is furthest from any adjacent or nearby residential zones. Properties that abut a residential zone or sensitive use shall have a minimum 10-foot-wide landscaped strip with a minimum eight-foot masonry wall along the common property line. One 15-gallon tree for every 100 square feet of landscaped area shall be planted equally spaced in the buffer strip. The landscaping shall be maintained with regular watering, pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.

The SBAP Project reorganizes and codifies regulations previously in the West Carson TOD Specific Plan into Title 22 (Exhibit G). This includes reformatting some sections for consistency. For example, some tables were converted to follow the format and metrics used in Title 22 to make them more user-friendly.

Additional Amendments to the West Carson TOD Specific Plan

All non-regulatory information in the West Carson TOD Specific Plan, including background studies, outreach efforts, design guidelines, and infrastructure recommendations remain in the Specific Plan “shelf document” (Exhibit H). Non-substantive revisions within the document include reorganization within some sections for continuity and adding content and cross references for clarity as sections inform or relate to the associated regulations in Title 22. Additionally, there are “plain language” edits, as well as edits to correct typographical and formatting errors.

Furthermore, the northern boundary of the Specific Plan is proposed to be 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 the new “Alpine Village Zone” designation for the parcels is being established. These proposed changes are intended to help protect the existing historic landmark on the site while also accommodating future commercial and non-residential uses.

D. General Plan Consistency

The Project implements the General Plan’s Planning Area Framework Program No. LU-1 for the South Bay Planning Area. The Project is consistent with the following applicable goals and policies of the General Plan at the sub-regional level:

- Land Use Element:

- Goal LU 1: A General Plan that serves as the constitution for development, and a Land Use Policy Map that implements the General Plan's Goals, Policies, and Guiding Principles.
- Goal LU 2: Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration.
- Goal LU 3: A development pattern that discourages sprawl and protects and conserves areas with natural resources and SEAs.
- Goal LU 4: Infill development and redevelopment that strengthens and enhances communities.
 - Policy 4.1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.
 - Policy 4.2: Encourage the adaptive reuse of underutilized structures and the revitalization of older, economically distressed neighborhoods.
- Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.
 - Policy 5.1: Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types, and styles.
- Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.
- Goal LU 9: Land use patterns and community infrastructure that promote health and wellness.
- Goal LU 10: Well-designed and healthy places that support a diversity of built environments.
- Mobility Element:
 - Goal M 1: Street designs that incorporate the needs of all users.
 - Goal M 2: Interconnected and safe bicycle- and pedestrian-friendly streets, sidewalks, paths and trails that promote active transportation and transit use.
 - Goal M 4: An efficient multimodal transportation system that serves the needs of all residents.
 - Goal M 5: Land use planning and transportation management that facilitates the use of transit.
- Air Quality Element:
 - Goal AQ 2: The reduction of air pollution and mobile source emissions through coordinated land use, transportation and air quality planning.
 - Goal AQ 3: Address the impacts of climate change and reduce greenhouse gas emissions through climate action and mitigation.
- Conservation and Natural Resources Element:
 - Goal C/NR 14: Protected historic, cultural, and paleontological resources.
- Parks and Recreation Element:

- Goal P/R 1: Enhanced active and passive park and recreation opportunities for all users.
- Public Services and Facilities Element:
 - Goal PS/F 1: A coordinated, reliable, and equitable network of public facilities that preserves resources, ensures public health and safety, and keeps pace with planned development.
 - Goal PS/F 6: A County with adequate public utilities.
- Economic Development Element:
 - Goal ED 2: Land use practices and regulations that foster economic development and growth.
- Housing Element:
 - Goal HE 1: A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly for persons with special needs, including but not limited to: extremely low, very low and low income households, seniors, persons with disabilities (including those with development disabilities), large households, female-headed households, people experiencing homelessness and at risk of homelessness, and farmworkers.
 - Policy HE 1.1: Identify and maintain an adequate inventory of sites to accommodate the County's RHNA.
 - Goal HE 3: A housing supply that ranges broadly in costs to enable all households, regardless of income, to secure adequate housing.
 - Policy HE 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated Los Angeles County to increase housing choices for all economic segments of the population.
 - Goal HE 11: Alignment of housing production with state and local sustainability goals in order to protect natural resources, reduce greenhouse gas emissions, and foster climate resilience.

ENVIRONMENTAL ANALYSIS

Staff has determined that a Program Environmental Impact Report (PEIR) was necessary for the Project. A PEIR was prepared in compliance with the California Environmental Quality Act (CEQA) and County environmental guidelines to identify and mitigate any environmental impacts from the Project.

The Notice of Preparation was available for review from October 16, 2023, to November 30, 2023. Staff held a virtual scoping meeting on November 2, 2023 to provide project information and receive public comments related to the potential environmental impacts of the Project. A recording of the meeting was made available on the project website following the meeting.

The draft PEIR was circulated between May 6, 2024 and July 8, 2024, exceeding the 45-day minimum required under CEQA. The PEIR concludes 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, Wildfire.

The PEIR concludes that impacts to Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Population and Housing, Public Services (Parks), Recreation, Tribal and Cultural Resources, Utilities and Service Systems, are significant and unavoidable, even with implementation of feasible mitigation measures, requiring a Statement of Overriding Considerations.

To address public comments received and based off of additional analysis, staff is recommending PEIR Alternative E – Reduced Density in Del Aire (H30 to H18) described in the Draft PEIR. 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.

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.

The Final PEIR, which addresses comments received during the public comment period, the CEQA Findings of Fact, and the Statement of Overriding Considerations will be provided for public review on Monday, October 21, 2024 and be part of the supplemental memo provided to the Commission on October 24, 2024.

OUTREACH AND ENGAGEMENT

A. County Department Comments and Recommendations

Public Works, Parks and Recreation, Arts and Culture, Fire, Sheriff, and Public Health were consulted throughout the preparation of the project. Comments received from these departments were considered and incorporated into the project where applicable.

B. Project Outreach and Engagement

The SBAP Project outreach process started in January 2023 with the distribution of a community survey to gather baseline information about the characteristics and needs of the Planning Area communities. In summer 2023, staff mailed 15,343 postcard notices

to all property addresses within the Planning Area to alert them of the project and sign up to receive future updates through an email distribution list.

The goal of the engagement process was to understand community needs and priorities, build capacity in land use and planning knowledge, and collaborate on the development of the SBAP. Staff incorporated various strategies and methods to engage with community stakeholders. Language access was provided throughout the development of the SBAP Project, including providing materials in Spanish and Chinese, and simultaneous interpretation during in-person and online events.

Throughout the planning process, staff met with various community groups, including the Del Aire Neighborhood Association, the Wiseburn Watch, the El Camino Village Community Watch Association, the Del Amo Action Committee, Sustainable Torrance and Normandy Development, and the Palo Del Amo Woods Neighborhood Association. Staff met with planners from the cities of Los Angeles, Gardena, and Hawthorne, and Metro to coordinate land use efforts. Staff also established a Community Advisory Committee (CAC) that comprised eight community leaders volunteering their time to advise staff throughout the life of the project on engagement efforts, policy direction, and other aspects of the SBAP.

In total, staff organized and/or attended 64 engagement events with community groups, organizations, and members of the public.

The SBAP Project also included an effort to document the history of the built environment for the SBAP communities in anticipation for future historic preservation work. A Historic Resources Mapping tool was created to allow for community input on the locations of potential historic resources in the Planning Area. Two separate outreach meetings were also held on August 17, 2023 and January 24, 2024, to garner information from the public for this work. Highlights from the resulting Historic Context Statement (HCS) are part of Chapter 2 for the Area Plan and the complete HCS can be found in Appendix B of the SBAP.

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.

Throughout the planning process, a project email newsletter in English and Spanish was distributed to share project updates and information. The project website was updated regularly and served as the primary platform for sharing project materials, recordings of meetings, and copies of notices. Department social media accounts were also used to share meeting information and draft document availability. Staff also facilitated

communication with the public via virtual appointments, phone calls, and emails. For additional details on the SBAP Project outreach efforts, please refer to Exhibit I.

Staff emailed a courtesy RPC public hearing notice (Exhibit J) on September 25, 2024 to the interested parties, local agencies, adjacent jurisdictions, and local organizations. Staff also noticed the RPC public hearing in seven local newspapers. The public hearing notice and materials were posted on the project website on September 25, 2024, and sent to six libraries within the Planning Area.

C. Public Comments

At the time of report preparation, staff has received 47 letters and emails. See Exhibit K for copies of the public correspondence.

ADDITIONAL STAFF RECOMMENDATIONS

To address other comments received during the comment period and correct technical errors, staff recommends revisions to the SBAP and the West Carson TOD Specific Plan Ordinance as shown in Exhibit L. Revisions to the SBAP include updates to Table 1-2: SBAP Community Engagement Summary, reinsertion of language related to Alpine Village that had been previously removed from the public hearing draft, and grammatical corrections. Revisions to the West Carson TOD Specific Plan Ordinance include updates to Table 22.414.080-A (Principal and Accessory Use Regulations for Alpine Village Zone) to permit 'General retail' with a Ministerial Site Plan Review, changes to the Alpine Village Zone landscaping requirements to ensure consistency with the Green Zone Ordinance, and minor technical changes to clarify regulatory language.

Report
Reviewed By: 
Patricia L. Hachiya, AICP, Supervising Regional Planner

Report
Approved By: 
Connie Chung, AICP, Deputy Director

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Draft Resolution of the Regional Planning Commission
EXHIBIT B	Proposed Amendments to General Plan
EXHIBIT C	South Bay Area Plan (SBAP) with Appendices (Public Hearing Draft)
EXHIBIT D	SBAP Zone Change Maps (with Ordinance)

EXHIBIT E	SBAP Implementation Ordinance (Public Hearing Draft)
EXHIBIT F	Detailed Summary of the SBAP Ordinance
EXHIBIT G	West Carson TOD Specific Plan Ordinance
EXHIBIT H	West Carson TOD Specific Plan Shelf Document
EXHIBIT I	SBAP Outreach Summary
EXHIBIT J	Public Hearing Notice
EXHIBIT K	Public Correspondence
EXHIBIT L	Staff Recommended Revisions