

## Exhibit F: Detailed Summary of the South Bay Area Plan Implementing Ordinance

The South Bay Area Plan Implementing Ordinance (SBAP Ordinance) proposes amendments to Title 22 (Planning and Zoning) to implement the goals and policies of the South Bay Area Plan through the Planning Area Standards District (PASD). The PASD is established to enhance the character of the eight unincorporated communities within the Planning Area through context-sensitive land use regulations and development standards. Additionally, as part of the SBAP Project, the West Carson Transit-Oriented District (TOD) Specific Plan is being updated by moving regulatory language, such as development and urban design standards, from the existing specific plan into the Title 22 - Planning and Zoning Code. The following provides a detailed overview of the regulations found in the SBAP Ordinance and an overview of the proposed changes to the West Carson TOD Specific Plan.

### 1. PASD Area Wide Development Standards

- **Graffiti Removal.** Requires the removal of graffiti within 72 hours of receiving written notice from a Zoning Enforcement Officer that graffiti exists on the property.
- **Service Areas and Mechanical Equipment.** Establishes locational standards for service entrances, utility boxes, waste disposal areas, and air intake and exhaust systems as well as screening requirements for utility and rooftop equipment.
- **Exceptions to Building Height Limit.** Excludes rooftop equipment, elevator shafts, and stairwells from the maximum permitted height limits established in Title 22.
- **Site Maintenance.** Requires all exterior areas to remain free of garbage, trash, debris, or junk and salvage at all times.
- **Landscaped Buffer and Screening.** Requires a landscaped buffer strip with a solid wall on lots with non-residential uses that share a property line with a residentially zoned lot or residential use. This requirement applies to lots with new or expanding non-residential uses.

- **Residential Front Yards.** Requires front yard landscaping to include drought-tolerant, low water use, native, or non-invasive plants, grasses, shrubbery, or trees. Establishes minimum height and transparency requirements for front yard fences.
- **Schools, Grades K-12.** Requires a Conditional Use Permit application to establish and maintain schools, grades K-12, in Zones R-A, R-1, R-2, and R-3 and a Ministerial Site Plan application to establish schools in Zone R-4.
  - Traffic Impact and Improvement. As part of the application review process, the Department of Public Works (Public Works) will decide if a traffic impact analysis is needed to determine if the applicant must construct, install, or provide funding for additional infrastructure for public safety.
  - Student Loading and Unloading. Restricts student loading and unloading to areas designated by Public Works and requires schools to have signs that identify these areas.
  - Parking. Requires schools to have one parking space for each staff member.

## 2. PASD Zone Specific Development Standards

- **Mixed Use Development Zone.**
  - Height Limit. Establishes a height limit of 45 feet above grade for buildings and structures in the Mixed Use Development Zone (Zone MXD) in the communities of Alondra Park/El Camino Village, Del Aire, Lennox, and Wiseburn.
  - Setback. A setback is the required distance between a building or structure and a property line. The PASD establishes a minimum setback of 15 feet for buildings and structures that share a property line with a lot zoned R-1 (Single-Family Residence) or R-2 (Two-Family Residence).
  - Stepback. A stepback is a design feature that involves setting the upper floors of a building further back from the street than the lower floors to allow sunlight to reach the street, lower floors, and neighboring properties. The PASD establishes a stepback for

buildings in Zone MXD that share a property line with a lot zoned R-1 or R-2.

- **All Industrial Zones.**

- Buffers. Requires the construction of a landscaped buffer with a masonry wall for industrially zoned lots that share a property line with a residential or sensitive use.
- Loading Spaces. Establishes standards for loading spaces, including location and hours of operation.
- Truck Access. Restricts truck access for industrial properties to the streets furthest away from residential uses.

- **All Residential Zones.**

- Lighting. Requires all outdoor light fixtures to be energy efficient, pedestrian-scaled, and fully shielded to avoid direct glare onto neighboring properties. Prohibits blinking, flashing, or oscillating exterior lighting.
- Mechanical Equipment. Requires mechanical equipment to be screened from street view with walls, landscaping, or camouflaging screens.
- Accessory Commercial Units. An accessory commercial unit (ACU) is a small, neighborhood-serving business that is either attached to or detached from a residence on a corner lot in a residential zone. Allowing ACUs on residential corner lots promotes walkability and creates opportunities for small businesses. The SBAP ordinance establishes the following use regulations and standards for ACUs:
  - ACUs are limited to businesses such as bakery shops, beautician or barber services, neighborhood-serving grocery stores, and restaurants. Alcoholic beverage sales and tobacco shops are prohibited;
  - ACUs are limited to 1,000 square feet or 40% of the gross floor area of the residential buildings on the lot, whichever is less;
  - ACUs are limited to one story in height and must be

located on the ground floor only;

- Hours of operation are limited to 7:00 a.m. to 9:00 p.m., daily; and
  - No outdoor music or outdoor activity are allowed at any time.
- Existing Nonconforming Neighborhood-Serving Retail. Permits existing nonconforming neighborhood-serving commercial uses in residential zones to continue operating through a Ministerial Site Plan Review without going through the discretionary nonconforming review process.
- **All Commercial Zones.**
    - Setback. A setback is the required distance between a building or structure and a property line. The PASD establishes a minimum setback of 15 feet for buildings and structures that share a property line with a lot zoned R-1 (Single-Family Residence) or R-2 (Two-Family Residence).
    - Stepback. A stepback is a design feature that involves setting the upper floors of a building further back from the street than the lower floors to allow sunlight to reach the street, lower floors, and neighboring properties. The PASD establishes a stepback for buildings in Zone MXD that share a property line with a lot zoned R-1 or R-2.
    - Height Limit. Establishes a height limit of 45 feet for new vertical mixed use developments in commercial zones in the communities of Alondra Park/El Camino Village, Del Aire, Lennox, West Carson, and Wiseburn.
    - Building and Site Design. Requires all new buildings to be oriented to the public right-of-way and requires all parking areas to be placed behind the building to create a safer environment for pedestrians.
    - Loading Areas. Requires loading areas to be located at the rear of a building when possible and away from residential zones or uses.
    - Parking for Existing Structures. Establishes that existing on-site parking spaces for commercial uses located in an existing building that was legally constructed before September 22, 1970, comply

with the Planning and Zoning Code. Requires additional parking spaces and landscaping to be developed if the gross floor area of an existing legally-built building is increased.

- Mechanical Equipment. Establishes locational and screening standards for air conditioning units and mechanical equipment.
- Security. Prohibits solid shutters and chain link, barbed wire, concertina wire, and electrified fences. Requires all security bars and grilles to be installed on the inside of the building and roll-up shutters to be concealed within the architectural elements of the building.
- Lighting. Requires all outdoor light fixtures to be energy efficient, pedestrian-scaled, and fully shielded to avoid direct glare onto neighboring properties. Prohibits blinking, flashing, or oscillating exterior lighting.
- Signage.
  - Sign Standards. Establishes standards for monument signs, awning signs, projecting signs, and wall signs.
  - Prohibited Signage. Prohibits roof signs, digital or electronic signs, free-standing signs, outdoor advertising signs, changing displays, flashing illumination, and signs using video components.
  - Sign Program. Requires a sign program for any new commercial development project with four or more businesses on the same lot in the same structure and maintenance of any damaged portion of the signs within 30 days of receiving a notification from the Department of Regional Planning that sign damage exists. Requires the removal of any sign located on a vacant or unoccupied lot related to a business, occupant, time, event, or purpose that no longer exists within 90 days of that use no longer existing. Signs that are historic resources or landmarks are exempt from this requirement.
- Vehicular access. Requires parking to be accessed from an alley where possible unless alley access is determined to be inadequate by Public Works or the Fire Department.

### 3. PASD Community Standards Districts (CSD)

- **Del Aire CSD.** Accessory commercial units are prohibited in all Del Aire residential zones in Del Aire.
- **Wiseburn CSD.** Accessory commercial units are prohibited in all Wiseburn residential zones.
- **Reserved CSDs.** Sections have been reserved for future CSDs for the communities of Alondra Park/El Camino Village, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills.

### 4. West Carson Transit-Oriented District (TOD) Specific Plan Ordinance

Through the SBAP Project, the West Carson TOD Specific Plan is being updated by moving regulatory language, such as development and urban design standards, from the plan into the Title 22 Planning and Zoning Code, updating maps to reflect new zoning changes, and simplifying language in the plan. The Specific Plan updates include the following major changes:

- Regulatory language moved from the Specific Plan into the Title 22 Planning and Zoning Code includes land use regulations for all Specific Plan zones, site landscaping requirements, building height regulations, setback standards for industrial uses next to residential uses, and urban design standards.
- The standards above can be found in the following sections: (1) Residential Zones (2) Commercial Zones (3) Industrial Flex Zone (4) Alpine Village Zone (5) Harbor-UCLA Medical Zone (6) Mixed Use Zones (7) Public Zone (8) Specific Plan Urban Design Standards (9) Specific Plan General Development Standards
- The Vision Statement, goals and policies previously included in Chapter 2 have been moved into Chapter 1 (Introduction) which provides an overview of the Specific Plan's setting, background, and relationship to other County Plans.
- Chapter 2 has been renamed from "Vision, Goals, and Policies" to "Implementing Zones" and now includes information regarding the Specific Plan's implementing zones, including updated zoning maps. The land use and zoning designations within the Specific Plan Area have also been corrected to ensure consistency.
- Chapter 6 (Economic Development Strategy) and Chapter 7 (Implementation and Administration) have been removed.
- The residential density and floor-to-area ratios (FAR) have been removed from the plan. The permitted density and FAR calculations in the General Plan's Land Use Element will now apply to the plan's zones based on their respective land use designations.
- The TOD Specific Plan boundaries will also be updated to include parcels associated with the former Alpine Village shopping center. The new "Alpine

Village Zone” (APV Zone) will protect the historically landmarked portion of the site while allowing a limited range of industrial uses and providing the opportunity for future commercial and non-residential uses.