

APPENDIX B

Summary of Land Use Plans and Zoning

B.1 Introduction

This technical appendix describes the existing and planned land use setting in the vicinity of Los Angeles International Airport (LAX). Information provided herein was derived from environmental planning studies prepared for LAX and from available planning documents developed by local jurisdictions. The LAX environs include portions of unincorporated Los Angeles County and the cities of Los Angeles, El Segundo, Hawthorne, and Inglewood (See **Exhibit B-1**). Existing and planned land uses in these communities are described in the following sections.

B.2 Los Angeles County

Los Angeles County is approximately 4,057 square miles in size, and has a population of approximately 10 million people (U.S. Census Bureau, 2014a). The portions of unincorporated Los Angeles County located closest to LAX include the communities of Lennox, Del Aire, and West Athens-Westmont. All three communities are located east of LAX, with Del Aire less than a mile to the southeast, Lennox less than a mile to the east, and Athens approximately three miles to the east.

B.2.1 Existing Land Uses

The communities of Del Aire, Lennox, and West Athens-Westmont can all be characterized as consisting predominately of residential land uses. The community of Del Aire is broken into two distinct areas; a northern portion located north of El Segundo Boulevard and west of Interstate 405 and a southern area located south of El Segundo Boulevard and east of Interstate 405. Del Aire consists primarily of residential uses, with a mix of office, commercial, and public (i.e., schools and a park) uses located along major roadways. The community of Lennox, which is located east of Interstate 405 and north of Interstate 105, consists primarily of residential uses, but also includes a mix of schools, commercial, and office uses. Lastly, West Athens-Westmont, which is located south of W. Manchester Avenue, north of El Segundo Boulevard, west of S. Vermont Avenue, east of S. Van Ness Avenue, and is partially bisected by Interstate 105, consists mostly of residential uses, with a variety of public, commercial, and office uses also included within its planning area.

B.2.2 Planned Land Uses

Future land use development within unincorporated Los Angeles County is guided by the Los Angeles County General Plan, which is currently going through the process of being updated. Development within the community of Del Aire is guided by the County’s General Plan, while the communities of Lennox and Athens have separate planning documents.

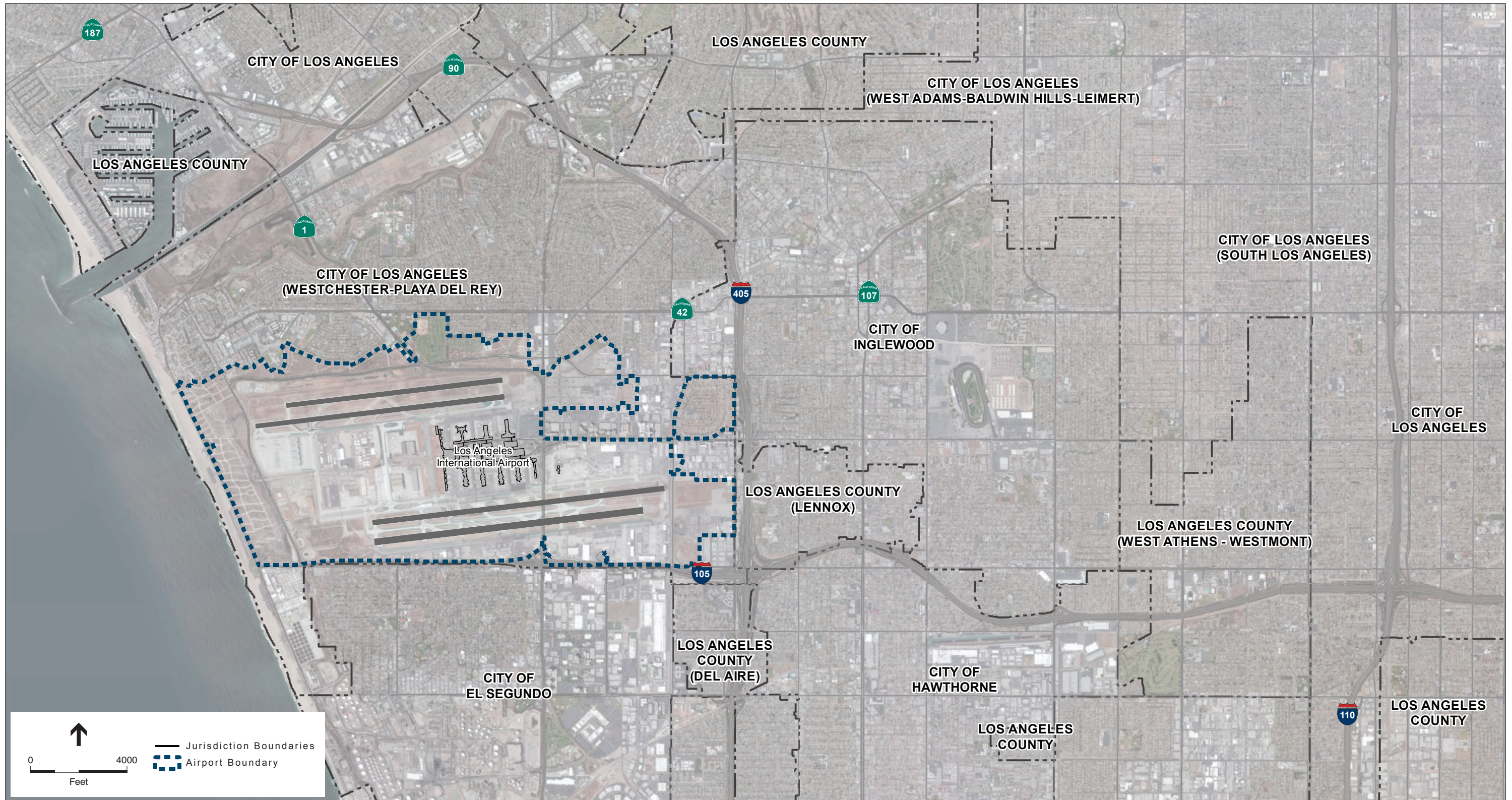
Del Aire

Table B-1 identifies planned land use designations within the Del Aire community, per the *Draft County General Plan* (see **Exhibit B-2**).

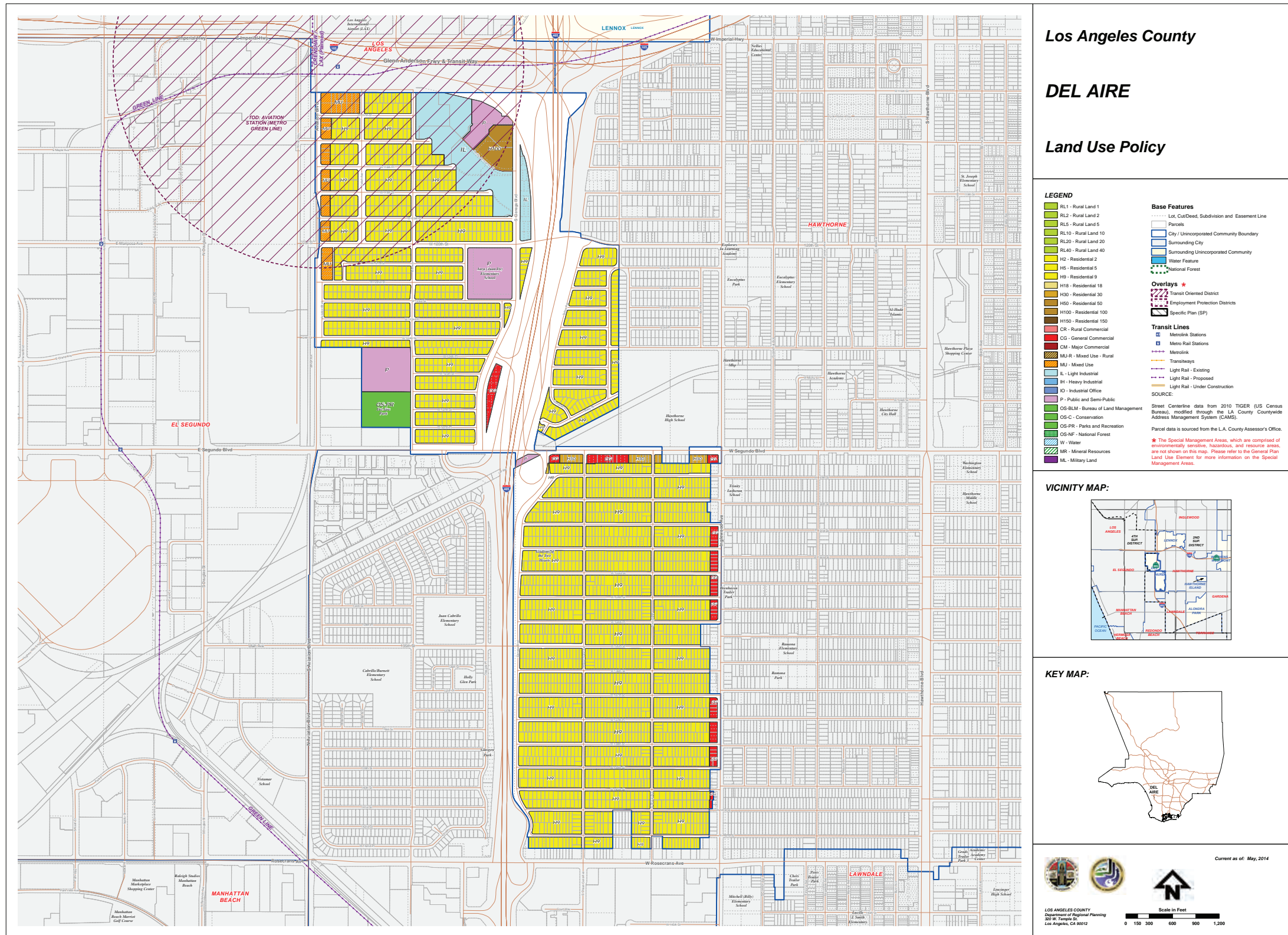
**TABLE B-1
LOS ANGELES COUNTY – DEL AIRE LAND USE DESIGNATIONS**

Land Use Designation	Density/Intensity	Description
Residential 2	0 – 2 du/net ac	Single family residences.
Residential 5	0 – 5 du/net ac	Single family residences.
Residential 9	0 – 9 du/net ac	Single family residences.
Residential 30	0 – 30 du/net ac	Single family residences, two family residences, multi-family residences.
Residential 100	50 – 100 du/net ac	Multi-family residences.
Commercial General	Residential: 0 – 50 du/net ac Nonresidential: Max FAR 1.0 Mixed Use: 0 – 50 du/net ac Max FAR 1.0	Local-serving commercial uses, including retail, restaurants, and personal and professional services; single family and multi-family residences; and residential and commercial mixed uses.
Light Industrial	Max FAR 1.0	Light industrial uses, including light manufacturing, assembly, warehousing and distribution.
Mixed Use	Residential: 0-150 du/net ac Non-Residential: Max FAR 3.0 Mixed Use: 0-150 du/net ac and FAR 3.0	Pedestrian-friendly and community-serving commercial uses that encourage walking, bicycling, and transit use; residential and commercial mixed uses; and multi-family residences.
Parks and Recreation	N/A	Open space recreational uses, such as regional and local parks, trails, athletic fields, community gardens, and golf courses.
Public and Semi-Public	Non-Residential: Maximum FAR 3.0	Public and semi-public facilities and community-serving uses, including public buildings and campuses, schools, hospitals, cemeteries, and fairgrounds; airports and other major transportation facilities. Other major public facilities, including planned facilities that may be public-serving but generally not publicly accessible, such as landfills, solid and liquid waste disposal sites, multiple use stormwater treatment facilities, and major utilities. In the event that the public or semi-public use of mapped facilities is terminated, alternative uses that are compatible with the surrounding development, in keeping with community character, are permitted.

SOURCES: Los Angeles County, *Draft Los Angeles County General Plan*, 2014; Land Use Policy Map (Figure A.5), 2014.



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SOURCE: Los Angeles County, 2014

Los Angeles International Airport 14 CFR Part 150 Study . 130072.03

Exhibit B-2

Los Angeles County Planned Land Use Designations – Del Aire

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Lennox

Table B-2 identifies planned land use designations within the Lennox community, per the *Vision Lennox Plan* (see **Exhibit B-3**).

TABLE B-2
LOS ANGELES COUNTY – LENNOX LAND USE DESIGNATIONS

Planned Land Use	Density/Intensity	Description
Low Density Residential	1 to 6 du/acre	Single family residential uses
Low/Medium Density Residential	6-12 du/acre	Single family residential uses
Major Commercial	N/A	N/A
Major Industrial	N/A	N/A
Open Space	N/A	N/A
Public and Semi Public Facilities	N/A	N/A

SOURCE: Los Angeles County, *Vision Lennox Plan*, 2010.

West Athens-Westmont

Table B-3 identifies planned land use designations within the West Athens-Westmont community, per the *West Athens-Westmont Community Plan* (see **Exhibit B-4**).

TABLE B-3
LOS ANGELES COUNTY – WEST ATHENS-WESTMONT LAND USE DESIGNATIONS

Planned Land Use	Density/Intensity	Description
RD 2.3	0 – 8 du/net ac	Single family residential uses
RD 3.1	0 – 17 du/net ac	Two family residential uses
RD 3.2	0 – 30 du/net ac	Multi-family residential with medium density bonus
SCD	0 – 50 du/net ac	Senior citizen housing with density bonus
C.1	N/A	Regional commercial
C.2	N/A	Community commercial
C.3	N/A	Neighborhood commercial
C.4	N/A	Commercial manufacturing
CR	N/A	Commercial recreation
PL.1	N/A	Public/Quasi-Public
OS.1	N/A	Recreation/Open Space
CR	N/A	Commercial recreation

SOURCE: Los Angeles County, *West Athens-Westmont Community Plan*, 1990.

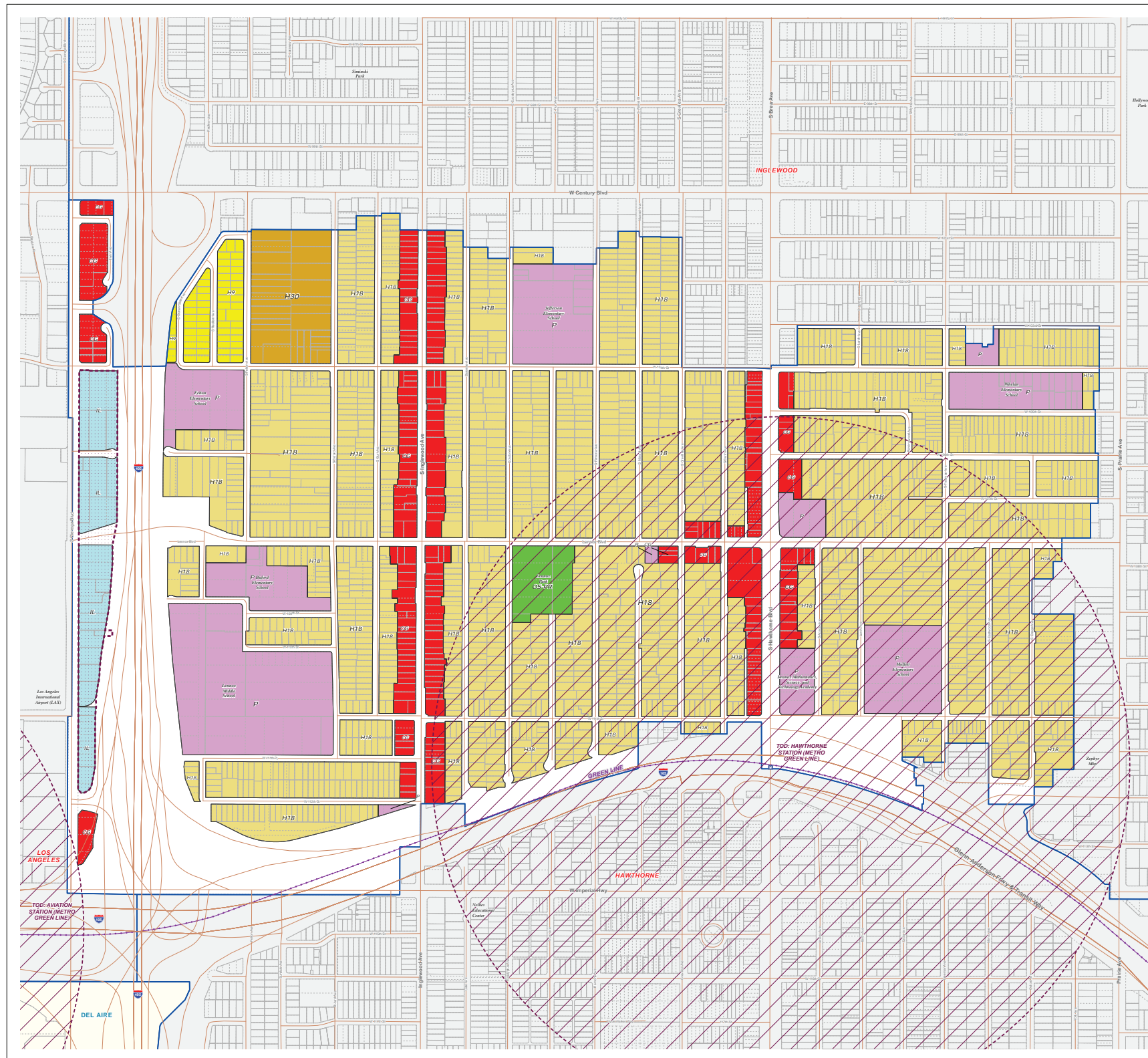
B.2.4 Zoning

Regulations for land use development within Los Angeles County are set forth in Title 22 of the County’s Zoning Ordinance. **Table B-4** provides information regarding the County’s standard zoning classifications for areas within the Del Aire, Lennox, and West Athens-Westmont communities.

**TABLE B-4
LOS ANGELES COUNTY ZONING CLASSIFICATIONS**

Zoning Classifications	Allowable Uses
Residential	
Zone R-1: Single Family Residence	Single family residences.
Zone R-2: Two Family Residence	Two family residences (or duplex), single family residences.
Zone R-3: Limited Multiple Residence	Apartment houses, uses permitted in Zone R-1 and R-2.
Combining Zones	
Zone CRS: Commercial – Residential	Uses permitted in basic zone and with Director's approval, any residential use, separate or in combination with a permitted commercial use.
Commercial	
Zone C-2: Neighborhood Business	Community and financial services, parks and play grounds, business/professional offices, rentals, outdoor advertising, and tailor shops.
Zone C-M: Commercial Manufacturing	Community and financial services, parks and play grounds, business/professional offices, rentals, outdoor advertising, tailor shops, commercial services, retail sales of new goods and genuine antiques, and limited manufacture and assembly.
Zone C-R: Commercial Recreation	Amusement parks, campgrounds, tennis courts, golf courses, and limited agriculture.
Manufacturing	
Zone C-M: Commercial Manufacturing	Community and financial services, parks and play grounds, business/professional offices, rentals, outdoor advertising, tailor shops, commercial services, retail sales of new goods and genuine antiques, and limited manufacture and assembly.

SOURCE: Los Angeles County Zoning Ordinance (Title 22), 2014.



Los Angeles County

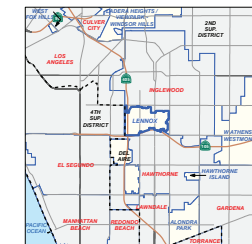
LENNOX

Land Use Policy

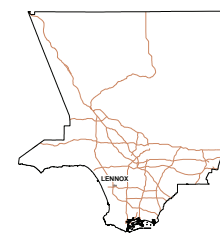
LEGEND

- RL1 - Rural Land 1
 - RL2 - Rural Land 2
 - RL5 - Rural Land 5
 - RL10 - Rural Land 10
 - RL20 - Rural Land 20
 - RL40 - Rural Land 40
 - H2 - Residential 2
 - H5 - Residential 5
 - H9 - Residential 9
 - H18 - Residential 18
 - H50 - Residential 50
 - H100 - Residential 100
 - H150 - Residential 150
 - CR - Rural Commercial
 - CG - General Commercial
 - CM - Major Commercial
 - MU-R - Mixed Use - Rural
 - MU - Mixed Use
 - LI - Light Industrial
 - HI - Heavy Industrial
 - IO - Industrial Office
 - P - Public and Semi-Public
 - OS-BLM - Bureau of Land Management
 - OS-C - Conservation
 - OS-PR - Parks and Recreation
 - OS-NF - National Forest
 - W - Water
 - MR - Mineral Resources
 - ML - Military Land
- Base Features**
- Lot, Cui/Deed, Subdivision and Easement Line
 - Parcels
 - City/Unincorporated Community Boundary
 - Surrounding City
 - Surrounding Unincorporated Community
 - Water Feature
 - National Forest
- Overlays**
- Transit Oriented District
 - Employment Protection Districts
 - Specific Plan (SP)
- Transit Lines**
- Metro Rail Stations
 - Metro Rail Stations
 - MetroLink
 - Transways
 - Light Rail - Existing
 - Light Rail - Proposed
 - Light Rail - Under Construction
- SOURCE:**
 Street Centerline data from 2010 TIGER (US Census Bureau), modified through the L.A. County Countywide Address Management System (CAMS).
 Parcel data is sourced from the L.A. County Assessor's Office.
 * The Special Management Areas, which are comprised of environmentally sensitive, hazardous, and resource areas, are not shown on this map. Please refer to the General Plan Land Use Element for more information on the Special Management Areas.

VICINITY MAP:



KEY MAP:

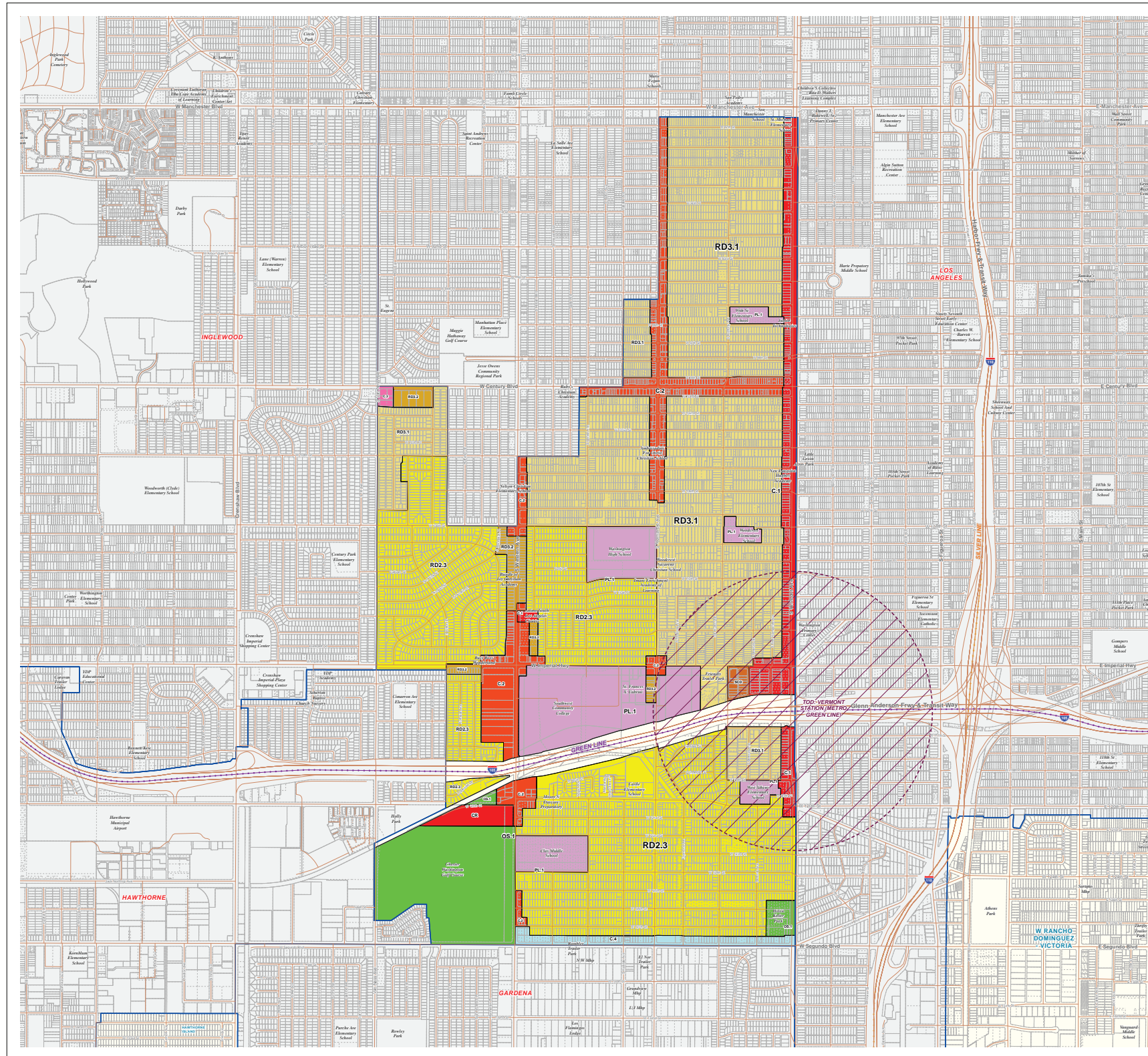


Current as of: May, 2014

LOS ANGELES COUNTY
 Department of Regional Planning
 201 W. Temple St. 90012
 Los Angeles, CA 90012

Scale in Feet
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**Los Angeles County
WEST ATHENS -
WESTMONT
Community Plan**

Adopted by Board of Supervisors - 3/15/90
As Amended Through - 6/3/03 (LP 02-286)

LEGEND

<ul style="list-style-type: none"> RD 2.3 - Single Family Residence RD 3.1 - Two Family Residence RD 3.2 - Medium Density Bonus SCD - Senior Citizen Density Bonus C-1 - Regional Commercial C-2 - Community Commercial C-3 - Neighborhood Commercial C-4 - Commercial Manufacturing CR - Commercial Recreation PL-1 - Public/Quasi-Public Use OS-1 - Recreation / Open Space 	<p>Transit Lines</p> <ul style="list-style-type: none"> Metrolink Transitways Light Rail - Existing Light Rail - Proposed Light Rail - Under Construction
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Base Features

- Lot, Out/Deed, Subdivision and Easement Line
- Parcels
- City / Unincorporated Community Boundary
- Surrounding City
- Surrounding Unincorporated Community
- National Forest

Overlays *

- Transit Oriented District
- Employment Protection Districts
- Specific Plan (SP)

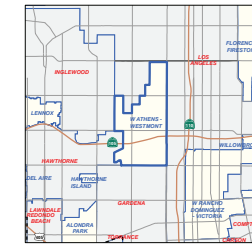
SOURCE:

Street Centerline data from 2010 TIGER (US Census Bureau), modified through the LA County Countywide Address Management System (CAAMS).

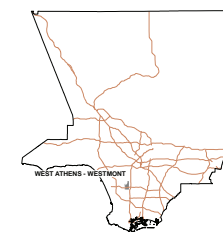
Parcel data is sourced from the L.A. County Assessor's Office.

* The Special Management Areas, which are comprised of environmentally sensitive, hazardous, and resource areas, are not shown on this map. Please refer to the General Plan Land Use Element for more information on the Special Management Areas.

VICINITY MAP:



KEY MAP:



Current as of: May, 2014

Scale in Feet
0 250 500 1,000 1,500 2,000

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B.3 City of Los Angeles

At 468.7 square miles and a population of 3,884,307, the City of Los Angeles is the largest city within the greater Los Angeles area (U.S. Census Bureau, 2014b). LAX is located within the borders of the City of Los Angeles, and is located in close proximity to the following City of Los Angeles planning areas: South Los Angeles, West Adams-Baldwin Hills-Leimert, and Westchester-Playa del Rey.

B.3.1 Existing Land Uses

The communities of South Los Angeles, West Adams-Baldwin Hills-Leimert, and Westchester-Playa del Rey can all be characterized as consisting predominately of residential uses. The community of South Los Angeles, which is located east of LAX and bound by Van Ness Avenue to the west, W. 120th Street, to the south, Broadway to the east, and W. Pico Boulevard to the north, consists predominately of residential uses, with commercial, industrial, and public uses located along major transportation corridors. The West Adams-Baldwin Hills-Leimert community is located east of LAX and is generally bound by Pico and Venice Boulevards to the north, the City of Inglewood to the south, Arlington and Van Ness Avenues to the east, and Culver City to the west. Existing land uses in the southern portions of the West Adams-Baldwin Hills-Leimert community planning area closest to LAX consist predominately of residential uses, with some commercial and public uses as well. Lastly, the Westchester-Playa del Rey community is located north of LAX, and is bound by Centinela Avenue, La Brea Avenue, unincorporated County of Los Angeles, the City of Inglewood, the City of El Segundo, Dockweiler State Beach, Ballona Creek, Bay Street and Jefferson Boulevard. Westchester-Playa del Rey is generally characterized by existing residential uses in the central portions of its planning area, with commercial and industrial uses framing the northern and southern portions of the community, and open space associated with Dockweiler State Beach to the west.

B.3.2 Planned Land Uses

The City of Los Angeles developed the Los Angeles Citywide General Plan Framework Element that defines the City's long-range growth and development policy and establishes City-wide standards, goals, policies, and objectives for Community Plans. The Framework Element does not convey or affect entitlements for any property; final determinations regarding specific land use designations are determined by the Community Plans. Development within the communities identified in the previous section is guided by the *South Los Angeles Community Plan*, the *West Adams-Baldwin Hills-Leimert Community Plan*, and the *Westchester-Playa Del Rey Community Plan*, respectively.

Table B-5 identifies planned land use designations within the communities identified above, per the City's Framework Element. **Exhibits B-5, B-6, and B-7** identify land use designations within the South Los Angeles, West Adams-Baldwin Hills-Leimert, and Westchester-Playa Del Rey communities, respectively.

**TABLE B-5
CITY OF LOS ANGELES LAND USE DESIGNATIONS**

Planned Land Use	Density/Intensity	Description
Residential – Minimum Density	0.4-1 units per net acre	Single-family Residential
Residential – Low Density	4-12 units per net acre	Single-family Residential
Residential – Low Medium I	10-17 units per net acre	Multi-family Residential
Residential – Low Medium II	18-29 units per net acre	Multi-family Residential
Residential - Medium	30-55 units per net acre	Multi-family Residential
Residential – High Medium	56-109 units per net acre	Multi-family Residential
Commercial – Neighborhood	Maximum FAR 1.5:1	Retail commercial, small professional offices, personal services, food stores, eating and drinking establishments, telecommunications centers, small cultural facilities (generally, 5,000 square feet or less), and similar uses.
Commercial – General (F)	N/A	Uses as permitted by existing zoning.
Commercial – Community	FAR range 1.5:1 to 3.0:1	Same as Neighborhood District, including entertainment, larger cultural facilities (museums, libraries, etc.), commercial overnight accommodations, small offices, bus or rail center (at station or intersection), and small parks and other community-oriented activity facilities.
Commercial – Regional	FAR range 1.5:1 to 6.0:1	Corporate and professional offices, retail commercial (including malls), offices, personal services, eating and drinking establishments, telecommunications centers, entertainment, major cultural facilities (libraries, museums, etc.), commercial overnight accommodations, and similar uses.
Industrial –Commercial Manufacturing	N/A	Industrial
Industrial – Limited Industrial	N/A	Industrial
Open Space	N/A	Park/Open Space
Public Facilities	N/A	Public

SOURCE: City of Los Angeles, *General Plan Framework Element* (Table 3-1), 2001.

B.3.3 Zoning

Regulations for land use development within the City of Los Angeles are set forth in Article 2 of the City’s Municipal Code. **Table B-6** provides information regarding the City’s standard zoning classifications for areas within the South Los Angeles, West Adams-Baldwin Hills-Leimert, and the Westchester-Playa Del Rey communities.

LAND USE

RESIDENTIAL ¹	CORRESPONDING ZONES ¹⁰	MULTIPLE FAMILY	CORRESPONDING ZONES ¹⁰
LOW DENSITY	LOW	LOW MEDIUM	LOW MEDIUM, R2, R2.5, R3, R3.5, R4
	RES, RL, RLD, RD, RDS	LOW MEDIUM B	R2.5, R3, R3.5, R4
		MEDIUM	R5
		HIGH MEDIUM	R4

COMMERCIAL ⁴	INDUSTRIAL ⁴
NEIGHBORHOOD	COMMERCIAL MANUFACTURING
GENERAL	LIMITED
COMMUNITY	LIGHT

CIRCULATION	SERVICE SYSTEMS ⁵
Freeway ⁴	Elementary School
Divided Major Street ⁴	Junior High School
Major Street ⁴	Senior High School
Major Highway II	Special School Facility
Secondary Highway	Private Elementary School
Collector Street	Private Senior High School
Local Street ⁴	
Railroad R/W	

ADMINISTRATIVE BOUNDARY

City Boundary
Community Boundary

SPECIAL BOUNDARY

Opportunity Area
Signature Street Consideration

NOTES:
Proposed

RECREATIONAL SITES

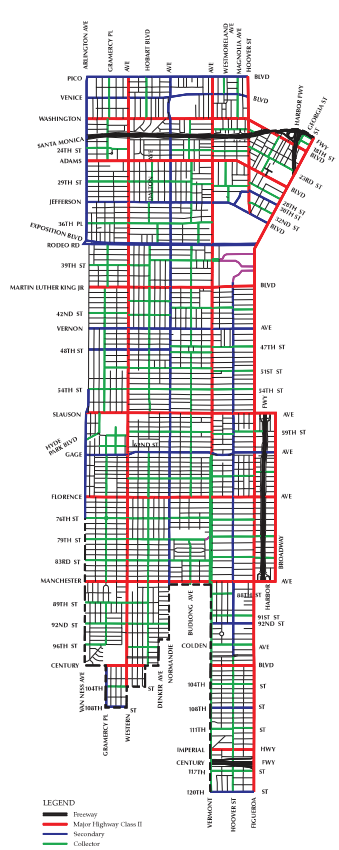
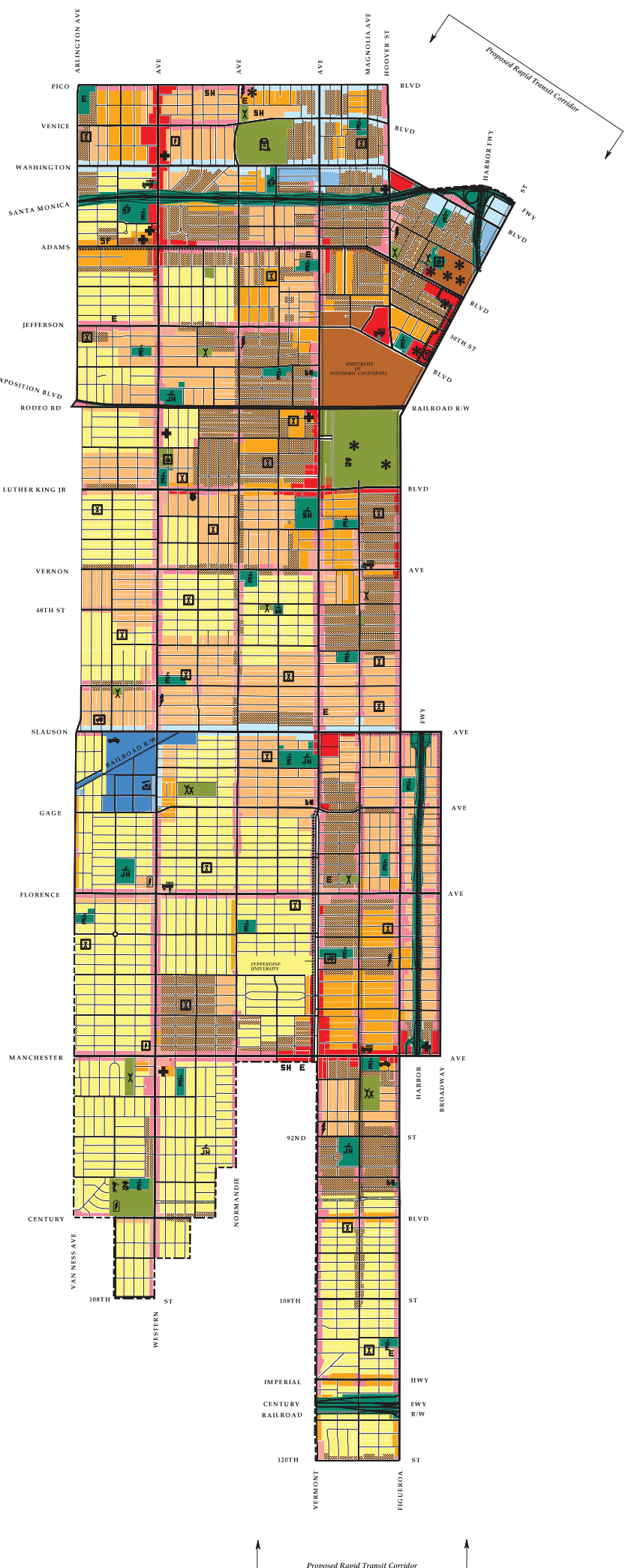
Neighborhood
Community
Regional
Golf Course - Public

OTHER FACILITIES

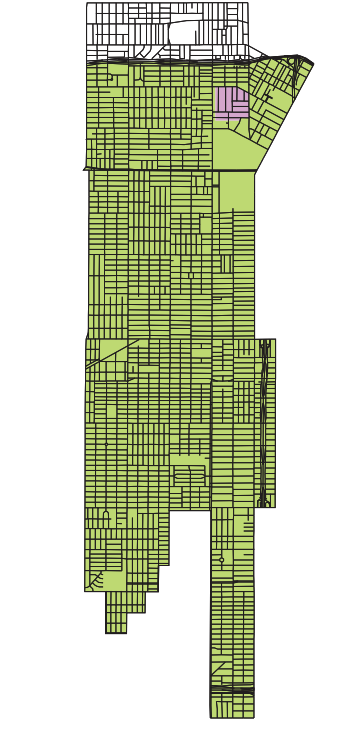
Community Library
Regional Library
Fire Station
Police Station
Power Recycling Station
Power Distribution Station
Pumping Plant
Health Center
Maintenance Yard
Cultural & Historical Site
Special Facility
Area Library
Cemetery

- ### FOOTNOTES
- Height District No. 1
 - Quasi acreage includes abutting streets.
 - Bound symbols denote the general location of a potential facility. The symbol does not designate any specific private property for acquisition.
 - Height District No. 10L
 - Height District No. 11
 - These designations include associated parking.
 - Minimum Density Residential Uses may be permitted on privately owned Open Space.
 - Local streets and freeways are shown for reference only.
 - The Metropolitan Transportation Agency (MTA) has adopted a transit plan which proposes general corridor locations. Precise route alignments and station locations will be adopted after detailed corridor studies and full public hearings.
 - The Public Facilities (PF) planning land use designation is provided to the ownership and use of the property by a governmental agency. The designation of the PF Zone is a corresponding zone is based on the same premise. The Plan also includes that when a board or governing body of a governmental agency officially determines that a property is to be used for a public purpose, and no other public agency has indicated an intent to acquire, and the City is notified that the agency intends to offer the property for sale to a private purchaser, then the property may be rezoned to the corresponding zone consistent with the 200-foot of the property boundary and shall be considered consistent with the adopted Plan.
 - Churches and accessory uses within the same ownership, including an on-site date of approval of the plan amendments for the zoning consistency program is subject to the following regulations:
 - These churches located on a major or secondary highway shall be subject to the regulations regarding churches and their accessory uses provided for in Section 12.11 of the LAMC.
 - These churches located on a local or collector street shall be subject to the same regulations except that:
 - A building may be expanded to a maximum of 25% of the gross floor area, existing at the time of the Plan Amendment by right.
 - Any expansion of more than 25% of the gross floor area shall be subject to a Plan Amendment as provided for in Section 12.24C of the LAMC.
 - Existing mobile home parks are consistent with the Plan. Future mobile home parks shall be consistent with the Plan when developed in the R4B Zone.
 - Each Plan category permits all indicated corresponding zones as well as those zones indicated in the Los Angeles Municipal Code (LAMC) as permitted by such zones within the boundaries of the corresponding Plan. Specific conditions and/or limitations of project approval, Plan Footnotes or other Plan map or text regulations.
 - Zones established in the LAMC subsequent to the adoption of the Plan shall not be deemed as corresponding to any particular Plan category unless the Plan is amended to so indicate.
 - It is the intent of the Plan that the entitlements granted shall be one of the same designations within the corresponding zones shown on the Plan, unless accompanied by a concurrent Plan Amendment.
 - Notwithstanding Paragraph No. 1, 100% commercial projects located on Community Commercial-designated properties on Figueroa Street and the western side of Flower Street shall be limited to the existing Height District 1 and 2 (1:1 FAR). However, moderate to medium density commercial developments may be designated Height District 20, provided that the City requires the corresponding zones shown on the Plan to be consistent with the Plan. The maximum FAR of 4.5:1 may be granted for moderate density projects that do not exceed 25% of the developed area developed primarily to house students and/or students and their families, or 25% of the projects approved by the CRA prior to Council adoption of the Figueroa Street Corridor General Plan Amendment, per Council File No. 12-021. The affordable housing requirements will be satisfied by units that are affordable to households that earn less than 100% of the California Health and Safety Code Commercial uses in such moderate projects shall comply with Section 12.24 of the LAMC and more than 0.5 FAR, 100% residential development shall not be permitted.
 - Height District 20 with a maximum FAR of 3.5:1.
 - No permits shall be issued for new or additions to existing mobile home parks located within the portion of Council District 18 north of the Interstate 10 Freeway. Refer to 21-2412 for exemptions, regulations, and review criteria.

Notes:
 A. The text of the Community Plan can be accessed on the City of Los Angeles' Web Page (www.cityoflosangeles.org/PLAN).
 B. Other Special Area Maps may not be included in this document.
 C. Parcel level information (plan designation and zoning) can be found on the City of Los Angeles' SIMAS Map Automation Web Site.
 D. Generalized Circulation is for reference only. For detailed information, see the "Street and Highway Designations" maps prepared and maintained by Public Works/Bureau of Engineering.
Disclaimer: The City of Los Angeles is neither responsible nor liable for any inaccuracies, errors or omissions with respect to the material contained on this map. This map and all materials contained on it are distributed and transmitted "as is" without warranty of any kind, either express or implied, including without limitation, warranty of title or implied warranty of merchantability or fitness for a particular purpose. The City of Los Angeles is not responsible for any special, indirect, incidental, or consequential damages that may arise from the use of, or the inability to use, the map and/or the materials contained on the map as provided by the City of Los Angeles, or a third party.



GENERALIZED CIRCULATION
(See Note 7)



FOR DETAILS REFER TO:
 Conditional Use Approval for State of California - Ord No. 17645
 North University Park Specific Plan (No. 1539)
 Arroyo Central Specific Plan - Ord No. 16228

SPECIFIC PLAN AREA

GENERAL PLAN LAND USE MAP (as of December 08 2010)

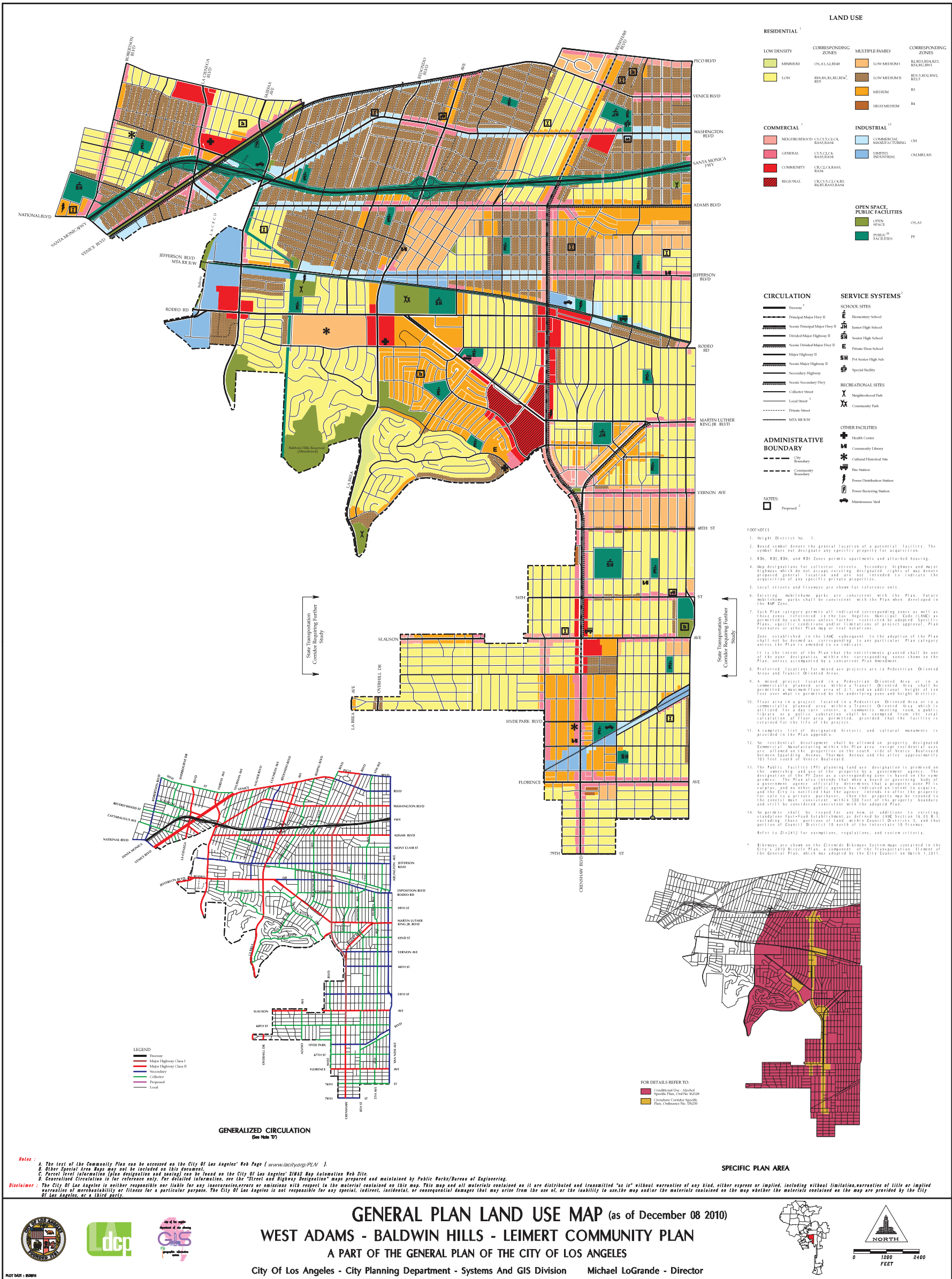
SOUTH LOS ANGELES COMMUNITY PLAN

A PART OF THE GENERAL PLAN OF THE CITY OF LOS ANGELES

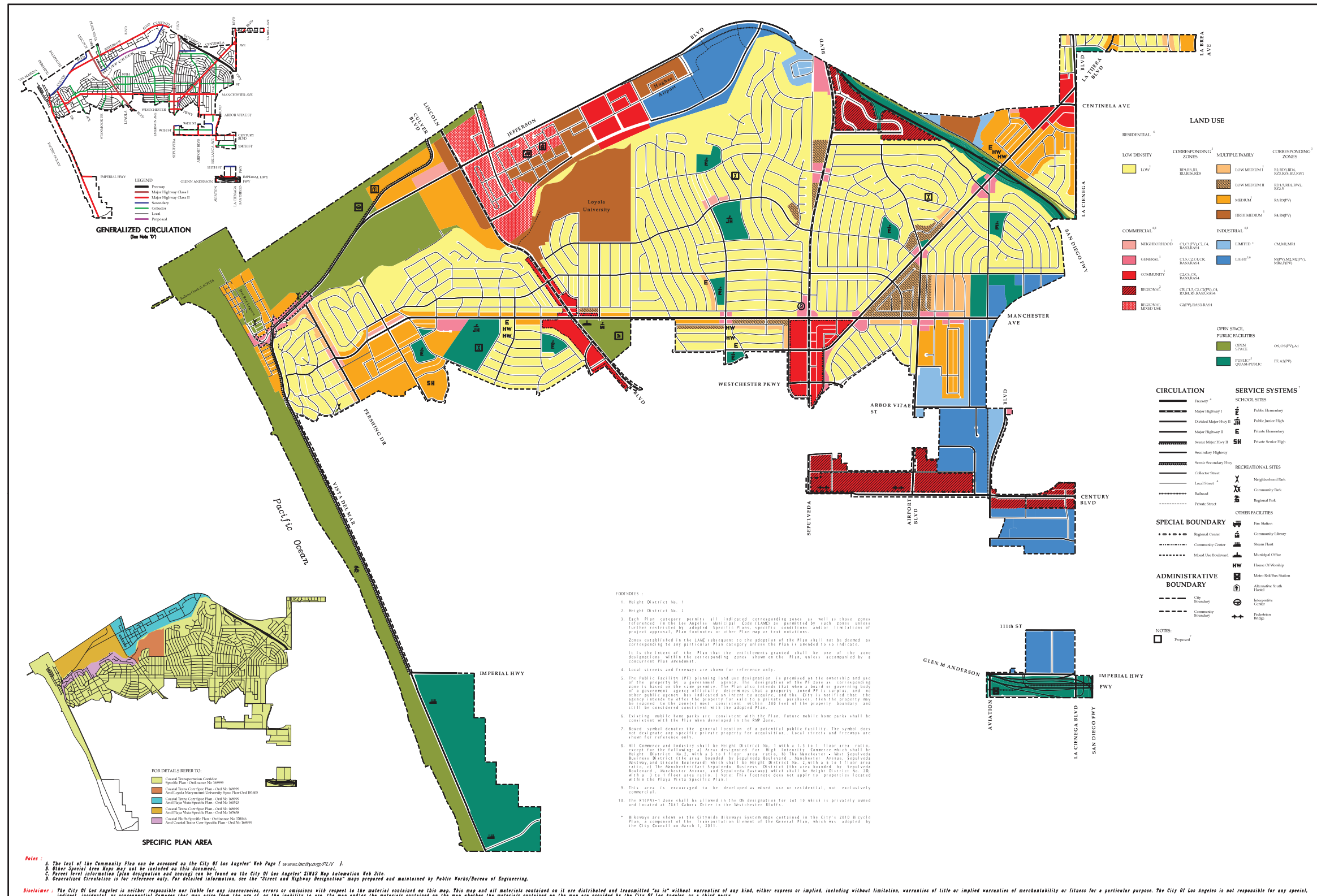
City Of Los Angeles - City Planning Department - Systems And GIS Division Con Howe - Director



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**TABLE B-6
CITY OF LOS ANGELES ZONING CLASSIFICATIONS**

Zoning Classifications	Allowable Uses
Residential	
R1: One Family Zone	One-family dwelling, parks, playgrounds or community centers, owned and operated by a governmental agency.
R2: Two-Family Zone	Any use permitted in the "R1" One-family Zone and two-family dwelling or two single-family dwellings.
R3: Multiple Dwelling Zone	Any use permitted in the "R2" Two-family Zone, group dwellings, multiple dwellings, apartment houses, boarding houses, rooming houses or light housekeeping rooms, and child care facilities for not more than 20 children.
R4: Multiple Dwelling Zone	Any use permitted in the "R3" Multiple Dwelling Zone; churches (except rescue mission or temporary revival) or philanthropic institutions, with yards; child care facilities or nursery schools; hotels, motels and apartment hotels under any of the following conditions subject to the requirements indicated; fraternity or sorority houses and dormitories; schools, elementary and high, or educational institutions, with yards; and museums or libraries (non-profit) with yards.
R5: Multiple Dwelling Zone	Any use permitted in the "R4" Multiple Dwelling Zone; hotels, motels and apartment hotels; retirement hotels; clubs or lodges (private non-profit), chartered as such by the State, with yards; and hospitals or sanitariums (except animal hospitals), with yards.
Commercial	
CR: Limited Commercial Zone	Banks, or financial institution; business college, professional or scientific school or college (classroom or lecture instruction only); not including a music school, trade school, nor any school specializing in manual training, shop work or in the repair or maintenance of machinery or mechanical equipment; club or lodge (nonprofit); hotels (including motels), apartment hotels, transient occupancy residential structures or hostels; museum or library (non-profit); office, general business or professional, including that of a real estate or stock broker, or an insurance or building and loan company; pharmacy; counseling and referral facilities; child care facilities or nursery schools; church (except rescue mission or temporary revival); park, playground, or community center, owned and operated by a governmental agency; public parking area; any single family dwelling, two-family dwelling or apartment house use permitted in the R4 Multiple Dwelling; and schools, elementary or high, or educational institution.
C1: Limited Commercial Zone	Any use permitted in the CR Limited Commercial Zone but not including a church, educational institution, museum or school (elementary or high), provided that all the regulations of said CR zone are complied with except as provided in this section. Any residential use permitted in the R3 Multiple Residential Zone provided that all the regulations of said R3 zone are complied with except as provided in this section.
C1.5: Limited Commercial Zone	Any use permitted in the C1 Limited Commercial Zone, provided that all regulations and limitations of said C1 zone are complied with except as provided in this section. Any single-family dwelling, two-family dwelling or apartment house use permitted in the R4 Multiple Dwelling Zone provided that all regulations of said R4 zone are complied with except as provided in this section.
C2: Commercial Zone	Any use permitted in the C1.5 Limited Commercial Zone b or in the C1 Limited Commercial Zone.
C4: Commercial Zone	Any use permitted in the C2 Zone, provided that all regulations and limitations of said C2 Commercial Zone are complied with.
Manufacturing	
CM: Commercial Manufacturing Zone	Any use permitted in the C2 Zone, provided that these uses are conducted in full compliance with all of the regulations of the zone, except that these uses may be conducted as wholesale businesses without limitation on the floor area used for storage. Provided further that residential uses shall be permitted but shall be limited to shelters for the homeless, joint living and work quarters, and those uses permitted in the R3 Multiple Residential Zone, which R3 uses shall be in compliance with all the regulations of the R3 Zone, except that front yard setbacks are not required.
MR1: Restricted Industrial Zone	Any use permitted in the CM Zone provided that all regulations of said zone are complied with, and any use permitted in the C2 Commercial Zone, provided that these uses are conducted in accordance with all building enclosure and fence enclosure limitations of said C2 zone

TABLE B-6
CITY OF LOS ANGELES ZONING CLASSIFICATIONS

Zoning Classifications	Allowable Uses
M1: Limited Industrial Zone	Any use permitted in the MR1 Zone, provided that all regulations of the zone are complied with, except that front yard setbacks are not required, and any commercial use permitted in the C2 Zone except sanitariums and hospitals, provided that these uses are conducted in accordance with all building enclosure and fence enclosure limitations of the C2 Zone.
MR2: Restricted Light Industrial Zone	Any use permitted in the MR1 Zone provided that all regulations of said zone are complied with.
M2: Light Industrial Zone	Any use permitted in the M1 or MR2 Zone, whether conducted within or without a building or enclosed area.
M3: Heavy Industrial Zone	Any use permitted in the "M2" zone.

SOURCE: City of Los Angeles Municipal Code (Article 2), 2014.

B.4 City of Inglewood

The City of Inglewood is part of the greater Los Angeles Metropolitan area and is located east and northeast of LAX. The City of Inglewood is approximately 9.07 square miles and, has a population of 111,542 (U.S. Census Bureau, 2014c).

B.4.1 Existing Land Uses

City of Inglewood existing land uses closest to LAX include office uses west of Interstate 405 and north of W. Arbor Vitae Street. East of Interstate 405, existing land uses within the City of Inglewood consist largely of residential uses, with commercial, industrial, and public uses making up the balance of existing uses within the City.

B.4.2 Planned Land Uses

Land use development within the City is guided by the City of Inglewood *General Plan Land Use Element*. City land use designations established in the General Plan are identified in **Table B-7** and depicted on **Exhibit B-8**.

B.4.3 Zoning

Regulations for land use development within the City of Inglewood are set forth in Chapter 12 of the City's Municipal Code. **Table B-8** provides information regarding the City's standard zoning classifications.

**TABLE B-7
CITY OF INGLEWOOD LAND USE DESIGNATIONS**

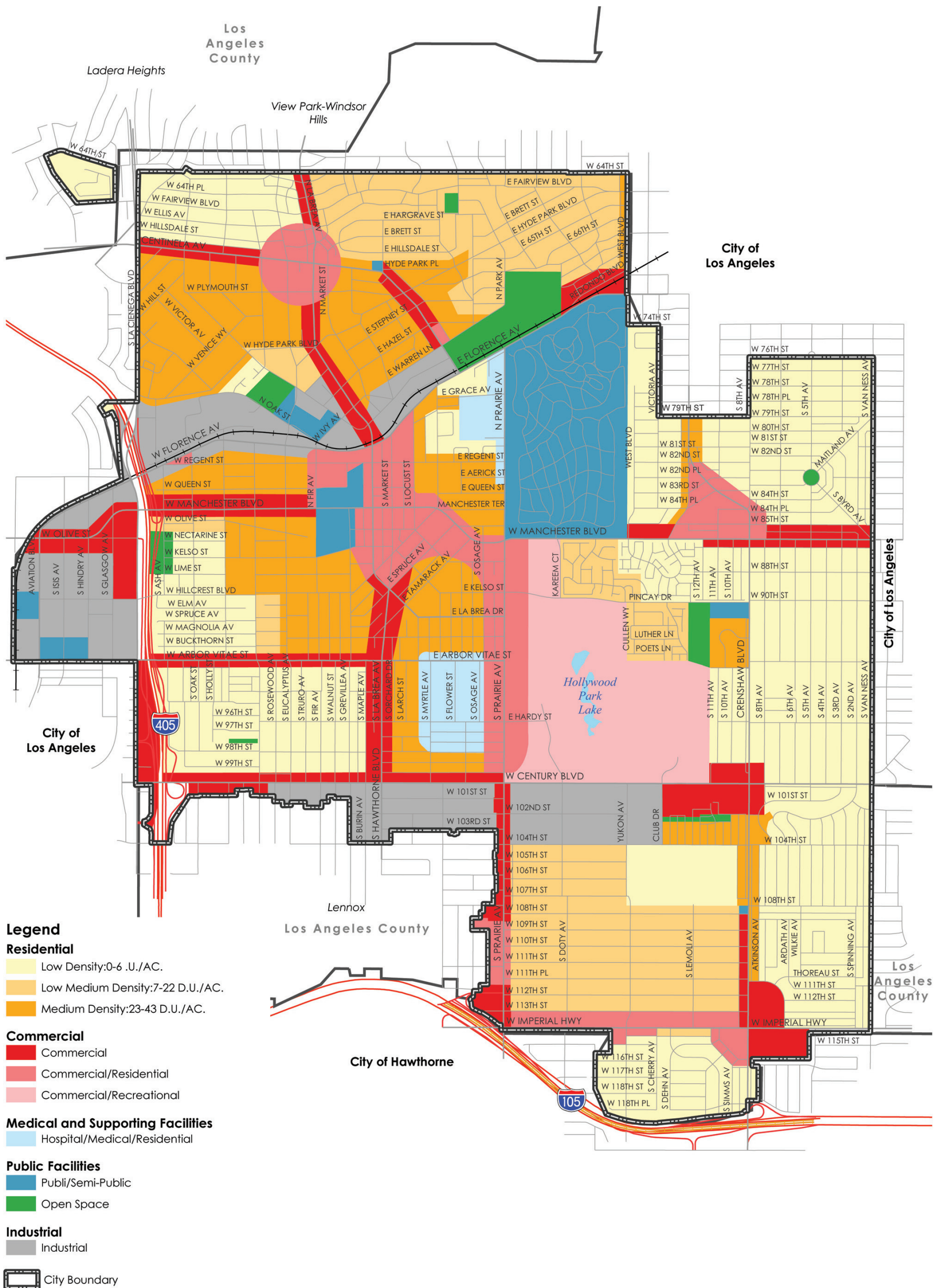
Planned Land Use	Density/Intensity	Description
Residential – Low Density	0–6 dwelling units per acre	This land use category has been applied to all single-family development, and is generally located in the eastern, southern, southwestern, and northwestern portions of the City. The density standards for this class provide for from one to six units to the acre.
Residential – Low Medium Density	7 to 22 dwelling units per acre	This land use category has been applied to two main areas; the northeastern and southeastern portions of the City and represent major locations suitable for infill housing and conversion to townhouse complexes and garden apartments. These areas are presently developed primarily as single-family but they are well located with respect to convenience and access to the regional transportation network and serve as buffers or transition areas between more intensive development and areas of less intensive use. This category has a relatively flexible density standard of from seven to twenty-two dwelling units to the acre.
Residential – Medium Density	23 to 43 dwelling units per acre	This land use category has been applied to primarily those areas surrounding the downtown business district and Civic Center. Several of these areas are still developed with single-family densities but are generally in states of transition to more intense development. The locations provide ideal access to the regional freeway network and close-in convenience to the major shopping facilities of the downtown business district. The standards provide for relative large multiple dwelling complexes at a density of 23 to 43 dwellings to the acre.
Commercial – Commercial	N/A	This land use category basically represents all forms of commercial enterprise. This may include retail and service uses; corporate, medical, and other offices; restaurants; hotels and motels; and other commercial uses. Commercial areas are designated along the City's major arterials, including the north-south arterials of La Cienega Boulevard, La Brea Avenue, Prairie Avenue, and Crenshaw Boulevard; and the east-west arterials of Centinela Avenue, Manchester Boulevard, Arbor-Vitae Street, Century Boulevard, and Imperial Highway.
Commercial – Commercial/Residential	N/A	This land use category represents areas allowed for mixed commercial and residential. These areas are primarily concentrated around the Central Business District and Civic Center in the west-central portion of the City, in portions along Prairie Avenue and Imperial Highway, and in nodes at and around the intersections of Centinela Avenue and La Brea Avenue, and Manchester and Crenshaw Boulevards.
Commercial – Commercial/Recreational	N/A	This land use category is the area where both commercial and private recreation and similar uses would be allowed. This includes the area currently developed as the Hollywood Park Race Track & Casino and The Forum.
Medical, etc. – Hospital/Medical/Residential	N/A	This land use category is an outgrowth of a specialized land use situation. Inglewood has two regional medical centers which are a dominating influence on the surrounding land pattern. Both Daniel Freeman and Centinela Hospital have grown to the point where they have attracted adjacent satellite uses such as medical offices, convalescent and nursing homes, pharmacies and similar uses.
Public Facilities – Public/Semi-public	N/A	This land use category has been applied to those areas used for civic purposes, including City Hall, the library, and the police station, and also includes other public institutions such as Inglewood High School and the Inglewood Park Cemetery. These areas are found primarily concentrated in the Civic Center area in the west-central portion of the City, and scattered as well in various locations throughout the City.
Public Facilities – Open Space	N/A	This land use category distinguishes those lands and uses which are of such a nature that they should be reserved for open space and/or recreational activities. The largest concentration of open space in the City is Edward Vincent Jr. Park. Smaller areas include all of the other municipal parks throughout the City.
Industrial -- Industrial	N/A	This land use category has been applied to those areas that encompass both light and heavy industrial uses. The Element indicates that the distinction between light industrial or heavy industrial is not crucial in that virtually all new development would be located within industrial park areas and subject to review by the City. The City's industrial areas take into account three factors involved in their location: infrastructure (transportation facilities and utilities), compatibility of use, and proximity to an adequate labor force. Industrial areas are designated primarily in the area west of the San Diego (I-405) Freeway, and in large portions along Florence Avenue and Century Boulevard.

SOURCE: City of Inglewood, *General Plan Update Technical Background Report*, 2006.

TABLE B-8
CITY OF INGLEWOOD ZONING CLASSIFICATIONS

Zoning Classifications	Allowable Uses
Residential	
R-1: One Family Zone	One-family dwellings; senior citizen accessory units; accessory private garage; detached one-story accessory buildings not used for garage purposes and not exceeding a total of four hundred square feet of floor area; group home or community care facility; private greenhouses and horticultural collections, vegetable gardens and orchards when not located in the front setback; transitional uses.
R-2: Limited Multiple-Family Zone	Any use permitted in the R-1 One-Family Zone; one or more one-family dwellings per lot; multiple dwellings; churches or other facilities for regularly scheduled religious or metaphysic meetings; group home or community care facility not exceeding six residents and not located within three hundred feet of any other group home or comparable facility; required parking space; and transitional uses.
R-3: Multiple-Family Zone	Any use permitted in the R-1 One-Family Zone or the R-2 Limited Multiple-Family Zone; multiple-unit dwellings; boarding or lodging houses if developed in conformance with the requirements for multiple-unit dwellings; churches or other facilities for regularly scheduled religious or metaphysics meetings; day care facilities or nursery schools; group home, community care facility or half-way houses not exceeding six residents and not located within three hundred feet of any other group home or comparable facility; convalescent home (exceeding six residents) if the facility was constructed prior to July 1, 1987; and required parking space.
R-4: Multiple-Family Zone	Any use permitted in the R-1 One Family Zone or the R-2 Limited Multiple Family Zone; multiple unit dwellings; boarding or lodging houses if developed in conformance with the requirements for multiple unit dwellings; churches or other facilities for regularly scheduled religious or metaphysics meetings; nursery schools for the enrollment of children six years of age or younger; group home, community care facility or half-way house not exceeding six residents and not located within three hundred feet of any other group home or comparable facility; convalescent home (exceeding six residents) if the facility was constructed prior to July 1, 1987; and required parking space.
Commercial	
C-1: Limited Commercial Zone	Retail sales of merchandise; financial and insurance institutions; professional and medical offices and pharmacies; restaurants, cafeterias, doughnut shops, bakeries; bars, nightclubs, supper clubs, dance halls, and the like; service shop for watches, keys, shoes, small household appliances, dry cleaning, tailoring, printing; hotels or motels; studios and gymnasiums; new car dealership with ancillary automobile servicing; day care facilities or nursery schools (no age limitation); public and quasi-public uses; parking lots; small group counseling/tutoring facilities; and wireless telecommunication facilities.
C-2: General Commercial Zone	Any use permitted in the C-1 Zone except ambulance dispatch facilities and residential uses.
C-2A: Airport Commercial Zone	Any use permitted in the C-2 Zone; hotels or motels, with a minimum of fifty guestrooms per facility; automobile rental and leasing (including limousines) and nonambulatory transportation uses.
C-3: Heavy Commercial Zone	Any use permitted in the C-2 zone except convalescent or retirement homes, group homes, congregate housing, orphanages, half-way houses, fraternities or sororities.
C-S Commercial Service Zone	Any use permitted in the C-2 zone except convalescent or retirement homes, group homes, orphanages, half-way houses, fraternities or sororities.
Manufacturing	
M-1: Light Manufacturing Zone	Any use permitted in the C-2A, C-3 or C-S zones, except convalescent or retirement homes, group homes, congregate housing, half-way houses, fraternities or sororities.
M-2: Heavy Manufacturing Zone	Any use permitted in the M-1 Zone; acetylene gas manufacture or storage; alcohol manufacture; ammonia, bleaching powder, or chlorine manufacture; asphalt manufacture or refining; blast furnace or coke oven; boiler works; cotton gin or oil mill; freight classification yard; iron, steel foundry; oil cloth or linoleum manufacture; ore reduction; pant, oil shellac, turpentine, or varnish manufacture; paper and pulp manufacture; petroleum products, or wholesale storage of petroleum; and other similar types of uses.
Open Space	
O-S: Open Space Zone	No building or land shall be used and no building shall be erected or structurally altered hereafter except for the following permitted uses: privately owned or public open recreation areas, parks, schools, malls or plazas, playgrounds, freeways, parkways, transportation and public transit rights-of-way, and such buildings and structures as are accessory thereto provided; agricultural and horticultural uses and such buildings and structures as are accessory thereto; bicycle routes, hiking trails, and other pedestrian ways; drainage channels, water courses, spreading grounds and settling basins; and public parking as is accessory to permitted uses.

SOURCE: City of Inglewood Municipal Code (Chapter 12), 2014.



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B.5 City of El Segundo

The City of El Segundo is located south of LAX, and is bound by Aviation Boulevard to the east, Rosecrans Avenue to the south, the Pacific Ocean to the west, and LAX to the north. The City is approximately 5.46 square miles and has an approximate population of 16,924 (U.S. Census Bureau, 2014d).

B.5.1 Existing Land Uses

The City of El Segundo is characterized by existing residential uses in the northwestern portions of its planning area. The northeastern and eastern portions of El Segundo are made up predominately of office and commercial uses, and the central and southern portions of the City are made up of residential, industrial, and manufacturing uses.

B.5.2 Planned Land Uses

Development within the City of El Segundo is guided by the *El Segundo General Plan*, as well as a series of specific plans, including the *Smoky Hollow Specific Plan* and the *Downtown Specific Plan*. **Table B-9** summarizes the land use designations set forth by the El Segundo General Plan (see **Exhibit B-9**).

B.5.3 Zoning

Regulations for land use development within the City of El Segundo are set forth in Title 15 of the City's Municipal Code. **Table B-10** provides information regarding the City's standard zoning classifications.

**TABLE B-9
CITY OF EL SEGUNDO LAND USE DESIGNATIONS**

Planned Land Use	Density/Intensity	Description
Residential Single-family	8 du/ac	Permits one single-family home on one legal lot at a maximum density of eight dwelling units per acre. The minimum lot size for new lots is 5,000 square feet.
Residential Two-family	12 du/ac	Permits two residences on one legal lot, either attached or detached, at a maximum density of 12 dwelling units per acre. The minimum lot size for new lots is 7,000 square feet.
Residential Multi-family	27 du/ac	Permits multiple dwelling units in either a condominium or apartment configuration. A condominium or apartment is a structure or group of structures containing three or more dwelling units, as defined by the Zoning Code. The maximum permitted density for multi-family residential is 27 dwelling units per acre on properties equal to or less than 15,000 square feet and 18 du/ac on properties greater than 15,000 square feet.
Planned Residential Development	29 du/ac (single family) 36 du/ac (multi-family)	Permits a mixture of residential uses on the former Imperial School site with a maximum of 29 single-family detached dwelling units and 36 multi-family dwelling units. This designation is intended to encourage design flexibility and provide transitional densities and uses that are compatible with surrounding land uses. This designation is not intended to be used elsewhere within the City.
Neighborhood Commercial	Residential: 10 du/ac Nonresidential: Max FAR 0.5	Permits neighborhood-serving retail, neighborhood-serving office, and limited residential on a single floor above the commercial ground floor. This designation is intended to provide integrated neighborhood-serving commercial areas adjacent to the residential neighborhoods.
Downtown Commercial	Residential: 10 du/ac Nonresidential: Max FAR 1.0	Permits community serving retail, community serving office, and residential on the floor above street level only if commercial is on the street level. This designation is intended to provide an integrated community serving commercial area downtown.
General Commercial	Max FAR 1.0	Permits all retail uses, including hotel uses, and major medical facilities. Office uses are not permitted except for those providing personal services not exceeding 5,000 square feet such as travel and insurance agents.
Corporate Office	Max FAR 0.8	Permits a mixture of office and food-serving uses in single-tenant or multi-tenant buildings with limited retail uses permitted in the lobby area. Research and development uses are permitted east of Sepulveda Boulevard.
Commercial Center	Residential: 10 du/ac Nonresidential: Max FAR 1.0	Permits community serving retail, community serving office, and residential on the floor above street level only if commercial is on the street level. This designation is intended to provide an integrated community serving commercial area downtown.
Smoky Hollow	Max FAR 0.6	Permits primarily light industrial uses including light manufacturing, research and development, warehousing, and office uses. Other compatible uses and additional FAR may be permitted for individual projects by the approval of a Specific Plan.
Urban Mixed-use North	Max FAR 1.3	Permits a mixture of office, research and development, retail, and hotel uses. Light industrial uses conducted within a fully enclosed building shall be permitted if approved with a discretionary application.
Urban Mixed-use South	Max FAR 1.3	Permits a mixture of office, research and development, retail, and hotel uses. Light industrial uses conducted within a fully enclosed building and adult-oriented businesses shall be permitted if approved with a discretionary application.
Parking	N/A	Permits areas for parking automobiles, motorcycles, and bicycles in surface or structured parking. Specific properties have been designated as parking to insure that adequate long-term parking space will be available.
Light Industrial	Max FAR 0.6	Permits light manufacturing, warehousing, research and development, and office. Light manufacturing is defined as the assembly, packaging, fabrication, and processing of materials into finished products, rather than the conversion or extraction of raw materials. The light industrial activity shall be conducted primarily within structures; outside storage areas and assembly activity should be limited. Other compatible uses and additional FAR may be permitted for individual projects by the approval of a Specific Plan with supplemental environmental analysis.
Heavy Industrial	Max FAR 0.6	Permits heavy manufacturing uses such as construction yards, factories, generating stations, extraction of raw materials, and refining. All uses must conform to the policies of the Hazardous Materials Element.

TABLE B-9 (Continued)
CITY OF EL SEGUNDO LAND USE DESIGNATIONS

Planned Land Use	Density/Intensity	Description
Public Facility	N/A	Permits publicly owned facilities such as schools, maintenance yards, utilities, the Civic Center, and the Library.
Federal Government	N/A	Permits a U.S. Government facility that is consistent with surrounding uses.
Open Space	N/A	Permits passive or active use of areas preserved as useable or visual open space both publicly- and privately-owned. These areas include the El Segundo Blue Butterfly preserve, utility easements, and the existing flood control sumps.
Parks	N/A	Permits passive or active use of areas developed as parks, for community and recreational uses. Designated park areas are publicly-owned.

SOURCE: City of El Segundo, *General Plan Land Use Element*, 1992.

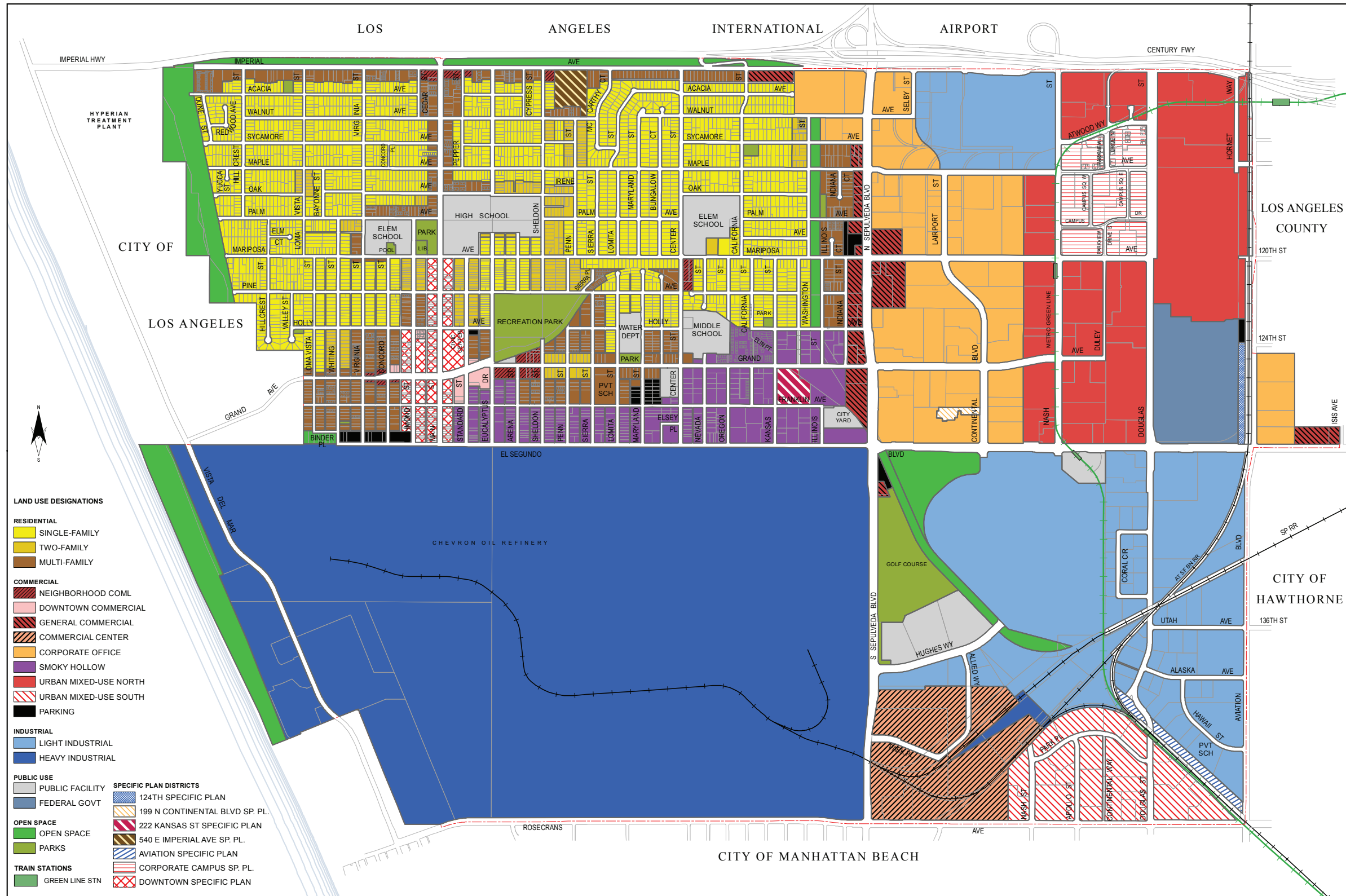
TABLE B-10
CITY OF EL SEGUNDO ZONING CLASSIFICATIONS

Zoning Classifications	Allowable Uses
Residential	
R-1: Single-Family Residential Zone	Single-family dwellings; parks, playgrounds, recreational areas (publicly owned and operated) but excluding ballparks, bleachers, swimming pools or other types of facilities where racing or contests are conducted or public amusement devices are for hire; the keeping of animals and pets; a state authorized, certified or licensed family care home, foster family home, or group home serving six (6) or fewer children; a state authorized, certified or licensed residential facility, residential care facility, residential care facility for the elderly, intermediate care facility, developmentally disabled habilitative or nursing, or congregate living health facility, serving six (6) or fewer persons; home occupations; small family daycare homes; and large family daycare homes.
R-2: Two-Family Residential Zone	Any use permitted in the R-1 zone; a two-family dwelling, duplex, or two (2) one-family dwellings; and a three-family or a four-family dwelling.
R-3: Multi-Family Residential Zone	Any use permitted in the R-2 zone; condominiums and stock cooperatives converted from multiple-family dwellings; daycare centers; large family daycare homes; lodging houses; and multiple-family dwellings.
Commercial	
C-RS: Downtown Commercial Zone	Billiard-pool rooms and bowling alleys; financial institutions; general offices; government buildings (including offices, police and fire stations, parking and related buildings); medical-dental offices; restaurants, delicatessens, and cafes (excluding dancing and entertainment); retail uses providing sales (excluding off site alcohol sales) and services; schools; and other similar uses.
C-2: Neighborhood Commercial Zone	General and medical-dental offices; neighborhood services, including, but not limited to, beauty/barber shops and markets; neighborhood serving commercial uses, including, but not limited to, retail sales (excluding off site alcohol sales); public uses, including, but not limited to, fire and police stations, post offices and libraries; recreational facilities (public and private); restaurants and cafes; and other similar uses.
C-3: General Commercial Zone	General offices not exceeding five thousand (5,000) square feet; hotels and motels; medical-dental offices and facilities; public uses, including, but not limited to, fire and police stations, post offices and libraries; recreational facilities (public and commercial); restaurants and cafes; retail uses (excluding off site alcohol sales); and other similar uses.
CO: Corporate Commercial Zone	General offices; medical-dental offices; public uses, including, but not limited to, fire and police stations, post offices and libraries; recreational facilities (public and private); research and development uses, located east of Sepulveda Boulevard only; restaurants and cafes; and other similar uses.
MU-N: Urban Mixed Use North Zone	Business service establishments such as electronic computer facilities and addressing services; general offices of commercial, financial or industrial establishments; engineering, industrial design, consultation and other offices; financial institutions; hotels and motels; medical-dental offices or facilities; motion picture/television production facilities (excluding outdoor facilities); restaurants and cafes; retail (excluding off site alcohol sales) and wholesale sales and service; scientific research and experimental development laboratories; and other similar uses.

TABLE B-10 (Continued)
CITY OF EL SEGUNDO ZONING CLASSIFICATIONS

Zoning Classifications	Allowable Uses
Commercial (cont.)	
MU-S: Urban Mixed Use South Zone	Business service establishments such as electronic computer facilities and addressing services; engineering, industrial design, consultation and other offices; financial institutions; general offices of commercial, financial or industrial establishments; hotels and motels; massage establishments; medical-dental offices or facilities; motion picture/television production facilities (excluding outdoor facilities); restaurants and cafes; retail (excluding off site alcohol sales) and wholesale sales and service; scientific research and experimental development laboratories; and other similar uses.
C-4: Commercial Center Zone	Banks, savings and loans and/or credit unions; dance and music instruction studios; day spas; farmers' market; fitness centers (indoors only); general offices; health and/or skin care services; indoor sale of automobiles, motorcycles, and motor scooters along with the sale of accessories and parts as an accessory use; medical and dental offices; pet supplies and services, including veterinary services; restaurants and cafes; retail sales uses (excluding off site alcohol sales); and other similar uses.
Industrial	
M-1: Light Manufacturing Zone	Fiberglass products; general offices and establishments for research, professional and technical services; general storage, warehousing and ministorage; high and medium bay labs; light manufacturing uses and related offices; manufacturing and assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacturing of small tools and parts such as coils, condensers, transformers, crystal holders, etc.; manufacturing of cleaning agents, waxes and finishes; manufacturing of cutlery, hardware, and hand tools and kitchen utensils; manufacturing, processing and packaging of pharmaceuticals, drugs, toiletries and cosmetics, except soap; public facilities, including, but not limited to, fire and police facilities, post offices, and libraries; public utilities, including, but not limited to, power substations and telephone exchanges; recreation facilities (public and private); restaurants and cafes; and other similar uses.
M-2: Heavy Industrial Zone	Construction yards; extraction of raw materials and refining; factories; generating stations; heavy manufacturing uses; and other similar uses.
SB: Small Business Zone	Art studios (production space only); general and/or multimedia related offices; general offices in conjunction with any other permitted use; light industrial uses; manufacturing; public facilities and utilities; research and development; restaurants and cafes without drive-through facilities; warehousing and distribution; and other similar uses.
MM: Medium Manufacturing Zone	Art studios (production space only); general and/or multimedia related offices; general offices in conjunction with any other permitted use; light assembly and processing; light industrial; manufacturing; mixed use projects including commercial, office and light industrial uses; parking structures and parking lots; public facilities, public utilities; research and development; restaurants and cafes without drive-through facilities; retail sales for wholesale outlets; warehousing and distribution; and other similar uses.
Open Space	
O-S: Open Space Zone	Public outdoor recreation, including, but not limited to, ball parks and bleachers, swimming pools, parks and other areas of active or passive recreational usage; trails and other suitable corridors including off-road bicycle paths; the preservation and conservation of natural resources, including, but not limited to, areas required for the preservation of plant and animal life and areas required to provide visual relief from intense urban development and growth; the managed production of resources, including, but not limited to, agricultural lands and mineral deposits; the regulation of areas for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions; and other similar uses.
Public Facilities	
P-F: Public Facilities Zone	Municipal, county, state or federal governmental buildings such as city hall, library, court facilities or fire stations; public or quasi-public educational facilities such as schools and administrative offices; flood control facilities, including, but not limited to, spreading grounds, settling basins and drainage facilities; public parking lots or structures; public utilities; public recreational facilities; and other similar uses.

SOURCE: City of El Segundo Municipal Code (Title 15), 2014.



SOURCE: City of El Segundo, 2012

Los Angeles International Airport 14 CFR Part 150 Study . 130072.03

Exhibit B-9
City of El Segundo Planned Land Use Designations

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B.6 City of Hawthorne

The City of Hawthorne is located southeast of LAX and is generally bound by Marine Avenue to the south, Crenshaw Boulevard and unincorporated County to the east, the Imperial Highway and City of Los Angeles to the north, and Aviation Boulevard and the City of El Segundo to the west. The City is approximately 6.08 square miles and has an estimated population of 86,199 (U.S. Census Bureau, 2014d).

B.6.1 Existing Land Uses

Existing land uses closest to LAX in the northwestern portions of the City of Hawthorne's planning area predominately consist of residential uses. Existing uses towards the central portions of Hawthorne are also predominately residential, with commercial uses clustered along major streets and transportation corridors. Towards the eastern side of the City, uses are predominately commercial and light industrial. Hawthorne Municipal Airport is also located in the northeastern portion of the City.

B.6.2 Planned Land Uses

Land use development within the City of Hawthorne is guided by the City of Hawthorne General Plan.¹ **Table B-11** summarizes the planned land use designations, as identified in the City's General Plan Land Use Element (see **Exhibit B-10**).

TABLE B-11
CITY OF HAWTHORNE LAND USE DESIGNATIONS

Planned Land Use	Density/Intensity	Description
Low Density Residential	1 – 8 du/ac	This particular land use designation is characterized by single-family detached units and is found throughout the City.
Medium Density Residential	8.1 – 17 du/ac	This land use designation, in addition to single-family detached uses, allows for two-family dwelling units.
High Density Residential	17.1 – 40 du/ac	This land use designation, in addition to single-family detached uses and two-family dwelling units, also allows for multi-family dwelling units.
Freeway Commercial/Mixed Use	Max FAR 3.5	This land use designation allows for a mix of general retail and residential uses.
Local Commercial	Max FAR 1.5	Allows for retail and other commercial services.
General Commercial	Max FAR 2.5	Allows for retail and other commercial services.
Industrial	Max FAR 0.75	The Industrial land use designation generally involves smaller scale development than the General Industrial designation.
General Industrial	Max FAR 1.75	The General Industrial designation includes large-scale developments or industrial parks whose activities include heavy manufacturing, compounding, processing or fabrication.
Open Space/Parks	FAR 0.1 – 0.3	Allows for outdoor park and recreation uses.
Public Facilities	FAR 0.3 – 0.75	This designation can apply to all zoning districts and allows for a variety of public uses, including schools, the Hawthorne Municipal Airport, and City offices.

SOURCE: City of Hawthorne, *General Plan Land Use Element*, 1990.

¹ The City of Hawthorne is also currently going through the process of preparing a specific plan for Downtown Hawthorne.

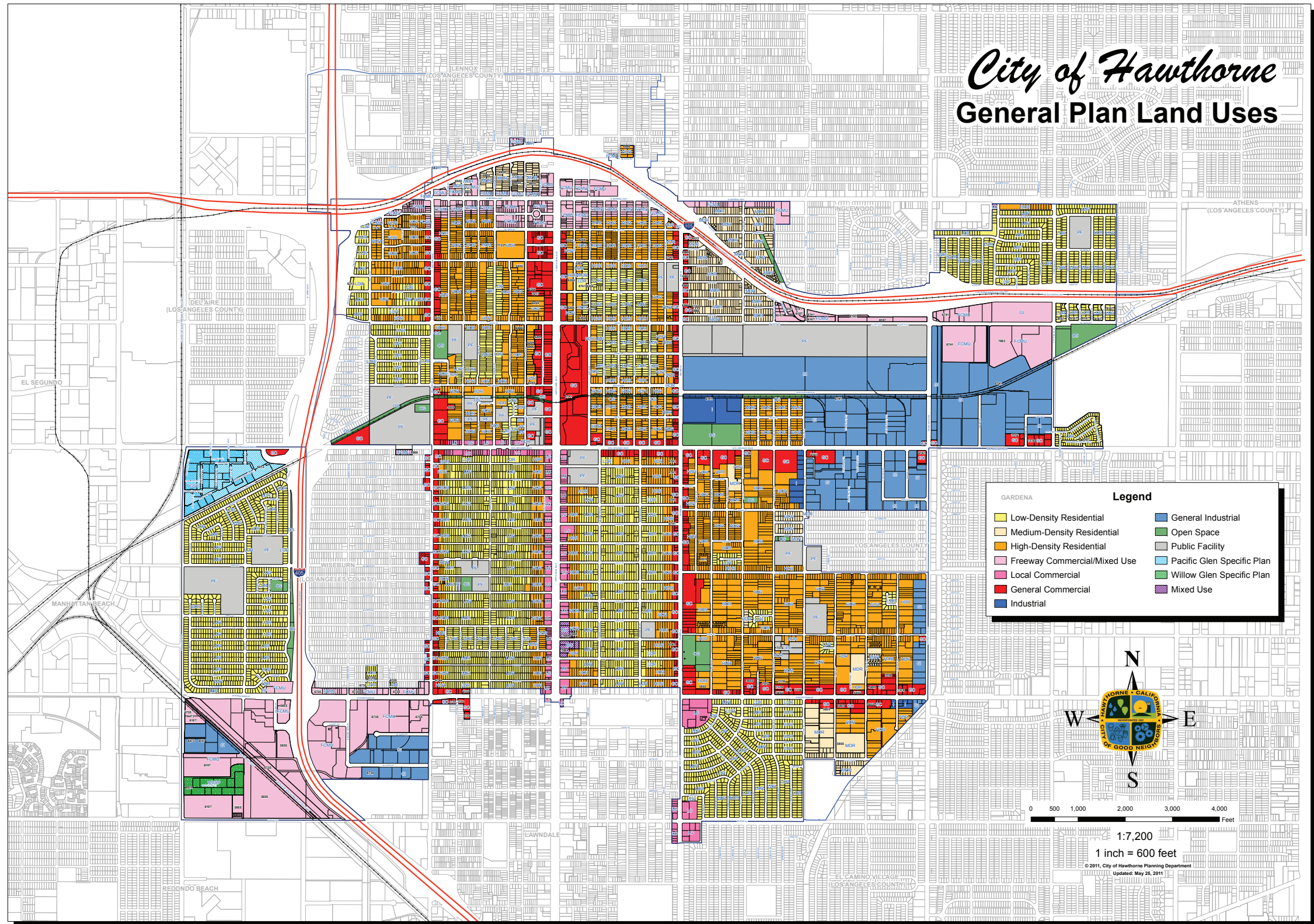
B.6.3 Zoning

Regulations for land use development within the City of Hawthorne are set forth in Title 17 of the City’s Municipal Code. **Table B-12** provides information regarding the City’s standard zoning classifications.

**TABLE B-12
CITY OF HAWTHORNE ZONING CLASSIFICATIONS**

Zoning Classifications	Allowable Uses
Residential	
R-1: Low-Density Residential District	Single-family detached dwelling units; accessory dwelling units; mobile homes; places of worship; substations; residential care facility (6 or fewer persons); home occupation; libraries; parks and recreational areas; schools, elementary, junior and high; and small and large family day care homes.
R-2: Medium Density Residential District	Same as R-1 district plus two-family dwelling units.
R-3: High Density Residential District	Same as R-2 district plus multi-family dwelling units.
R-4: Maximum Density Residential District	Same as R-3 district plus fire stations, fraternity and sorority housing, hospitals, private clubs and fraternal societies, rest homes, and sanitariums, convalescent homes, and nursing homes.
Commercial	
C-1: Freeway Commercial Mixed Use	Car washes, auto sales, rentals, and repair; bakeries; banks; child care centers; dry cleaning services; department stores; drugstores; food markets, grocers; health clubs; hotels and motels; movie theaters; medical and dental offices; professional and general offices; parking garages; restaurants; schools, elementary, junior, and high; and single-family detached dwelling units.
C-2: Local Commercial District	Ambulance services; auto sales; bakeries; banks; bars; bicycle shops; boat sales; bowling alleys; business and professional offices; dry cleaning services; art studios; department stores; drugstores; employment agencies; engineering consultants; food markets and grocers; health clubs; hospitals (emergency only); hotels and motels; laboratories; medical-dental buildings and clinics; mortuaries; movie theaters; parking garages; passenger terminals; printing establishments; restaurants; schools, elementary, junior, high; stationary stores; and telegraph offices.
C-3: General Commercial District	Ambulance services; auto sales and repair; aviaries; bakeries; banks; bars; bicycle shops; boat sales; bowling alleys; business and professional offices; dry cleaning services; art studios; department stores; drugstores; employment agencies; engineering consultants; food markets and grocers; health clubs; hospitals (emergency only); hotels and motels; laboratories; medical-dental buildings and clinics; mortuaries; movie theaters; parking garages; passenger terminals; printing establishments; restaurants; schools, elementary, junior, high; stationary stores; telegraph offices; trade schools; and other unclassified uses.
Industrial	
M-P: Industrial Park District	Ambulance service; auto repair; bakeries; banks; battery manufacturing; beauty shops and salons; blueprinting; boat building; bookbinding; bottling plants; cabinet shops; carpet and rug cleaning; ceramic products; check cashing; places of worship; dry cleaning; cosmetics manufacturing; creameries and dairy products; substations; electric generating plants; neon sign manufacturing; electrical appliance assembly; electroplating; fire stations; food product processing and packaging; foundries (aluminum only); furniture repair; garment manufacture; gas distribution; government; hospital (emergency only); house trailer sales; ice storage; jewelry manufacturing; laboratories; lampshade manufacturing; lapidary shops; laundries; machine shops; equipment rentals; muffler sales and installation; pawn shops; pharmaceuticals manufacturing; pumping plants; plastics fabrication; plumbing shops; prefab manufacturing; printing; radio and television repair; research and electronic industries; restaurants; rubber fabrication; saw and filing shops; secondhand stores; sheet metal shops; show manufacturing; textile manufacturing; upholstering; vacuum metallization; and wholesale business and storage.
M-1: Limited Industrial District	Any use permitted in the C-3 zone; provided that, unless specified below, a conditional use permit shall be required if such a permit is required for the same use in the C-3 zone, plus other uses identified in Section 17.32.020 of the City’s Municipal Code.
M-2: Heavy Industrial District	Any use permitted in the C-3 zone and any use permitted in the M-1 zone, plus other uses identified in Section 17.34.020 of the City’s Municipal Code.

SOURCE: City of Hawthorne Municipal Code (Title 17), 2014.



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B.7 Land Use Plans Adopted for Los Angeles International Airport

Several documents guide development within the boundaries of LAX, including the LAX Master Plan, the LAX Specific Plan, and the Los Angeles Airport/El Segundo Dunes Specific Plan. The following discussions briefly describe these documents.

B.7.1 LAX Master Plan

The LAX Master Plan sets forth a comprehensive development program for LAX properties. In general, projects identified in the LAX Master Plan are intended to improve Airport safety, add new security measures, improve ground transportation, and provide job opportunities. The LAX Master Plan outlines improvement programs to modernize the Airport, including runway and taxiway system modernization, redevelopment of terminal areas, airport access improvements, and passenger safety, security, and convenience enhancements (LAWA, 2004).

B.7.2 LAX Specific Plan

The LAX Specific Plan achieves the goals and objectives of the LAX Plan through zoning and development standards, and contains specific provisions for LAX's Detailed Study Area (DSA). The LAX Specific Plan also establishes the procedures for processing future specific projects and activities anticipated under the LAX Master Plan. The currently adopted LAX Specific Plan zoning for the DSA are LAX-A Zone Airport Airside and LAX-L Zone Airport Landside. The purpose of the LAX-A Zone is to allow for the safe and efficient operation of airport airfield activities. The LAX-L Zone is in place to allow for the safe and efficient operation of airport facilities, with the primary function of providing access to the airport and processing passengers (City of Los Angeles, 2013).

B.7.3 LAX Plan

The LAX Plan is one of 35 Community Plans that are part of the Land Use Element of the City of Los Angeles General Plan. The LAX Plan is intended to promote an arrangement of airport uses that encourages and contributes to the modernization of the Airport in an orderly and flexible manner within the context of the City and region. It provides goals, objectives, policies, and programs that establish a framework for the development of facilities that promote the movement and processing of passengers and cargo within a safe and secure environment. The LAX Plan is intended to allow the Airport to respond to emerging new technologies, economic trends and functional needs (City of Los Angeles, 2004).

B.7.4 Los Angeles Airport/El Segundo Dunes Specific Plan

This Specific Plan applies to the portion of the LAX Plan area that is bound by Napoleon and Waterview Streets on the north, by Imperial Highway on the south, by Pershing Drive on the east, and by Vista del Mar on the west. This area includes the former residential development known

as Surfridge. This Specific Plan was created to restore and preserve the natural ecology of the El Segundo Dunes and native dune-dependent species, such as the endangered El Segundo Blue Butterfly. The Specific Plan also provides for active recreation in the form of a public golf course and related facilities, consistent with the preservation of the El Segundo Dunes ecology. In addition, passive recreation is allowed under this Specific Plan in the form of paths, a visitor center, and viewing areas. To date, these recreational uses have not been developed (City of Los Angeles, 1992).

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