

Southeast Area Specific Plan Land Use Designations

Designation	Description
Single Family Residential	Provides for a range of single family residential housing types, up to 8 dwelling units per acre.
Multi-Family Residential	Provides for a range of multi-family residential housing types, up to 30 dwelling units per acre.
Mobile Homes	Provides for mobile homes, up to 9 dwelling units per acres.
Commercial-Neighborhood	Provides for neighborhood oriented retail uses, such as restaurants, grocery, personal services, etc. FAR: 0.35.
Mixed Use Community Core	Provides for a mix of uses including residential, regional retail, hotel, and office uses. The focus of this designation is on creating a pedestrian scale environment, including increased connectivity, gathering spaces, and linkages to the marina and wetlands.
Mixed Use Marina	Provides for a mix of uses including residential, neighborhood retail, hotel, visitor serving recreation, and marina. The focus of this designation is on creating a strong interface and connections with Los Cerritos Channel and Marina. This area is also a transition from the Mixed Use Community Core areas to lower density residential uses.
Industrial	Provides for general industrial uses including utilities and oil related operations. No heavy industrial, commercial, distribution, warehousing or public storage uses are permitted.
Public	Provides for public use areas such as an elementary school and a water retention basin.
Open Space	Provides for public and private parks and open spaces. Areas include Bixby Golf Course, Marina Vista Park, Marine Stadium Park, Jack Dunster Marine Reserve, Jack Nichol Park, Channel View Park, Will Rogers Park, and Sims Pond.
Coastal Habitat, Wetlands, & Recreation	Provides for coastal restoration, access, visitor-serving recreation (boating, paddle boarding, etc.), and biological reserves. This designation also allows for on ongoing oil operations and encourages the consolidation of wells.
Channel/Marina/Waterway	Designates waterways. Areas include Los Cerritos Channel, San Gabriel River and Marine Stadium.
Right-of-Way/Caltrans	Designates public roads, including curbs and sidewalks, within the Project. Rights-of-way at the State Route 22 interchange require specialized landscape treatment to create an identifiable entry into the City.
Dedicated ROW	Existing right-of-way dedication—not built—for possible extension of Shopkeeper Road.