

## 4.6 LAND USE

This section examines the proposed project to determine whether it is consistent with City and/or regional land use plans and policies, and analyzes potential conflicts between existing and proposed land uses on-site and in surrounding areas. Local policies for land use and development regulate the types of uses allowed, as well as the intensity of development permitted on private property. As new development changes results in changes to land use patterns, the character of the area can be affected and physical impacts to the environment become a concern. The proposed project has been evaluated for consistency with the existing City of South Gate General Plan, the Draft 2035 General Plan and the South Gate Zoning Ordinance.

### EXISTING SETTING

Current and future development projects within the City of South Gate are guided by the South Gate General Plan and Zoning Ordinance. These documents guide development in a direction that is consistent with the goals for the growth of the City and the region.

#### Existing Land Uses

The project site is located an industrial area in the northwest corner of the City of South Gate, approximately eight miles southeast of Downtown Los Angeles. The City is 7.5 square miles in area and contains a mix of residential, commercial, industrial and institutional land uses. **Figure 4.6-1** and **Table 4.6-1** shows the land use distribution for the City of South Gate. Residential land uses account for the majority of land uses within the City (41 percent). Institutional uses, which include civic, educational, transportation, public works, the Los Angeles River, and easements comprise 31.6 percent of land uses in the City. Industrial land uses comprise the third largest percentage of land use within the City at 15.9 percent. Industrial land uses include an equitable balance of heavy manufacturing, light industrial, and warehouse/distribution. Commercial land uses are limited to the frontages along major corridors within the City and only represent 6.4 percent of total land use.

**FIGURE 4.6-1: LAND USE DISTRIBUTION FOR THE CITY OF SOUTH GATE**

Type of Land Use	Acreage	Percentage of Total Area
Residential	1,966	
Single-Family	1,396	29.1
Multi-Family	570	11.9
Commercial	308	6.4
Industrial	762	15.9
Open Space	166	3.4
Institutional	1,518	31.6
Vacant	80	1.7
Total	4,800	100

**SOURCE:** Los Angeles County Assessor, 2006.