

FINDINGS

**AS APPROVED BY THE CITY PLANNING COMMISSION AT ITS MEETING ON
FEBRUARY 8, 2024 AND SUBSEQUENTLY MODIFIED ON JANUARY 23, 2025**

Project Location

The Harbor LA Community Plans consist of the boundaries of the Harbor Gateway Community Plan Area (CPA) and the Wilmington-Harbor City Community Plan Area (CPA). The two community plan areas are collectively known as the Harbor LA Plans. The plan areas are geographically continuous of one another. The combined area of the Harbor LA Community Plans is approximately 15.3 square miles. The Harbor Gateway CPA contains approximately 3,229 acres and is situated in the southern portion of Los Angeles. The CPA is a narrow corridor which links the City's harbor, San Pedro, Wilmington and Harbor City communities to the main body of the City. The Harbor Gateway CPA is bordered by the South and Southeast Los Angeles CPAs to the north (at 120th Street); the cities of Gardena and Torrance to the west; and Carson and unincorporated Los Angeles County to the east; and it shares a common boundary with the Wilmington-Harbor City CPA to the south (at Sepulveda Blvd). The Wilmington-Harbor City CPA contains approximately 6,481 acres and is situated in the far southern portion of the City, near Los Angeles Harbor. It is bordered by the Harbor Gateway CPA to the north; the San Pedro CPA and the Port of Los Angeles to the south; and is adjacent to the cities of Torrance, Lomita, and Rancho Palos Verdes to the west; and the cities of Carson, Long Beach, and unincorporated Los Angeles County to the east.

I. Finding Requirements for General Plan Amendments and Zoning Ordinances

City Charter Findings

Charter Section 555 – Charter Section 555 provides that the City Council may amend the General Plan in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has a significant social, economic, or physical identity. No legislative findings are required to amend the General Plan. The Proposed Project proposes amendments to three elements of the General Plan: (1) adopting the Harbor LA Community Plans (Wilmington-Harbor City and Harbor Gateway CPAs), including a new policy document or Plan Text and amendments to the General Plan Land Use Map for the Harbor LA CPAs (2) amendments to the Mobility Element 2035, and (3) amendments to the Framework Element. All the amendments to the City's General Plan are related to areas of the City within the Harbor LA CPAs boundaries, an area which has a significant social, economic, and physical identity as reflected in this report and the Attachments and the whole of the record on the Proposed Plans.

Charter Section 556 and 558 – Charter Section 556 and 558 require the City Planning Commission and the City Council to adopt the following findings when taking any action to (i) create or change a zone or zoning district created for the purpose of regulating the use of land, or (ii) zoning the permissible uses, height, density, bulk, location or use of buildings or structures, size of yards, open space, setbacks, building line requirements, and other similar requirements, including specific plan ordinances (collectively zoning ordinances):

- (1) The zoning ordinance is in substantial conformance with the purposes, intent, and provisions of the General Plan.
- (2) The zoning ordinance is in conformity with public necessity, convenience, general welfare, and good zoning practice.

Based upon this, the above findings are required for all of the following ordinances which are part of the Proposed Plans: adoption of the New Zoning Code, the amendments to the City's Zoning Map for the zone changes, the adoption of the Community Benefits Program, Local Affordable Housing Maps, Conservation District and Individual Historic Resources Review Maps, Hazardous Sites Map, and amendments to Clean Up and Green Up (CUGU) District, (collectively, "Implementing Zoning Ordinances").

McFarland GPA Findings

Charter Section 555 – Charter Section 555 provides that the City Council may amend the General Plan in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has a significant social, economic, or physical identity. No legislative findings are required to amend the General Plan.

The CPC-approved Wilmington-Harbor City Community Plan proposes the new Hybrid Industrial GPU designation in industrial areas that abut residential and sensitive uses. The Hybrid Industrial land use designation is intended to serve as a buffer zone between heavy industrial and residential that allows commercial, light industrial and in some cases limited residential. The Hybrid Industrial Land Use aims to preserve productive activities and prioritize employment uses, while also accommodating live/work uses or limited residential uses.

The Proposed Plan designates the existing industrial area North of Anaheim Street between Banning Boulevard to the West, Opp Street/I Street/Grant Street to the North and Mahar Avenue to the West, a Hybrid Industrial Land Use designation. The subject parcel located at 1020 North McFarland Avenue is in close proximity to the CPC-approved Hybrid Industrial area. The surrounding Hybrid Industrial area directly south of the subject parcel is home to existing warehouses, logistic centers, and port-related uses that have long provided employment opportunities to local stakeholders and economic vitality to the Port of Los Angeles, and the Harbor LA region. Due to existing Low Residential Land Use designation and zoning limitations, the property owner has not been able to improve, upgrade or modernize the site. It has also impacted the immediate residential neighborhood. The GPA and zone change will allow the current business to seek to modernize operations, adopt cleaner technologies, and best practices that will benefit the landowner and the Dominguez/McFarland community. Subject site would have direct access from McFarland Avenue to the Overweight Container Corridor and Mobility Plans 2035 Good Movement Network (Countywide Strategic Truck Arterial Network).

For the reasons stated above and included in Key Issues discussed under the Jobs, Economic Development, and Small Business on page A-15 of Exhibit D, the request to amend the CPC-approved Wilmington-Harbor City Community Plan General Plan is appropriate. Expanding the Hybrid Industrial General Plan Land Use designation to the subject site provides local employment opportunities, while modernizing the site, adopting cleaner technologies and best practices that will benefit the property and community. The subject site and immediate vicinity represent a significant social, economic, and physical identity.

Charter Section 556 and 558 – Charter Section 556 and 558 require the City Planning Commission and the City Council to adopt the following findings when taking any action to (i) create or change a zone or zoning district created for the purpose of regulating the use of land, or (ii) zoning the permissible uses, height, density, bulk, location or use of buildings or structures, size of yards, open

space, setbacks, building line requirements, and other similar requirements, including specific plan ordinances (collectively zoning ordinances):

- (1) The zone change to the CPC-approved Wilmington-Harbor City Community Plan is in substantial conformance with the purposes, intent, and provisions of the General Plan.
- (2) The zone change is in conformity with public necessity, convenience, general welfare, and good zoning practice.

The [LB3-G3-14][IX6-15][O] Zone String was developed as a transitional zone for the Wilmington-Harbor City Community Plan that would serve as a buffer between industrial & residential uses. It allows for a mixture of commercial, light industrial, and residential uses. Intended to facilitate a transition of heavier/ traditional industrial uses to cleaner light industries. While a mixture of uses is allowed in this zone, Clean Up Green Up regulations have been embedded into the various parts of the zone string to ensure light industrial uses are compatible with surrounding residential and sensitive uses. Light Industrial Use Standards include use distance separation, frontage & transition screening, and enclosure requirements. Some uses like Wholesale Trade & Warehousing are allowed conditionally through a Class 3 Conditional Use Permit, which would require a City Planning Commission approval. This ensures a discretionary process is in place to provide community members an opportunity to give input throughout the process. The new zone would allow 1:5 FAR, 15% lot amenity space, limits building height to 280' and requires Transitional height starting at 33 feet to ensure compatibility with the surrounding low and medium residential area. Therefore, as the requested zone string and land use designation, are all permissible and within the parameters of the Wilmington-Harbor City Community Plan, the modification is in substantial conformance with the general plan land use designation.

For the above reasons, and reasons identified in the Key Issues section under the Improve Compatibility Between Industrial Land and Residential Neighborhoods and Other Sensitive Uses on page A-10 of Exhibit D the proposed zone change is in conformance with Section 556 and 558 as the new zone was developed to support and enhance public convenience, minimize potential impacts on the community, and allow the site to upgrade that would address ongoing community concerns.

LAMC Division 13B.1. Findings of Chapter 1A

All the Implementing Zoning Ordinances must also comply with the procedures in LAMC Division 13B.1. (Chapter 1A), which provides procedures for zoning ordinances. Section Division 13B.1. (Chapter 1A) incorporates the Charter findings in Section 556 and 558. It requires the CPC to adopt a finding that a proposed zoning ordinance is in conformity with public necessity, convenience, general welfare, and good zoning practice. The City Council is required to make the same finding before adopting the zoning ordinance, as well as a finding that the zoning ordinance is consistent with the General Plan.

McFarland GPA Findings

LAMC Division 13B.1. Findings of Chapter 1A.

The Implementing Zoning Ordinance for 1020 North McFarland must also comply with the procedures in LAMC Division 13B.1., which provides procedures for zoning ordinances. Division 13B.1. incorporates the Charter findings in Section 556 and 558. It requires the CPC to adopt a finding that a proposed zoning ordinance is in conformity with public necessity, convenience, general

welfare, and good zoning practice. The City Council is required to make the same finding before adopting the zoning ordinance, as well as a finding that the zoning ordinance is consistent with the General Plan.

State General Plan Consistency Requirements

In addition to the requirement for zoning ordinances to be consistent with the General Plan (vertical consistency), state law also requires that the General Plan must have internal consistency among its elements (horizontal consistency). The City of Los Angeles has the responsibility to maintain and implement the City's General Plan. Community Plans comprise the Land Use Element of the City's General Plan and are the final determination of land use categories, zoning, development requirements, and consistency findings. The updated Community Plans and amended Mobility Plan and Framework Element must be consistent with the other elements and components of the General Plan. Those elements are Land Use, Circulation (Mobility), Housing, Conservation, Open Space, Noise, Safety, and Health Element. In addition to the eight mandated elements, the City's General Plan includes a Framework Element, an Infrastructure Systems Element, a Public Facilities and Services Element, and an Air Quality Element. State law does not require the City to adopt consistency findings or any other findings to amend a Land Use element. The findings below for Section 556 and 558 and LAMC Division. 13B.1., also discuss internal consistency of the Proposed Plans, as modified, the amended Mobility Plan, and the amended Framework Element with each other and with the rest of the City's General Plan. This consistency discussion is provided for the City Planning Commissions consideration in approving and recommending the Proposed Plans, as modified, and its implementing zoning ordinances and its determination that the Proposed Plan is consistent with the City's General Plan.

II. Findings for the Implementing Zoning Ordinances Under Charter Section 556 and 558 and LAMC Division. 13B.1.

For all of the reasons provided below and based on the whole of the record of proceedings, the adoption of the amendments to the City's Zoning Map for the zone changes, the adoption of the proposed Plans Community Benefits Program, Local Affordable Housing Maps, Conservation District and Individual Historic Resources Review Maps and amendments to Clean Up and Green Up (CUGU) District, and the Hazardous Sites Maps (collectively, "Implementing Zoning Ordinances") are:

- (1) in substantial conformance with the purposes, intent, and provisions of the General Plan.
- (2) in conformity with public necessity, convenience, general welfare, and good zoning practice.

The findings for the amendments to the City's Zoning Map for the zone changes and adoption of New Zones, and the findings for the adoption of the Community Benefits Program, Local Affordable Housing Maps, Conservation District and Individual Historic Resources Review Maps, Hazardous Sites Map, and amendments to Clean Up and Green Up (CUGU) District mentioned above are discussed in individual sections.

A. Findings for Adoption of the New Zones, Zone Changes, and the Community Benefits Program, Local Affordable Housing Maps, Conservation District and Individual Historic Resources Review Maps, Hazardous Sites Map, and amendments to Clean Up and Green Up (CUGU) District.

Proposed Plans as used in this Section A refers to the Community Plan text and land use map amendments and Zoning Ordinances to amend the Zoning Map to implement the plans amendments, unless otherwise specified.

Charter and Code Findings

Framework Element

The following findings are listed under categories similar to the categories found in the Framework Element, which although it does not mandate any particular policy or program be included in a Community Plan, is intended to guide Community Plan updates:

With respect to ***distribution of land use***, the General Plan Framework Element states the following:

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing future residents, businesses, and visitors.

Policy 3.1.1: Identify areas on the Long-Range Land Use Diagram and in the Community Plans sufficient for the development of a diversity of uses that serve the needs of existing and future residents (housing, employment, retail, entertainment, cultural/institutional, educational, health, services, recreation, and similar uses), provide job opportunities, and support visitors and tourism.

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

The Proposed Plans provide for a variety of land uses to meet the diverse needs of the community, including housing that accommodates varying household sizes, and commercial and industrial businesses that contribute to the local and regional economy. The Southern California Association of Governments (SCAG) projects an increase in population, employment, and housing in the Harbor LA Community Plan Areas through the year 2040. The Proposed Plans include a recommended pattern of land use that directs future growth to areas of the Harbor LA CPAs best served by existing transportation infrastructure and facilitates mixed-use development along corridors and near transportation nodes. Permitting new limited commercial uses in targeted residential neighborhoods further allows current and future residents of the Harbor LA CPAs to access household goods and grocery items within walking or biking distance of their homes, reducing reliance on vehicle travel. The Proposed Plans direct new housing growth around commercial corridors closest to fixed transit stations and in proximity to schools and jobs, which reduces the number and length of vehicle trips, thus reducing greenhouse gas emissions associated with local trip generation in accordance with recent legislation (Senate Bill 375).

With respect to ***population and employment growth***, the General Plan Framework Element states the following:

Objective 3.3: Accommodate projected population and employment growth within the City and each Community Plan Area and plan for the provision of adequate supporting transportation and utility infrastructure and public services.

The State of California requires that cities plan for changes in population, housing demand and employment. If growth is anticipated, each city must accommodate a share of the region's projected

growth. These projections are developed by the Southern California Association of Governments (SCAG), the Metropolitan Planning Organization for the six-county region. SCAG is mandated by federal and state governments to prepare the Regional Transportation Plan (RTP), a long-range regional transportation plan that addresses regional growth, air quality and other issues, based on an analysis of past and future regional trends. The RTP informs SCAG's projection of growth for the region. State and federal regulations require that local plans be consistent with the Regional Air Quality Plan and the Regional Mobility Plan.

Consistent with the above objective contained in the Framework Element, the Proposed Plans accommodate projected population and employment growth within the Harbor LA Community Plan Areas and include policies and programs that are aimed at providing adequate infrastructure, services, and balance of land uses for the project population and employment growth. The Proposed Plans are estimated to reasonably accommodate approximately 63,523 (Harbor Gateway) and 97,822 (Wilmington-Harbor City) people by 2040, respectively, providing enough capacity to accommodate the SCAG 2040 forecasts of 43,561 (HG) and 81,492 (W-HC) people for the CPAs. While the Proposed Plans would accommodate more growth than forecast by SCAG, this growth would not be unplanned. The City has the discretion to refine its growth forecast based on the City's knowledge of each community plan area. The vision for the Harbor LA CPAs is consistent with statewide, regional and local goals to increase housing near transit and jobs. The Proposed Plans accommodate 40,998 jobs in Harbor Gateway and 21,341 jobs in Wilmington-Harbor City which meet the SCAG forecasts of 23,800 (HG) and 20,280 (W-HC) jobs. While the Proposed Plans do anticipate more jobs than SCAG, such growth is not unplanned. The Proposed Plans would expand the development capacity of the Harbor LA CPAs in a manner consistent with SCAG projections, the General Plan Framework Element and the vision for the area. As such, implementation of the Proposed Plans would not cause unplanned employment growth in the Harbor LA CPAs. The Framework Element includes a 2010 population plan forecast of 45,950 for Harbor Gateway and 92,170 for Wilmington-Harbor City. The Framework forecasts best estimates since the adoption of the Framework in 1996 and 2001, and as implementation proceeds, the "population forecasts may be revised based upon specific land use actions adopted through the Community Plan update process." The Framework Element expressly does not provide caps on development based on its population forecast. Consistent with the Framework strategy, the Proposed Plan accommodates projected growth that reflects forecasts from SCAG and the Community Plan update process.

In addition, the Proposed Plans meet the requirements of the Sustainable Communities Strategy adopted by SCAG as part of the latest update to the Regional Transportation Plan (RTP) in accordance with Assembly Bill 32, the California Global Warming Solutions Act of 2006, and Senate Bill 375. These legislative acts require that California cities lay out a vision for regional growth that considers the relationship of land use to transportation in reducing vehicle trips to achieve greenhouse gas emission reduction targets. Since SCAG anticipates this level of growth in the Harbor LA CPAs, along with other transit-served communities in the City, the Proposed Plans increases in development potential are growth-accommodating rather than growth-inducing, consistent with policies in the General Plan Framework. The Proposed Plans accommodates population and employment growth primarily in areas served by transit and along major mixed-use transit corridors, consistent with the Framework Element's policies.

With respect to ***economic development***, the Framework Element states the following:

Policy 7.2.3: Encourage new commercial development in proximity to rail and bus transit corridors and stations.

Policy 7.2.8: Retain the current manufacturing and industrial land use designations, consistent with other Framework Element policies, to provide adequate quantities of land for emerging industrial sectors.

Policy 7.2.9: Limit the redesignation of existing industrial land to other land uses except in cases where such redesignation serves to mitigate existing land use conflicts, and where it meets the criteria spelled out in Policy 3.14.6 of Chapter 3: Land Use.

Policy 7.2.11: Ensure that the City has sufficient quantities of land suitable to accommodate existing, new and relocating industrial firms, whose operations are appropriate to a specific location in Los Angeles.

Policy 7.3.2: Retain existing neighborhood commercial activities within walking distance of residential areas.

Policy 7.9.2: Concentrate future residential development along mixed-use corridors, transit corridors and other development nodes identified in the General Plan Framework Element, to optimize the impact of City capital expenditures on infrastructure improvements.

Policy 7.10.2: Support efforts to provide all residents with reasonable access to transit infrastructure, employment, and educational and job training opportunities.

Consistent with the above policies, the Proposed Plans direct new housing, commercial, and mixed-use development towards transit served commercial corridors. The Plans support sustainable development principles to promote economic development throughout Harbor Gateway and Wilmington-Harbor City. The goals and policies of the Proposed Plans seek to promote access to local jobs, and place housing and neighborhood serving commercial uses in close proximity through zoning to allow for limited commercial uses in targeted residential neighborhoods, and by zoning for neighborhood-serving commercial business spaces along neighborhood focused corridors. The Harbor LA CPAs are currently home to many underutilized and emerging commercial districts, such as Gardena Boulevard, Carson Boulevard, 190th Street in Harbor Gateway, and Belle Porte Avenue, Pacific Coast Highway, Wilmington Boulevard, and Avalon Boulevard in Wilmington-Harbor City. The Proposed Plans use multiple zoning and policy approaches to maintain those districts for commercial and mixed-use development.

The Proposed Plans support a strong economic employment base by preserving viable existing industrial uses. The Proposed Plans delineate areas within the CPAs reserved for industrial use in the Markets, Light Industrial, Production, and Industrial land use designations, as well as Industrial-Mixed uses in the Hybrid Industrial land use designation to preserve the land for productive uses and generate jobs. While the Proposed Plans would reduce and limit the amount of land designated for heavy industrial uses to address long standing issues of environmental injustice, it would continue to allow lighter industrial uses such as warehousing, distribution, and light manufacturing uses as well as complementary commercial uses in the Hybrid Industrial, Markets, and Light Industrial land use designations, and as discussed below meets the criteria in Policy 3.14.6.

The Proposed Plans are consistent with the Framework Element in that they concentrate future growth around transit stations and encourage the development of complete communities with a range of employment and housing opportunities supported by services and amenities. The Proposed Plans direct new housing and jobs growth along major commercial corridors in close proximity to transit, consistent with the Framework Element's policies.

With respect to **transit stations**, the General Plan Framework Element states the following:

Goal 3K: Transit stations to function as a primary focal point of the City's development.

Objective 3.15: Focus mixed commercial/residential uses, neighborhood-oriented retail, employment opportunities, and civic and quasi-public uses around urban transit stations, while protecting and preserving surrounding low-density neighborhoods from the encroachment of incompatible land uses.

Policy 3.15.3: Increase the density generally within one quarter mile of transit stations, determining appropriate locations based on consideration of the surrounding land use characteristics to improve their viability as new transit routes and stations are funded in accordance with Policy 3.1.6.

Policy 3.15.4: Design and site new development to promote pedestrian activity and provide adequate transitions with adjacent residential uses.

P18: Amend the Zoning Ordinance to implement the policies and standards of the General Plan Framework Element. The revisions provide tools needed to which are described below and are representative of the actions that may be taken.

b. Establish incentives to stimulate the types of use desired (e.g., mixed-use, community facilities in centers, districts, and boulevards, and other) and development in appropriate selected targeted growth areas as defined in the community plans, such as density bonuses for mixed-use development, parking in proximity to transit stations and transit corridors, "by-right" entitlements with administrative review and approval for traffic or other necessary studies and mitigation, and other.

The Proposed Plans include policies and implementation tools that concentrate the highest development potential near transit stations and promote a mix of uses that are accessible to transit. The Plans direct commercial and neighborhood serving uses towards walkable and accessible corridors. The Proposed Plans increase development potential around transit stations, primarily increasing floor area, height and density regulations along major corridors served by transit including Metro, Downtown Area Short Hop (DASH) buses, and other local operators including City of Gardena's GTrans and City of Torrance's Torrance Transit. This growth is balanced by preserving existing surrounding single- and multi-family residential areas of the communities from redevelopment, using zoning tools and plan policies to reduce the development impact on residential neighborhoods. In addition, the Proposed Plans utilizes the City's Community Benefits Program, Local Affordable Housing Incentive Program in targeted commercial areas in the Harbor LA CPAs. The Local Affordable Housing Program will enable a bonus system for greater development potential and achieving the goal of more affordable housing development within the Harbor LA CPAs.

With respect to **historic resources**, the General Plan Framework Element states the following:

Goal 3M: A City where significant historic and architectural districts are valued.

Objective 3.17: Maintain significant historic and architectural districts while allowing for the development of economically viable uses.

With respect to **cultural and historic resources**, the Conservation Element states the following:

Conservation Element - Objective: protect important cultural and historical sites and resources for historical, cultural, research, and community educational purposes.

Conservation Element Policy: continue to protect historic and cultural sites and/or resources potentially affected by proposed land development, demolition or property modification activities.

The Proposed Plan seeks to maintain and protect important cultural and historic resources while balancing the need for new housing and affordable housing. The Proposed Plans introduce policies and zoning tools that apply standards for contextual and sensitive infill development, primarily through the Character Commercial 1 Frontage District applied to the SurveyLA identified Historic Planning District along Avalon Boulevard in the Wilmington community. Additionally, the Conservation District and Individual Historic Resources Review Supplemental Districts will be enabled in the Plan Areas, creating a new review process for identified eligible resources in specified areas. New form and frontage districts would introduce development standards to limit the scale and mass of new development in historic districts such as Avalon Boulevard and frontage standards that regulate elements of the building façade and entrance design for compatible development.

With respect to **industrial lands**, the General Plan Framework Element states the following:

Goal 3J: Industrial growth that provides job opportunities for the City's residents and maintains the City's fiscal viability.

Objective 3.14: Provide land and supporting services for the retention of existing and attraction of new industries.

Policy 3.14.3: Promote the re-use of industrial corridors for small scale incubator industries.

Policy 3.14.6: Consider the potential re-designation of marginal industrial lands for alternative uses by amending the community plans based on the following criteria:

e. Where the conversion of industrial lands to an alternative use will not create a fragmented pattern of development and reduce the integrity and viability of existing industrial areas;

f. Where the conversion of industrial lands to an alternative use will not result in an adverse impact on adjacent residential neighborhoods, commercial districts, or other land uses;

g. Where it can be demonstrated that the reduction of industrial lands will not adversely impact the City's ability to accommodate sufficient industrial uses to provide jobs for the City's residents or incur adverse fiscal impacts; and/or

Policy 3.14.7: Consider the potential redesignation of non-industrial properties located adjacent to lands designated and developed with industrial uses for industrial purposes by amending the community plans or by conditional use permits based on the following criteria:

a. The redesignation is required to accommodate the expansion of existing industrial uses to facilitate their retention in areas in which they are located;

- b. There is substantial support of the property owners of the parcels to be redesignated;*
- c. There is no significant disruption or intrusion into existing residential neighborhoods, commercial districts, or other land uses;*
- d. There are no adverse environmental impacts (traffic, noise, lighting, air pollution, other) on adjacent land uses due to the industrial uses; and*
- e. There is adequate infrastructure to support the expanded industrial use(s).*

The Proposed Plans introduce land use designations and zoning districts that support job opportunities by establishing land use regulations that allow the City to prioritize and retain industrial land for jobs in the Hybrid Industrial, Markets, Light Industrial, Production and Industrial areas of the Plan Areas. The Industrial areas of the Plans allow for retention of existing industrial land and viable industrial uses, including warehousing and distribution facilities that are part of a regional distribution network. Zoning districts applied within the Light Industrial, Markets, Production and Industrial areas would prohibit residential uses and limit commercial uses to activities that are compatible with and support industrial uses. Proposed Hybrid Industrial areas would allow limited residential and live/work units and limited commercial uses may be introduced that are compatible with and support industrial uses. The zones applied to the Hybrid Industrial and Light Industrial areas aim to address environmental justice by transitioning Heavy Commercial and Heavy Industrial uses to more compatible light industrial and commercial uses allowing for greater employment opportunities and modernization of operations, and cleaner technologies to benefit the community. The Proposed Plans contains Goals and Policies to facilitate local training for industrial and cluster industry jobs, including the following:

Wilmington-Harbor City

LU Goal 10 Land is designated for a variety of industrial uses with maximum employment opportunities.

LU 10.1 Retain viable industrially-designated lands for the continuation of existing industry and development of new clean industries, research and development uses, light manufacturing, and similar uses which provide employment opportunities for community residents.

LU 10.3 Incentivize safe, job-rich industries that provide new employment opportunities for the residents of the community, while discouraging businesses that do not generate significant employment opportunities.

LU 10.4 Promote job training, living wage provisions and local hiring for community residents and develop partnerships between major employers and educational institutions, such as the Los Angeles Harbor College and worksource centers to create career pathways that connect local residents and students with green job opportunities and occupational and professional service jobs.

LU 10.7 Promote efforts that ensure businesses in Wilmington have access to the City's Clean-Up Green-Up implementation programs, such as financial incentives and technical support programs, as well as Opportunity Zone incentives.

LU 11 Light and Hybrid industrial districts that feature development and businesses of all sizes engaged in green, emerging industries that provide services and employment opportunities.

LU 11.1 Create light industrial and hybrid industrial areas that foster clean and emerging industries that are compatible with adjacent residential areas.

LU 11.2 Encourage a range of light industrial and productive activities that bolster the employment base and provide skilled employment opportunities to local residents.

EJ 7.1 Encourage existing industrial businesses to improve the physical appearance of their properties with adequate screening and landscaping when adjacent to residential or other sensitive uses and require such improvements for the establishment of new businesses in order to reduce environmental impacts.

Harbor Gateway

LU Goal 13 Land is designated for a variety of industrial uses with maximum employment opportunities.

LU 13.1 Retain viable industrially-designated lands for the continuation of existing industry and development of new clean industries, research and development uses, light manufacturing, and similar uses which provide employment opportunities for community residents.

LU 13.3 Incentivize safe, job-rich industries that provide new employment opportunities for the residents of the community, while discouraging businesses that do not generate significant employment opportunities.

LU 13.4 Promote job training, living wage provisions and local hiring for community residents and develop partnerships between major employers and local educational institutions to create career pathways that connect local residents and students with green job opportunities and occupational and professional service jobs.

LU 13.6 Promote efforts that ensure businesses in Harbor Gateway have access to benefits and incentives similar to those in City's Clean-Up Green-Up and other implementation programs, such as financial incentives and technical support programs, as well as Opportunity Zone incentives. Additional land use goals and policies specific to Environmental Justice are found in Chapter 3.

LU Goal 14 Light and Hybrid industrial districts that feature development and businesses of all sizes engaged in green, emerging industries that provide services and employment opportunities.

LU 14.2 Encourage a range of light industrial and productive activities that bolster the employment base and provide skilled employment opportunities to local residents.

LU 14.3 Prioritize jobs and employment activities in hybrid industrial areas and support limited live/work or residential uses within selected hybrid industrial areas, where deemed appropriate.

The Plans propose to convert approximately 40 net acres in the Harbor Gateway CPA and 212 net acres in Wilmington-Harbor City CPA of existing industrial land to industrial-mixed zoning and Hybrid Industrial land uses. This conversion will not create a fragmented pattern of land uses, as it is along major north-south and east-west corridors and bordered on several sides by public facilities and housing. The conversion meets several other General Plan Framework objectives, such as promoting more housing and mixed-income housing in close proximity to commercial corridors and transit.

With respect to **residential neighborhoods**, the General Plan Framework Element states the following:

Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

Objective 3.5: Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.

Goal 3C: Multifamily neighborhoods that enhance the quality of life for the City's existing and future residents.

Objective 3.7: Provide for the stability and enhancement of multifamily residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved.

Consistent with the above-referenced policies, goals and objectives of the Framework Element, the Proposed Plans retain existing land use designations and zoning for residential neighborhoods to protect the scale and character of these areas and limit incompatible uses. The Proposed Plans focus new commercial and mixed-use development away from the single-family and lower density multi-family residential neighborhoods and primarily along select commercial centers and corridors with access to public transportation, as well as jobs. The Proposed Plans include new zoning that adds transitional height regulations for those areas where commercial and industrial land uses directly abut residentially zoned parcels. The new zoning districts also establish design standards to promote the retention and enhancement of the unique character of these residential neighborhoods throughout the Community Plan Areas.

With respect to **Regional Centers**, the Framework Element states the following:

GOAL 3.F: Mixed-use centers that provide jobs, entertainment, culture, and serve the region.

Objective 3.10: Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.

A Regional Center is a hub of regional commerce and activity that serves a large area and contains a diversity of uses such as retail, commercial, government buildings, major entertainment and cultural facilities, and professional offices. The Framework Element identifies the area that spans between the I-110 Freeway, 190th Street to Del Amo Boulevard, a Regional Center within the Harbor Gateway CPA. The area includes a large percentage of parcels designated for corporate headquarters, hospitality uses, and flagship offices and serves as a major asset for the local community, the South Bay Region, and the entire City of Los Angeles. The Proposed Harbor Gateway Plan includes goals and policies for the Regional Center that seek to create pedestrian-friendly streets and a vibrant and livable district by: promoting mixed-use, transit-oriented development; requiring high quality and well-designed buildings; attracting major retail providers that are currently lacking in the community; providing housing at all levels of affordability; and enhancing the appearance and identity of the area. The intent is to maintain the industrial base in and around the Regional Center and overall Harbor Gateway geography. The Proposed Harbor Gateway Community Plan prioritizes higher density mixed-use and commercial corridors within the Regional Center.

Consistent with the above-referenced goal and objective, the Proposed Harbor Gateway Community Plan includes goals and policies for the Regional Center that seek to create pedestrian-friendly streets and a vibrant and livable district by: promoting mixed-use, transit-oriented development; requiring high quality and well-designed buildings; attracting major retail providers that are currently lacking in the community; providing housing at all levels of affordability; and enhancing the appearance and identity of the area. To further encourage economic vitality of the Regional Center, the Proposed Harbor Gateway Community Plan implements policies and programs by addressing design standards for new development and further tailoring allowed uses.

With respect to **Community Centers**, the Framework Element states the following:

Goal 3E: Pedestrian-oriented, high activity, multi- and mixed-use centers that support and provide identity for Los Angeles' communities.

Objective 3.9: Reinforce existing and encourage new community centers, which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood and community activity, are compatible with adjacent neighborhoods, and are developed to be desirable places in which to live, work and visit, both in daytime and nighttime.

A Community Center is a focal point for surrounding residential neighborhoods and includes a diversity of uses such as small offices and overnight accommodations, cultural and entertainment facilities, schools, and libraries, in addition to neighborhood-oriented services. The Framework Element identifies Community Centers along segments of Avalon Boulevard and Harry Bridges Boulevard in the Wilmington-Harbor City CPA and Rosecrans Avenue and Gardena Boulevard in the Harbor Gateway CPA. The Framework Element identifies Community Centers as areas that are served by transit. The Proposed Harbor LA Plans introduce land use designations and zoning districts that support a mix of commercial and housing, including provisions for affordable housing local and state incentives, to promote a diverse mix of uses that contribute to pedestrian-oriented, high activity areas.

With respect to **Mixed-Use Boulevards**, the Framework Element states the following:

GOAL 3I: A network of boulevards that balance community needs and economic objectives with transportation functions and complement adjacent residential neighborhoods.

Objective 3.13: Provide opportunities for the development of mixed-use boulevards where existing or planned major transit facilities are located and which are characterized by low-intensity or marginally viable commercial uses with commercial development and structures that integrate commercial, housing, and/or public service uses.

Similar to Community Centers, Mixed-Use Boulevards are intended to accommodate greater densities and scales while promoting pedestrian-oriented developments that serve the surrounding community. The Framework Element identifies Mixed-Use Boulevards along portions of Avalon Boulevard, Pacific Coast Highway and Anaheim Street in the Wilmington-Harbor City CPA and Carson Avenue in the Harbor Gateway CPA. Consistent with the above-referenced goals and objectives, the Proposed Plans designates these areas with land uses and zoning districts that support a mix of commercial and housing, including provisions for affordable housing through local and state incentives, to promote a diverse mix of uses that contribute to pedestrian-oriented, high activity areas.

Other General Plan Elements

The Proposed Plans are in substantial conformance with the purpose, intent, and provisions of the General Plan in that they help to implement policies in a number of other General Plan Elements in addition to the Framework Element discussed above, including the Conservation Element, the Housing Element, the Circulation Element (Mobility Plan 2035), and the Plan for a Healthy Los Angeles.

Conservation Element

With respect to cultural and historic resources, the Conservation Element states the following:

Conservation Element Objective (Chapter II, Section 5): protect important cultural and historical sites and resources for historical, cultural, research, and community educational purposes.

Conservation Element Policy (Chapter II, Section 5): continue to protect historic and cultural sites and/or resources potentially affected by proposed land development, demolition or property modification activities.

Conservation Element Policy (Chapter II, Section 16): continue to support and/or participate in programs to clean bay sediments and/or mitigate potentially harmful effects of contaminants in the sediments and waters of the bays.

Conservation Element Policy (Chapter II, Section 12): continue to protect, restore and/or enhance habitat areas, linkages and corridor segments, to the greatest extent practical, within city owned or managed sites.

The Proposed Plans seek to tailor citywide preservation policies established through the General Plan, by creating goals, policies, and programs to further promote neighborhood conservation and historic preservation. In conformance with the Conservation Element, the proposed zoning districts. Article 8 of the new zoning code requires additional planning review for certain areas of the CPA that contain clusters of eligible resources identified through the City of Los Angeles Historic Resources Survey (Survey LA). Additionally, the Proposed Plans introduce form districts and development standards for compatible infill development through Character Frontages applied to areas surveyed in the City's Survey LA.

Housing Element (2021-2029)

With respect to housing, the Housing Element states the following:

Policy 1.1.1: Collect, report, and analyze existing housing needs (such as overcrowding, cost burden and vacancy rates) and use this information to project and plan for housing needs at a local and citywide level balancing other factors such as job and transit access.

Policy 1.2.2: Facilitate the construction of a range of different housing types that addresses the particular needs of the city's diverse households.

Policy 1.1.9: Develop and integrate anti-displacement strategies that further Citywide Housing Priorities into land use and planning strategies.

Policy 1.2.6: Create new citywide and local land use incentives and programs that maximize the net gain of affordable housing and produce housing that meets Citywide Housing Priorities. Explore varied affordability ratios, the feasibility of inclusionary zoning requirements, and a greater mix of incomes based on market areas.

Policy 1.2.10: Prioritize the development of Affordable Housing on public land.

Policy 2.1.1: Incentivize and/or require the preservation and replacement of affordable housing, so demolitions and conversions do not result in the net loss of the City's stock of accessible, safe, healthy and affordable housing.

Policy 3.1.5: Develop and implement environmentally sustainable urban design standards and pedestrian-centered improvements in development of a project and within the public and private realm such as shade trees, parkways and comfortable sidewalks.

Policy 3.1.7: Promote complete neighborhoods by planning for housing that includes open space, and other amenities.

Policy 3.2.2: Promote new multi-family housing, particularly Affordable and mixed-income housing, in areas near transit, jobs and Higher Opportunity Areas, in order to facilitate a better jobs-housing balance, help shorten commutes, and reduce greenhouse gas emissions.

Policy 3.2.9: Consider accommodating new residential uses, including live/work and mixed-use, in less-productive industrial, office, and commercial areas when the site can accommodate housing in keeping with citywide industrial land, jobs-housing, and jobs preservation properties, and when sites have been appropriately tested and remediated, if necessary

4.1.4: Identify and assist populations that are experiencing systemic housing discrimination, including those outside of designated protected classes.

4.1.5: Eliminate housing accessibility barriers that disproportionately affect populations in protected classes and special needs populations.

Objective 4.3: Affirmatively further fair housing in all housing and land use programs by taking proactive measures to promote diverse, inclusive communities that grant all Angelenos access to housing, particularly in Higher Opportunity Areas, increase place-based strategies to encourage community revitalization and protect existing residents from displacement.

Policy 4.3.2: Ensure that all neighborhoods have a range of housing typologies to provide housing options for residents to remain in the same community, when and if their needs change.

Policy 4.3.3: Examine land use practices that perpetuate racial exclusion and inequities including but not limited to: single-family / low density zoning, minimum lot size requirements, location of noxious uses, and subjective design review standards. Introduce context specific reforms that further Citywide Housing Priorities.

The Proposed Plans are in substantial conformance with the policies and objectives of the Housing Element of the General Plan. The Proposed Plans address housing needs through a multipronged approach, encouraging and directing new housing development in areas closest to fixed rail transit and bus lines, as well as near jobs. The proposed zoning addresses existing concerns of overcrowding and retention of existing RSO and affordable housing units by reducing the rear yard setback requirement, allowing for infill development and additional housing units to be built on properties with units subject to the RSO. In addition, right-sizing the FAR allowance in the residential neighborhoods of the Harbor LA Plan reduces redevelopment pressure and potential, which could otherwise lead to a loss of the existing RSO stock.

The Proposed Plans and their accompanying zoning increase the development potential of multi-family zoned properties adjacent to major corridors conforming with Housing Element policies to direct new housing close to jobs, and by addressing exclusionary zoning practices thereby Affirmatively Furthering Fair Housing. The Proposed Plans prioritize housing and neighborhoods that promote wellness, longevity, and sustainability, by requiring Lot Amenity Space and Residential Amenity Space as part of projects with residential uses, through zoning requirements for landscaping, and through policies encouraging street trees and improvements to the public realm. The proposed Community Benefits Program encourages affordable housing construction tailored to Harbor LA's needs. It aims to offer incentives within the Harbor LA Community Plans, particularly in transit-accessible and strategic mixed-use areas. Currently, only two Transit Oriented Community (TOC) Affordable Incentive Areas exist, both in Harbor Gateway.

Safety Element

With respect to community health and wellbeing, the Safety Element states the following:

Policy 1.2.1 Environmental Justice: In keeping with the Plan for a Healthy LA, build a fair, just and prosperous city where everyone experiences the benefits of a sustainable future by correcting the long running disproportionate impact of environmental burdens faced by low-income families and communities of color.

Policy 1.2.5 Housing and Development: In keeping with the Housing Element, create housing opportunities that enhance affordability, equity, livability, sustainability and resilience.

Policy 1.2.8 Industrial Emissions and Air Quality Monitoring: In keeping with the Air Quality Element, ensure that every Angeleno can breathe clean, healthy air by addressing air

pollution from all sources, with a particular emphasis on prioritizing the health and wellbeing of overburdened families and delivering environmental justice.

Policy 1.2.10 Food Systems: In keeping with the Plan for a Healthy LA, ensure access to healthy, sustainable food in a changing climate, especially in communities already facing food access disparities.

The Proposed Plans are consistent with the Safety Element. The Plans address long standing issues of environmental injustice in the Harbor LA CPAs by addressing zoning incompatibility, limiting the establishment of new auto-related uses such as auto repair and gas stations away from residential uses, thereby improving housing livability and affordability, and encouraging greater access to healthy neighborhood serving uses. Additionally, the Plans add distancing requirements for potentially dangerous industries, such as chemical manufacturing, away from sensitive uses.

Circulation Element (Mobility Plan 2035)

The City's Circulation Element (Mobility Plan 2035) contains a number of important policies related to the Proposed Plan, including:

Policy 1.2 Complete Streets: Implement a balanced transportation system on all streets, tunnels and bridges using complete streets principles to ensure the safety and mobility of all users.

Policy 2.3 Pedestrian Infrastructure: Recognize walking as a component of every trip, and ensure high quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

Policy 2.14 Street Design: Designate a street's functional classification based upon its current dimensions, land use context, and role.

Policy 3.1 Access for All: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement – as integral components of the City's transportation system.

Policy 3.3 Land Use Access and Mix: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

Policy 4.13 Parking and Land Use Management: Balance on-street and off-street parking supply with other transportation and land use objectives.

Policy 5.2 Vehicle Miles Traveled (VMT): Support ways to reduce vehicle miles traveled (VMT) per capita.

The Proposed Plans, which includes proposed amendments to the Mobility Plan's street designations and networks, are consistent with the Mobility Element. The Proposed Plans improve mobility and access by directing future employment and housing near transit stations and frequent bus transit and promoting the development of mixed-use neighborhoods, thereby helping to reduce vehicle trip generation and improve air quality. The Proposed Plans include policies and implementation programs that would reduce VMT and increase the mode share of transit, walking, and bicycling in the Harbor LA CPAs. The Proposed Plans include policies and implementation

programs that support increased investment in bicycle, pedestrian, and transit infrastructure to improve accessibility and connectivity, including infrastructure to improve connections to existing transit stations. The Proposed Plans would amend the classification of several collector streets to modified collector streets to reflect existing conditions and support a more pedestrian friendly environment by maintaining existing narrower roadways.

Furthermore, the Proposed Plans would amend the Mobility Plan's enhanced networks to identify priority corridors that support the Mobility Plan's vision of a system of complete streets. The proposed modifications to the Mobility Plan's enhanced networks refine application of the Transit Enhanced Network and Neighborhood Enhanced Network to reflect existing and planned land uses, infrastructure projects, and transit service, and prioritizes Neighborhood or Transit Enhanced Networks on corridors where both cannot be implemented within the existing right-of-way. The

Proposed Plans support land uses that promote a pedestrian-oriented environment and utilize the public right-of-way for pedestrian-oriented uses as well as projects that expand the public realm. The Proposed Plans introduce new zoning tools that require pedestrian friendly building design, reduce or eliminate minimum parking requirements in specified areas of the CPAs, and incentivize inclusion of publicly accessible open spaces within new development.

Health Element (Plan for a Healthy Los Angeles)

With respect to livable neighborhoods, the Health Element (Plan for a Healthy Los Angeles) states the following:

Policy 1.5 Plan for Health: Improve Angelenos' health and well-being by incorporating a health perspective into land use, design, policy, and zoning decisions through existing tools, practices, and programs.

Policy 1.6 Poverty and Health: Reduce the debilitating impact that poverty has on individual, familial, and community health and well-being by: promoting cross-cutting efforts and partnerships to increase access to income; safe, healthy, and stable affordable housing options; and attainable opportunities for social mobility.

Policy 2.1 Access to Goods and Services: Enhance opportunities for improved health and well-being for all Angelenos by increasing the availability of and access to affordable goods and services that promote health and healthy environments, with a priority on low income neighborhoods.

Policy 2.7 Access to Health Services: Encourage the equitable distribution of health service providers: including federally qualified health centers, hospitals, pharmacies, urgent care, and mental health services, to ensure that every Angeleno has access to preventive care and medical treatment.

Policy 4.4 Equitable Access to Healthy Food Outlets: Pursue funding, public, private, and nonprofit partnerships, and develop financial, land use and similar incentives and programs to encourage the equitable availability of healthy, affordable food outlets within close proximity of all residences.

Policy 5.1 Reduce air pollution from stationary and mobile sources; protect human health and welfare and promote improved respiratory health.

Policy 5.2 Reduce negative health impacts for people who live and work in close proximity to industrial uses and freeways through health promoting land uses and design solutions.

Policy 5.4 Protect communities' health and well-being from exposure to noxious activities (for example, oil and gas extraction) that emit odors, noise, toxic, hazardous, or contaminant substances, materials, vapors, and others.

The Proposed Plan includes policies such as:

Land Use Policy 5.3: Support the establishment of corner stores that provide fresh groceries and basic household goods within comfortable walking and rolling distance for all users of the surrounding neighborhood.

Land Use Policy 5.4: Ensure that small businesses located within residential neighborhoods are providing a positive service to the community by enhancing the health and well-being of residents and operating as good neighbors.

Land Use Policy 5.7: Improve resident's access to basic needs and amenities, such as food, household goods, open space, and health and wellness facilities.

The Proposed Plan's policies and zoning address longstanding impacts of environmental injustice in the Harbor LA Community Plan Areas. A community bisected by three major freeways and bordered by industrial lands and two international harbors, the residents of the Harbor LA Plans experience higher rates of health effects related to emissions and noxious uses, such as asthma. In addition, the communities that comprise the Harbor LA CPAs are greatly impacted by high heat days, with the lack of tree canopy and open space contributing to a great heat island effect. The Proposed Plans accommodate and direct future growth near transit to promote a better jobs-housing balance as well as support walkability and transit ridership to reduce greenhouse gas emissions and improve overall air quality. The Plans include policies that address improved air quality and reductions to the urban heat island effect by planting, preserving, and protecting trees for optimum canopy cover.

The Proposed Plans incorporate existing regulations from the Clean Up Green Up Ordinance to reduce the impact of heavy industrial uses on nearby residents and schools and implement new planting requirements for industrial uses and properties within 1000 feet of freeways. New land use designations and zoning districts promote the development of complete communities, where residents and workers have access to healthy, fresh food and health services. The Proposed Plans introduce new residential zoning districts that allow for ground floor commercial in Medium Neighborhood Residential neighborhoods, allowing more opportunities for access to affordable household goods, grocery items, and fresh foods. The Plans contain policies encouraging these businesses to include fresh produce and prepared food items.

Further, the Proposed Plans include land use and mobility strategies that encourage a transportation system that provides safe, accessible, and convenient mobility options for users of all ages and abilities and promotes the development of public spaces that provide opportunities for rest and recreation. Recognizing the impact of access to housing on community and individual health, the Proposed Plan introduces incentives that facilitate the production of mixed income and 100 percent affordable housing.

In summary, the Proposed Plans are in substantial conformance with purpose, intent, and provisions of the General Plan in that they would implement significant goals and policies relating to the

concentration of growth in areas near transit stations and along transit corridors. The Proposed Plans support a sustainable land use pattern consistent with the objectives of the General Plan and would expand opportunities for employment and housing. The Proposed Plans are in conformity with public necessity, convenience, general welfare and good zoning practice for all of the reasons previously described. The Proposed Plans include goals and policies that promote sustainability, health, and wellness goals by planning for population growth around sustainable transportation infrastructure; encouraging accessible open spaces as part of new developments; encouraging affordable housing under a community benefits program; preserving industrial areas for jobs while implementing regulations to reduce negative effects on residents; increasing opportunities for community engagement; and supporting strategies to minimize residential and commercial displacement.

Conformity with Public Necessity, General Welfare and Good Zoning Practice

The Proposed Plans are in conformity with public necessity, convenience, general welfare and good zoning practice in implementing such the policies of the Proposed Plans in that they include development restrictions such as height limitations in low-scale neighborhoods and historic districts; restrictions on incompatible uses; and focusing development potential in strategic areas around transit accessible infrastructure, including transit stations and bus-served corridors.

B. Findings for Amendments to the Clean Up Green Up (CUGU) Overlay

The Proposed Project will amend the Clean Up Green Up (CUGU) Overlay maps to remove the Wilmington area. The CUGU Overlay, which was adopted in 2016, established standards and regulations for heavy, noxious uses close to sensitive or residential uses. This ordinance was adopted as an overlay for the communities of Boyle Heights, Wilmington, and Pacoima/Sun Valley. As part of the Proposed Project, the regulations from CUGU will be incorporated into the new zoning being applied to the Harbor LA CPAs instead of its current status as a Supplemental Use District “pilot program.” The Proposed Plans embed CUGU regulations into the proposed Development Standards and Use Districts, including use limitations for noxious uses. In addition to the Harbor LA Plans permanent zoning regulations, it also proposes new policies to address compatibility between industrial and residential neighborhoods as noted below:

Wilmington-Harbor City Policies

LU 9.5 Support efforts that ensure green and sustainable businesses in Wilmington have access to the City’s Clean Up Green Up implementation programs, such as financial incentives and technical support programs.

LU 10.7 Promote efforts that ensure businesses in Wilmington have access to the City’s Clean-Up Green-Up implementation programs, such as financial incentives and technical support programs, as well as Opportunity Zone incentives.

EJ 5.1 Support the transition of industrial land uses from heavier industrial uses to lighter industrial uses, in close proximity to residential neighborhoods and sensitive uses to minimize the negative environmental and visual impacts to the community.

EJ 5.2 Minimize residential-industrial land use incompatibilities, prevent the introduction of new heavy industrial uses and phase out existing heavy industrial uses adjacent to residential neighborhoods.

Harbor Gateway City Policies

LU 13.6 Promote efforts that ensure businesses in Harbor Gateway have access to benefits and incentives similar to those in City's Clean-Up Green-up and other implementation programs, such as financial incentives and technical support programs, as well as Opportunity Zone incentives. Additional land use goals and policies specific to Environmental Justice are found in Chapter 3.

P6. Clean-Up Green-Up implementation: The CUGU ordinance established standards and regulations to reduce cumulative health impacts resulting from incompatible land uses. It also established an ombudsperson position within LASAN to help local businesses access financial and technical support to improve their operations; assist small businesses navigate the permitting processes and comply with regulatory standards, and respond to community complaints about nuisance businesses.

Charter and Code Findings

With respect to creating healthier communities in Los Angeles, the Health, Wellness, and Equity Element of the General Plan (Health Element) states:

Objective: Reduce the disparity in communities that are impacted by a high Pollution Exposure Score (exposure to six exposures indicators, including ozone, and PM2.5 concentrations, diesel, PM concentrations, pesticide use, toxic releases from facilities, and traffic density) so that every zip code has a score less than 1.7.

Policy 5.1 Reduce air pollution from stationary and mobile sources; protect human health and welfare and promote improved respiratory health.

Policy 5.2 Reduce negative health impacts for people who live and work in close proximity to industrial uses and freeways through health promoting land uses and design solutions.

Policy 5.4 Protect communities' health and well-being from exposure to noxious activities (for example, oil and gas extraction) that emit odors, noise, toxic, hazardous, or contaminant substances, materials, vapors, and others.

The Clean Up Green Up Amendment, as described more in full above, is in substantial conformance with the purpose, intent, and provisions of the General Plan. By incorporating CUGU regulations into the Proposed Plans' zoning, the Amendment continues to support the General Plan's objective of reducing health disparities and exposure to pollutants. The Proposed Plans incorporate existing CUGU provisions that aim to improve residents' health, continuing existing policy. Additionally, a part of the Health Element's implementation program was to evaluate the Clean Up Green Up pilot program to assess how it could be replicated in other parts of the city and/or develop standards and policies to incorporate into the zoning code and Community Plans, respectively, which is consistent with the Amendment.

The Clean Up Green Amendment is in conformity with public necessity, convenience, general welfare, and good zoning practice because it incorporates existing public health measures intended to address health disparities and address residents' overall health and safety through site planning that address setback, landscaping, and distancing requirement standards, and buffer zones between new residential and industries with emitting sources.

C. Other Findings

Summary of CEQA Findings

CEQA Findings

The Proposed Plan, including the recommended McFarland Avenue GPA and zone change, is designed to guide and regulate future development in the Harbor LA Community Plan Area over an approximately 20-year period and its adoption would not constitute a commitment to any specific project or development. Therefore, the EIR considered issues at a broader Community Plan-level. Any future discretionary projects would need to be approved individually in compliance with CEQA. The Draft EIR found that the environmental impacts of most of the issue areas were either less than significant without mitigation measures or less than significant with mitigation. Based on the analysis contained in the Draft EIR, the Proposed Plan would result in unavoidable significant environmental

impacts with regard to: Air Quality (Exceedance of Criteria Pollutants—Construction and Operations, and Exposure of Sensitive Receptors to Toxic Air Contaminants—Operations), Cultural Resources (historical resources), Noise – Temporary Noise and Groundborne Vibration, Recreation and Transportation. The proposed modifications to the subject site located at 1020 North McFarland Avenue consist of a General Plan Amendment and zone change to the CPC-approved Wilmington-Harbor City Community Plan. The amendments include changing the CPC-approved Low Residential General Plan Land Use designation to a Hybrid Industrial General Plan Land Use designation; and changing the CPC-approved zone from [H1-FY1-12][RG2-1L][O] to [LB3-G3-14][IX6-15][O].

Proposed Plan

The Proposed Project was analyzed in the Draft EIR. As discussed above, some changes have been made to the Proposed Project since the Draft EIR was published. However, these changes have been determined to not result in new significant impacts and do not add significant new information to the EIR. As such, the changes do not require recirculation.

Wilmington-Harbor City Community Plan Modification (McFarland GPA/ ZC)

The Draft EIR (ENV-2019-3379-EIR) analyzed the subject site with the CPC-approved land use and zone; the proposed amendments make only minor changes to the overall Proposed Project (Proposed Wilmington-Harbor City Community Plan). These minor changes result in no significant new information and pursuant to CEQA Guidelines Section 15088.5, require no recirculation of the Draft EIR. The proposed amendments allow for a mixture of light industrial, commercial, and limited residential uses. The GPA and zone change would ensure that the existing light industrial uses will not remain legally non-conforming, while also continuing to allow for lower scale nonresidential uses as well as residential uses. It will allow the current warehouse/ logistic business to upgrade and address community concerns.

Final EIR

Section 15088 of the CEQA Guidelines requires the lead agency, Department of City Planning, to evaluate comments on environmental issues received from public agencies and interested parties who review the Draft EIR and provide written responses. The lead agency received written comments on the Draft EIR from public agencies, groups and individuals. Responses to all comments received during the comment period will be included in the Final EIR. Pursuant to Section 15025(c) of the CEQA Guidelines, the City Planning Commission as a recommending body on the Proposed Project, is required to consider the Draft EIR and make a recommendation to the City Council. The Final EIR and associated CEQA Findings and Statement of Overriding Consideration will be provided to, and considered by, the City Council prior to adoption of the Proposed Plan and certification of the EIR.