

ATTACHMENT 1

MODIFICATIONS TO THE HARBOR LA COMMUNITY PLANS UPDATE BY THE CITY PLANNING COMMISSION AT ITS MEETING ON FEBRUARY 8, 2024 AND JANUARY 23, 2025 CPC-2018-6402-CPU; ENV-2019-3379-EIR

1. The City Planning Commission on February 8, 2024, moved to incorporate modifications presented as detailed in the Technical Modifications memo to CPC (Agenda Item No. 6) dated February 2, 2024, which included clarifications and corrections to be incorporated into the staff recommendation report, Wilmington-Harbor City Policy Document (Plan Text), General Plan Framework Amendments, Mobility Plan 2035 Amendments, Zoning Code Maps and Matrices, Amendments to the New Zoning Code and Zoning Code Maps, as follows:
 - a. Staff Report Corrections:
 1. The Staff Recommendation Report published 1/19/24 has been updated as follows:
 - i. Recommended Actions on pages 2 and 3 have been updated with the applicable LAMC (Chapter 1A) section references (operative January 22, 2024) as follows:
 4. Recommend that the City Council instruct the Director of City Planning to amend the Environmental Protection Measures (EPMS) pursuant to Division 4C.~~12.13.~~ (Environmental Protection) of the New Zoning Code as appropriate to implement the Mitigation Monitoring Program (MMP);
 8. Approve and Recommend that the Mayor approve and the City Council adopt, pursuant to LAMC (Chapter 1A) Section ~~11.5.6~~ 13.B.1.1 and City Charter Section 555, the attached Resolutions in Exhibit A to amend the General Plan as follows...
 9. Approve and Recommend that pursuant to LAMC (Chapter 1A) Sections ~~12.04, 1.5,~~ and ~~12.32~~ 13.B.1, and City Charter Section 558, the City Council adopt the draft ordinance to amend the Zoning Map, as shown in Exhibit B1 (Zone Change Maps and Matrices);
 10. Approve and Recommend that pursuant to LAMC (Chapter 1A) Sections ~~12.04, 1.5,~~ ~~12.32~~ 13.B.1, ~~13.14.G~~ 1.5.4 and City Charter Section 558, the City Council adopt the proposed Harbor LA Plans Community Benefits - Local Affordable Housing Maps as shown in Exhibit B4;
 11. Approve and Recommend that the City Council pursuant to LAMC (Chapter 1A) Section ~~12.32.S,~~ 13.B.1.4, and City Charter Section 558 adopt the proposed ordinance to amend the Clean Up Green Up (CUGU) Ordinance as shown in Exhibit B5;
 12. Approve and Recommend that pursuant to LAMC (Chapter 1A) Sections ~~12.04, 1.5,~~ ~~12.32~~ 13.B.1, ~~13.14.G~~ 8.2.7, 8.2.8 and City

Charter Section 558, the City Council adopt the proposed Conservation District and Individual Historic Resource Review Supplemental Districts and Maps shown in Exhibit B3;

13. Approve and Recommend that pursuant to LAMC (Chapter 1A) Sections ~~12.04, 1.5, 12.32~~ 13.B.1, 13.14.C 1.5.12. and City Charter Section 558, the City Council adopt the proposed Hazardous Sites Maps shown in Exhibit B2;

14. Authorize the Director of Planning to present the resolutions and proposed General Plan amendments (Exhibits A4, A5 and A6) to the Mayor and City Council, in accordance with City Charter Section 555 and LAMC (Chapter 1A) Section ~~11.5.6~~ 13.B.1.1 and the proposed zoning ordinances (Exhibits B1-B5, C1 and C2) to the City Council, in accordance with City Charter Section 558 and LAMC Section ~~12.32~~ 13.B.1; and

15. Approve and Recommend that the City Council adopt the New Zoning Code Ordinance to amend Chapter 1 and 1A ("New Zoning Code") of the Los Angeles Municipal Code to add new zoning districts and related regulations to Articles 1-12, and Articles 14 and 15, and amend the accompanying Zoning Code Maps established in Division ~~1.4.1.5~~ (Zoning Code Maps) of Article 1 of the New Zoning Code (Exhibit C2).

- ii. Page A-6, section titled, "Current Community Plans" has been corrected as follows:

The Harbor LA Community Plans were last updated in the late 1990s. The Harbor Gateway Community Plan was last updated in 1997 1995 and the Wilmington-Harbor City Community Plan was last updated in 1999. The current plans were created to guide development through the year 2010. Since the adoption of the 1997 1995 and 1999 Community Plans, several important changes have occurred within the Harbor LA CPAs.

b. Modification to the Policy Documents of the Harbor LA Community Plans (Exhibit A1)

1. The Wilmington - Harbor City Community Plan Policy Document has been modified as follows:
 - i. Page 23: LU 1.7 Support the homeowner's choice to ~~implement a reasonably~~ accommodate ~~an~~ of an Accessory Dwelling Unit (ADU) that is ~~thoughtfully~~ designed and located in a manner consistent with the established development patterns of the street block or neighborhood to accommodate their evolving multigenerational family needs. (Also see Urban Form policies that address ADUs).
 - ii. Page 23: LU 1.13 Support the development of transitional housing, emergency shelters and resilience hubs that serve those experiencing homelessness, provide transitional/ supportive services, and support special needs populations, ~~in appropriate locations with community input.~~
 - iii. Page 23: LU 1.14 Consider the number, size, scale, and location of existing permanent and supportive housing sites within a community plan area, and

evaluate strategic renovations or modifications at existing sites when ~~before~~ adding new ground up permanent facilities.

- iv. Page 27: LU 8.2 Accommodate the needs of employee and public parking for all commercial facilities, where required, and ensure that they are well-designed and screened from public view by landscaping, berms and/or walls, in order to discourage parking from commercial areas from spilling over onto residential streets.
- v. Page 32: LU 17.1 Create and maintain a clean and viable industrial park environment that reflects a high level of regard for contemporary architectural and urban design principles, ~~which help guide decision-makers review projects that enhance the built environment.~~
- vi. Page 35: COASTAL ZONE
Portions of Wilmington are located within the California Coastal Zone. Development in the Coastal Zone is subject to the provisions of the California Coastal Act of 1976, which declared the California Coastal Zone a distinct and valuable resource of vital and enduring interest to all people. The Coastal Act requires that local governments prepare a Local Coastal Program (LCP) for those parts of the Coastal Zone within its jurisdiction. This Community Plan provides policies that seek to guide development in a manner that ~~achieves~~ is consistent with the goals of the Coastal Act.
- vii. Page 39. ENVIRONMENTAL JUSTICE: “[T]he fair treatment and meaningful involvement of people of all races, cultures, ~~and incomes, and national origins,~~ with respect to the development, adoption, implementation and enforcement of environmental laws, regulations, and policies.” Government Code Section 65040.12(e)(1)
- viii. Page 45: EJ 7.6 Ensure that new warehouses and distribution centers incorporate the State’s Best Practices (e.g. on-site queuing and check-in to prevent truck idling outside the facility), including City Environmental Protection Measures (EPMs) to prevent land use conflicts and protect residents and other sensitive receptors from environmental hazards, consistent with the State Bureau of Environmental Justice.
- ix. Page 54: MC 6.5 Support mitigation measures and environmental protection measures that can be implemented to reduce air quality impacts from adjacent freeways, and truck routes.
- x. Page A-2: State law requires that the General Plan contain eight elements: Land Use, Circulation-Transportation, Housing, Conservation, Open Space, Noise, Ssafety and Environmental Jjustice.

c. Modification to the General Plan Framework Amendments of the Harbor LA Community Plans (Exhibit A6)

1. Building form and density range utilized by the adopted Downtown Community Plan was inadvertently omitted in exhibit A6. Modifications to the Community Center land use designation corrects the error. The revisions are as follows:
 - i. Community Centers are vibrant places of activity typically located along commercial corridors, in concentrated nodes, or adjacent to major transit hubs. The building form ranges from ~~is~~ Low Rise to Moderate-Rise. The use range is broad and may include commercial, residential, institutional facilities, cultural and entertainment facilities, and neighborhood-serving uses. The residential density generally ranges from 1 unit per 800 square feet of lot area to 1-unit per 400 square feet of lot area. limited by floor area.

d. Modification to the Mobility Plan 2035 Amendments of the Harbor LA Community Plans (Exhibit A7)

1. Proposed modified street designations have either been removed to maintain the existing street designation or further modified to promote a more pedestrian-friendly environment through wider sidewalks.

- i. Modifications to the Wilmington - Harbor City (Exhibit A7) streets designations are as follows:

STREET NAME	ORIENTATION	SEGMENT BEGINNING	SEGMENT ENDING	EXISTING (MP 2035) DESIGNATION	WHC PROPOSED DESIGNATION	PROPOSED RIGHT-OF-WAY WIDTH	PROPOSED ROADWAY WIDTH	PROPOSED SIDEWALK WIDTH
Broad Avenue	N/S	L Street	Anaheim Street	Avenue II	Modified Collector <u>Modified Avenue II</u>	80'	56'	12'
Broad Avenue	N/S	Anaheim Street	Harry Bridges Boulevard	Avenue II	Modified Collector <u>Modified Avenue II</u>	80'	56'	12'
Flint Avenue	N/S	Anaheim Street	South of F Street	Local	Industrial Local	64'	44'	20' <u>10'</u>
Fries Avenue	N/S	Anaheim Street	South Boundary	Avenue II	Modified Avenue II	76'	56'	40'
Fries Avenue	N/S	A Street	Water Street	Avenue II	Modified Avenue II	60'	36'	12'
Henry Ford Avenue	N/S	South of Alameda Street	Anchorage Road	Boulevard II	Modified Boulevard I <u>Modified Boulevard II</u>	110'	84'	8'
Lakme Avenue	N/S	Anaheim Street (<u>Anaheim St to G St; F St to E St</u>)	A Street (<u>D St to A St</u>)	Local	Industrial Local	64'	44'	10'
Lecouvreur Avenue	N/S	E Street	Alameda Street C Street	Local	Industrial Local	64'	44'	10'
McFarland Avenue	N/S	Anaheim Street (<u>G St to E St</u>)	Alameda Street (<u>D Street to Alameda St</u>)	Local	Industrial Local	64'	44'	10'
Watson Avenue	N/S	Anaheim Street	Alameda Street	Collector	Industrial Local <u>Industrial Collector</u>	64' <u>68'</u>	44' <u>48'</u>	10'
Wilmington Boulevard	N/S	Lomita Boulevard	Anaheim Street	Avenue II	Modified Avenue II	80'	56'	12'
Wilmington Boulevard	N/S	Anaheim Street	C Street	Avenue II	Modified Avenue II	80'	56'	12'
A Street	E/W	300' West of Avalon Boulevard	Avalon Boulevard	Avenue II	Modified Avenue II	60'	36'	12'
Anaheim Street	E/W	Western Avenue	5 Points	Avenue II	Modified Avenue II	80'	56'	12'

STREET NAME	ORIENTATION	SEGMENT BEGINNING	SEGMENT ENDING	EXISTING (MP 2035) DESIGNATION	WHC PROPOSED DESIGNATION	PROPOSED RIGHT-OF-WAY WIDTH	PROPOSED ROADWAY WIDTH	PROPOSED SIDEWALK WIDTH
Anaheim Street	E/W	Alameda Street	Farragut Avenue	Boulevard II	Modified Boulevard II	404' <u>110'</u>	84'	40' <u>13'</u>

- ii. Modifications to the Wilmington - Harbor City (Exhibit A7) Neighborhood Enhanced Network (NEN) are as follows:

STREET NAME	ORIENTATION	SEGMENT BEGINNING	SEGMENT ENDING	EXISTING MP 2035 NEN	WHC PROPOSED NEN
Avalon Boulevard	N/S	East Bonds Streets <u>246th Street</u>	East Harry Bridges	Included in NEN	Remove from NEN

e. Modification to Appendix G of the Harbor LA Community Plans Draft Environmental Impact Report (DEIR) (Exhibit A8)

1. Revise street designations and enhanced networks to align with modifications of Exhibit A7.

f. Modification to the Zone Change Maps and Matrices of the Harbor LA Plans (Exhibit B1)

1. Correct the suffix of all zones located in the Oil District from the suffix "OL" to "O".

g. Modification to the Amendments to the New Zoning Code (LAMC Chapter 1A) of the Harbor LA Plans (Exhibit C1)

1. Electric Vehicle Charging Facilities, Standard Vehicle and Electric Vehicle Charging Facilities, Large Vehicle use permission levels and definitions were inadvertently omitted from exhibit C1. Revisions to Article 5 - Use are to provide further clarification on the Electric Vehicle Charging Facilities use. (Note: Future amendments to the Electric Vehicle Charging Facilities use and definitions may result through the Department's citywide Electric Vehicle Charging work program.)
 - i. Revisions to Article 5 - Use permission levels for Electric Vehicle Charging Facilities, Standard Vehicle and Electric Vehicle Charging Facilities, Large Vehicle in Neighborhood Center (CX6) (Sec. 5B.5.6., page 678), Community Center (CX7) (Sec. 5B.5.7., page 689), Auto Sales/ Accessory Production (CX8) (Sec. 5B.5.8., page 700), Auto Service/ Accessory Production (CX8) (Sec. 5B.5.9., page 715), Regional Permissive (CX10) (Sec. 5B.5.10., page 729), Industrial-Mixed 6 (Sec. 5B.7.6., page 798), Industrial-Mixed 7 (Sec. 5B.7.7., page 811), and Industrial-Mixed 8 (Sec. 5B.7.8., page 826) are as follows:

Use Standards for Neighborhood Center (CX6) (Sec. 5B.5.6.), Community Center (CX7) (Sec. 5B.5.7.), Auto Sales/ Accessory Production (CX8) (Sec. 5B.5.8.), Auto Service/ Accessory Production (CX8) (Sec. 5B.5.9.), Regional Permissive (CX10) Industrial-Mixed 6 (Sec. 5B.7.6.), Industrial-Mixed 7 (Sec. 5B.7.7.), and Industrial-Mixed 8 (Sec. 5B.7.8.)

Use	Permission Level	Use Standard	Specification
<u>Electric Vehicle Charging Facility, Standard Vehicle</u>	<u>P*</u>	<u>In conjunction with:</u> <u>Floor area, or</u> <u>Relief</u> <u>Screening</u> <u>Frontage screen</u> <u>Transition screen</u> <u>Outdoor sound system</u>	<u>General Commercial</u>
			<u>0.15 FAR</u>
			<u>C2</u>
			<u>F-Screen 3</u>
			<u>T-Screen 1</u>
			<u>Prohibited</u>
<u>Electric Vehicle Charging Facility, Large Vehicle</u>	<u>--</u>		

- ii. Revisions to Article 5 - Use permission levels for Electric Vehicle Charging Facilities, Standard Vehicle and Electric Vehicle Charging Facilities, Large Vehicle in Light Industrial, Park (I4) (Sec.5B.8.4., page 878), Light Industrial, Sensitive (I5) (Sec.5B.8.5., page 890), Light Industrial, Preserve (I6) (Sec.5B.8.6., page 905), Heavy Industrial, Sensitive (I7) (Sec.5B.8.7., page 921), and Heavy Industrial, Preserve (I8) (Sec.5B.8.8., page 940) are as follows:

Use Standards for Light Industrial, Park (I4) (Sec.5B.8.4.), Light Industrial, Sensitive (I5) (Sec.5B.8.5.), Light Industrial, Preserve (I6) (Sec.5B.8.6.), Heavy Industrial, Sensitive (I7) (Sec.5B.8.7.), and Heavy Industrial, Preserve (I8) (Sec.5B.8.8.)

Use	Permission Level	Use Standard	Specification
<u>Electric Vehicle Charging Facility, Standard Vehicle</u>	<u>P*</u>	<u>Screening</u> <u>Frontage screen</u> <u>Transition screen</u> <u>Outdoor sound system</u>	<u>F-Screen 3</u>
			<u>T-Screen 1</u>
			<u>Prohibited</u>

<u>Electric Vehicle Charging Facility, Large Vehicle</u>	<u>P*</u>	<u>Use separation (min)</u> <u>Sensitive Use</u>	<u>200'</u>
		<u>Residential or Agricultural Use District</u>	<u>200'</u>
		<u>Relief</u>	<u>C2</u>
		<u>Screening</u> <u>Frontage screen</u> <u>Transition screen</u>	<u>F-Screen 3</u> <u>T-Screen 1</u>
		<u>Outdoor sound system</u>	<u>Prohibited</u>

- iii. Revisions to Article 5 - Use definitions for Fueling Station, Gas Station and Electric Vehicle Charging Facilities are as follows:

B. Fueling Station

~~Any motor vehicle services use that sells and dispenses use dedicated to the sale and dispensing of vehicle fuel, including diesel, gasoline, hydrogen, and other alternative fuels. Includes electric vehicle charging station and commercial vehicle fueling. Does not include electric vehicles charging spaces within a parking area serving another use or uses.~~

1. Gas Station, Standard Vehicle

Any fueling station dedicated to dispensing liquid or gas vehicle fuel for standard vehicles. Liquid or gas vehicle fuels include gasoline, diesel, biodiesel, and hydrogen. Standard vehicles include vehicles possessing 2 or fewer axles, such as cars, motorcycles, sport utility vehicles, pickup trucks, and passenger or delivery vans.

2. Gas Station, ~~Commercial~~ Large Vehicle

Any fueling station dedicated to dispensing liquid or gas vehicle fuel for large vehicles. Liquid or gas vehicle fuels include gasoline, diesel, biodiesel, and hydrogen. Large vehicles include vehicles possessing 3 or more axles, such as trailer trucks, construction vehicles, and motor homes.

3. Electric Vehicle Charging Facility, Standard Vehicle

Any fueling station dedicated to providing electric vehicle charging for standard vehicles. Standard vehicles include vehicles possessing 2 or fewer axles, such as cars, motorcycles, sport utility vehicles, pickup trucks, and passenger or delivery cans. Does not include electric vehicles charging stalls within a parking area serving another use or uses.

4. Electric Vehicle Charging Facility, Large Vehicle

Any fueling station dedicated to providing electric vehicle charging for standard vehicles. Large vehicles include vehicles possessing 3 or more axles, such as trailer trucks, construction vehicles, and motor homes. Does not include electric vehicles charging stalls within a parking area serving another use or uses.

h. Revisions to Exhibit C1 (Amendments to the New Zoning Code (LAMC Chapter 1A)), to omit superfluous pages, retaining only pages that include sections pertaining to the zoning district being introduced by the Harbor LA Community Plans.

1. Retain the entirety of unnumbered page 2 (Nomenclature District Name Changes), and Section 1- Section 20 of Exhibit C1 (unnumbered pages 3-41).
2. Remove Article 2 (Form) of Exhibit C1, (unnumbered pages 42 - 193) with the exception of the following sections, which shall be added to Chapter 1A of the new Zoning Code:
 - i. Sec. 2B.2.1. Large Lot 2 (LG2)
 - ii. Sec. 2B.3.1. House 1 (H1),
 - iii. Sec. 2B.3.2. House 2 (H2),
 - iv. Sec. 2B.4.1. Very Low-Rise Narrow 2 (VN2),
 - v. Sec. 2B.4.2. Very Low-Rise Narrow 3 (VN3),
 - vi. Sec. 2B.7.2. Very Low-Rise Full 2 (VF2)
 - vii. Sec. 2B.8.2. Low-Rise Narrow 2 (LN2)
 - viii. Sec. 2B.9.7. Low-Rise Medium 7 (LM7)
 - ix. Sec. 2B.9.8. Low-Rise Medium 8 (LM8)
 - x. Sec. 2B.10.3. Low-Rise Broad 3 (LB3)
 - xi. Sec. 2B.10.4. Low-Rise Broad 4 (LB4)
 - xii. Sec. 2B.11.3. Low-Rise Full 3 (LF3)
 - xiii. Sec. 2B.14.4. Mid-Rise Broad 4 (MB4)
 - xiv. Sec. 2B.14.5. Mid-Rise Broad 5 (MB5)
3. Remove Article 3 (Frontage) of Exhibit C1, (unnumbered pages 194-348) with the exception of the following sections, which shall be added to Chapter 1A of the new Zoning Code:
 - i. Sec. 3B.1.2. Front Yard 1 (FY1)
 - ii. Sec. 3B.2.4. Multi-Unit 4 (MU4)
 - iii. Sec. 3B.3.3. General 3 (G3)
 - iv. Sec. 3B.4.4. Shopfront 4 (SH4)
 - v. Sec. 3B.7.2. Flex 1 (FX1)
 - vi. Sec. 3B.8.4. Greenway 2 (GW2)
4. Remove Article 4 (Development Standards) of Exhibit C1, (unnumbered pages 349-556) with the exception of the following divisions, which shall be added to Chapter 1A of the new Zoning Code:
 - i. Div. 4B.7. District 7 (Active A)
 - ii. Div. 4B.8. District 8 (Active B)
 - iii. Div. 4B.9. District 9 (Active C)
 - iv. Div. 4B.10 District 10 (Neighborhood A)
 - v. Div. 4B.11 District 11 (Neighborhood B)
 - vi. Div. 4B.12. District 12 (Neighborhood C)
 - vii. Div. 4B.13. District 13 (General A)

- viii. Div. 4B.14. District 14 (General B)
 - ix. Div. 4B.15. District 15 (General C)
 - x. Div. 4B.16. District 16 (Flex A)
 - xi. Div. 4B.17. District 17 (Flex B)
 - xii. Div. 4B.18. District 18 (Flex C)
 - xiii. Div. 4B.19. District 19 (Regional A)
5. Remove Article 5 (Use) of Exhibit C1, (unnumbered pages 557-1046) with the exception of the following sections, which shall be added to Chapter 1A of the new Zoning Code:
- i. Sec. 5B.3.3. Residential 4 (RG4)
 - ii. Sec. 5B.4.3. Residential-Mixed 3 (RX3)
 - iii. Sec. 5B.4.4. Residential-Mixed 4 (RX4)
 - iv. Sec. 5B.5.6. Commercial-Mixed 6 (CX6)
 - v. Sec. 5B.5.7. Commercial-Mixed 7 (CX7)
 - vi. Sec. 5B.5.8. Commercial-Mixed 8 (CX8)
 - vii. Sec. 5B.5.9. Commercial-Mixed 9 (CX9)
 - viii. Sec. 5B.5.10. Commercial-Mixed 10 (CX10)
 - ix. Sec. 5B.7.5. Industrial-Mixed 6 (IX6)
 - x. Sec. 5B.7.6. Industrial-Mixed 7 (IX7)
 - xi. Sec. 5B.7.7. Industrial-Mixed 8 (IX8)
 - xii. Sec. 5B.8.4. Industrial 4 (I4)
 - xiii. Sec. 5B.8.5. Industrial 5 (I5)
 - xiv. Sec. 5B.8.6. Industrial 6 (I6)
 - xv. Sec. 5B.8.7. Industrial 7 (I7)
 - xvi. Sec. 5B.8.8. Industrial 8 (I8)
6. Remove Article 7 (Alternative Typologies) of Exhibit C1, (unnumbered pages 1047-1074) with the exception of the following sections, which shall be added to Chapter 1A of the new Zoning Code:
- i. Sec. 7B.1.3. Civic Institution 3
- i. **Revisions to Exhibit C1 (Amendments to the New Zoning Code (LAMC Chapter 1A)), to correct pedestrian amenity allowance standard in Sec. 3B.3.3. General 3 (G3) frontage district, allowing for a 100% exemption from the side street build-to requirement when a pedestrian amenity space is provided.**

a.

	Primary	Side	Special
Pedestrian amenity allowance (max)	100%	n/a <u>100%</u>	100%

j. Modification to Exhibit C1, Section 10

1. Correct typographical errors in Section 4C.14.1.B.3. (Development Review Threshold Package 3) to state the following:

Development Review Threshold Package 3

- a. Project Review Thresholds

When the applicable Development Standards District (Part 4B) specifies development review threshold package ~~1~~ 3, the following development projects are subject to Sec. 13B.2.4. (Project Review).

- i. Any development project which creates, or results in an increase of, ~~100,000~~ 150,000 square feet or more of nonresidential floor area.
- ii. Any development project which creates, or results in an increase of, ~~100~~ 150 or more dwelling units.
- iii. Any development project that includes drive-through lanes which results in a net increase of 500 or more average daily trips.
- iv. Any change of use which results in a net increase of 1,000 or more average daily trips.
- v. Any one unit development with a floor area of 17,500 square feet or larger located in the Hillside Area Map (Sec. 1.4.4).
- vi. Major Development Project Review Thresholds When the applied Development Standards District (Part 4B) specifies Development Review Threshold Package ~~1~~ 3, development projects having one or more of the characteristics listed below are subject to Sec. 4C.14.C.3. (Supplemental Procedure):
- vii. Any development project that creates or results in an increase of 250,000 square feet or more of warehouse floor area.
- viii. Any development project that creates or results in an increase of 250 or more lodging units.
- ix. Any development project that creates or results in an increase of 200,000 square feet or more of floor area in other non-residential or non-warehouse uses.

k. Modification to the Zoning Maps of the Harbor LA Plans (Exhibit C2)

1. Correct the suffix of all zones located in the Oil District from the suffix "OL" to "O".
2. On February 8, 2024, Council Member for District 15, Tim McOsker, recommended an update to the Community Plan Policy Document Implementation Programs Section, Program 24 Small Business Assistance Programs, to include the following policy: Continue and expand subcontracting goals on local projects of at least: 15% Small Business Enterprise Goals (SDVBE) and 10% minority business goals (MBE).
3. On January 23, 2025, the City Planning Commission partially amended its decision from February 8, 2024 to include a parcel-specific amendment for the property located at 1020 North McFarland Avenue; APN 7425008009. In addition, the CPC modified the Findings to support the proposed amendment.
 - a. **Modify** the land use and zoning for 1020 N McFarland Avenue as follows:
 1. Modify the General Plan Land Use designation from Low Residential GPLU to Hybrid Industrial GPLU;
 2. Modify the zoning from [H1-FY1-12][RG2-1L][O] to [LB3-G3-14][IX6-15][O].