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August 20, 2025

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**REVISED ACTIONS TO MODIFY THE WILMINGTON-HARBOR CITY COMMUNITY PLAN
(PART OF THE HARBOR LA COMMUNITY PLANS PROGRAM); CF 25-0774; CASE NO.
CPC-2018-6402-CPU; ENV-2019-3379-EIR**

An update to the Wilmington-Harbor City Community Plan has been submitted by the City Planning Commission, and the Mayor, for consideration by the City Council. Following the City Planning Commission's recommendation for approval of the community plan, several modifications have been introduced by the Department of City Planning, modifications are enumerated discussed in detail in a separate document submitted to CF-25-0774 dated August 20, 2025 and titled "Director of Planning Technical Memo to PLUM." Where appropriate that document conveys detailed recommendations.

Should the PLUM Committee, and ultimately the City Council, wish to incorporate the changes described in the Director of Planning Technical Memo to PLUM, the following actions should be taken:

1. **Adopt** the Findings in the Staff Recommendation Reports, located in Council File No. 25-0774, in the document dated February 8, 2024 and January 23, 2025, and identified as, "Exhibit A: Staff Recommendation Report and Technical Modifications," and the Findings located in the Council File document dated February 8, 2024 and January 23, 2025, and identified as "Exhibit B: City Charter, LAMC, and General Plan Findings".

2. **Find** that the City Planning Commission reviewed and considered the Draft Environmental Impact Report (City EIR No. ENV-2019-3379-EIR and State Clearinghouse No. 2019080248).
3. **Adopt** the Resolution located in the Council File in the document dated February 8, 2024 and January 23, 2025 and identified as, "Exhibit C: Resolution Certifying EIR and Adopting General Plan Elements," to certify the EIR, and adopt the Mitigation Measures, the EIR Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring Program.
4. **Instruct** the Director of City Planning to amend the Environmental Protection Measures (EPMs) pursuant to Division 4C.13 (Environmental Protection) of the New Zoning Code as appropriate to implement the MMP.
5. **Instruct** the Director of City Planning to adopt the proposed Environmental Protection Measure shown in the Council File document dated August 20, 2025, and identified as "PLUM Technical Memo" into the Chapter 1A Environmental Protection Measure Handbook pursuant to Division 4C.13 (Environmental Protection) of the New Zoning Code, to implement the adopted Mitigation and Monitoring Program.
6. **Authorize** the Department of City Planning to finalize the necessary General Plan land use designation maps, zone ordinances to be presented to the City Council, and authorize the Department of City Planning to make additional, non-substantive text edits to the plan policy documents and land use designation maps to correct typographical errors, and make other technical corrections/ modifications to the zoning ordinances as necessary.
7. As the City is adopting several ordinances and resolutions as part of the Harbor Community Plan Update, **authorize** City Planning within a year of the effective dates of the ordinances and resolutions to update the ordinances and resolutions as follows:
 - a. As deemed necessary by the Director, City Planning may prepare technical corrections to the ordinances and resolutions adopted through Council File 25-0774 in order to correct citations and typographical errors that do not result in substantive changes to the policies adopted by the City Council through **Council File 25-0774** in their approval of the final ordinances and resolutions, in consultation with the City Attorney. Such technical corrections may include:
 - i. Corrections to typographical errors and citations.
 - ii. Stylistic and formatting consistency edits
 - iii. Corrections to ensure consistency between provisions.
 - iv. Corrections to clarify the implementation of a provision.
 - v. Updates to illustrations or graphics to align with the text of the ordinance or resolution.
 - vi. Corrections to map errors
 - b. City Planning will bring those corrections to the City Council for final approval.
8. **Adopt** the Resolution located in the document dated February 8, 2024 and January 23, 2025, and identified as, "Exhibit C: Resolution Certifying EIR and Adopting General Plan Elements," to do the following:

- a. Adopt the new Wilmington-Harbor City Community Plan policy document in the document dated February 8, 2024 and January 23, 2025, and identified as, "Exhibit C1 Community Plan Policy Document," and
- b. Adopt the General Plan Land Use Map for the Wilmington-Harbor City Community Plan, inclusive of Symbols, Footnotes, and Corresponding Zone and Land Use Nomenclature located in the document dated February 8, 2024 and January 23, 2025, and identified as "Exhibit C3 Proposed General Plan Land Use Map," and the General Plan Land Use Change Maps and Matrices located in the document dated February 8, 2024 and January 23, 2025, and identified as, "Exhibit C4 General Plan Land Use Change Maps and Matrices;" and
- c. Amend the Citywide General Plan Framework Element, as shown in the document dated February 8, 2024, and identified as, "Exhibit C5 General Plan Framework Amendments." and
- d. Amend the Mobility Plan 2035 to reclassify selected streets and Enhanced Networks, as shown in the document dated February 8, 2024, and identified as, "Exhibit C6 Mobility Plan 2035 Amendments".

9. Request the City Attorney to prepare and present the following ordinances for the City Council adoption:

- a. The proposed Chapter 1A Zoning Code ordinance, located in the Council File document dated April 20th, 2023, and identified as "Exhibit E1: Ordinance Amending Chapter 1A of the Los Angeles Municipal Code," and the proposed Chapter 1A Zoning Code Maps, located in the Council File document dated February 8, 2024 and January 23, 2025, and identified as "Exhibit E2: Zoning Code Maps;" and
 - i. Include amendments identified in the Council File Document dated August 20, 2025 and titled Director of Planning Technical Memo to PLUM, inclusive of the Live- Work Neighborhood (IX6) Use District as prepared by the Harbor LA Community Plans, as shown in Appendix I to supersede the previously presented version of the IX6 Use District as introduced by the Boyle Heights Community Plan Update (Council File No. 23-0861), and to all concurrent Form and Legality review,
 - ii. If the Council adopts a citywide ordinance banning oil wells during the form and legality review process for the Harbor zoning ordinances, then the City Attorney is further requested to revise the Harbor zoning ordinances accordingly to align with the citywide ordinance, and
- b. The proposed Hazardous Sites Map, as shown in the in the **Council File** in the document dated February 8, 2024, and identified as "Exhibit D2 – Hazardous Sites Map;" and
- c. The proposed Conservation District and Individual Historic Resources Supplemental District and Map, as shown in **Council File** the in the document dated February 8, 2024, and identified as "Exhibit D3 - Protected Historic Resources: Conservation District and Individual Historic Resources Map;" and
- d. The proposed Wilmington-Harbor City Local Affordable Housing Map, as shown in the **Council File** in the document dated February 8, 2024, and identified as "Exhibit D4 - Local Affordable Housing Map;" and
- e. The proposed ordinance to amend the Clean Up Green Up (CUGU) Ordinance, as shown in **Council File** the document dated February 8, 2024, and identified as, "Exhibit D5 - Clean Up Green Up (CUGU) Overlay Amendment".

10. **Consider** the accompanying ORDINANCE dated February 8, 2024 and January 23, 2025 amending Section 12.04 of the Los Angeles Municipal Code effectuating Zoning District Changes in the Wilmington-Harbor City Community Plan Area, and **INSTRUCT** the Planning Department to transmit the Ordinance, with the following modifications, back to Council to be considered for adoption when the Ordinances are considered at Council:

- a. Amend the Zoning Map to change the areas identified in the Council File Document dated August 20, 2025 and titled Director of Planning Technical Memo to PLUM.

11. **Instruct** the Director of City Planning to adopt the "Hillside Area Maps" of the New Zoning Code pursuant to Section 1.5.1.B.1 (Adoption and Maintenance of Zoning Code Maps) of Chapter 1A of LAMC, shown in the Council file as transmitted by the Planning Department on August 20, 2025 and identified as "PLUM Technical Memo" to enable hillside regulations of Chapter 1A.

12. **Consider** modifications to the enabling language of Exhibit D1 - Zoning Maps and Matrices as described in the Council File Document dated August 20, 2025 and titled Director of Planning Technical Memo to PLUM and **INSTRUCT** the Planning Department to transmit the Ordinance, with the following modifications, back to Council to be considered for adoption when the Ordinances are considered at Council.

Sincerely,



VINCENT P. BERTONI, AICP
Director of Planning

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