

To: The Council

Date: 07/9/2025

From: Mayor

Council District(s): 15

WILMINGTON-HARBOR CITY COMMUNITY PLAN UPDATE

I herewith approve the City Planning Commission's action and
transmit this matter for your consideration.

A handwritten signature in black ink that reads "Karen Bass". The signature is fluid and cursive, with the first name "Karen" and the last name "Bass" clearly distinguishable.

KAREN BASS
Mayor

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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KAREN BASS
MAYOR

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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

June 10, 2025

The Honorable Karen Bass
Mayor, City of Los Angeles
City of Los Angeles
City Hall, Room 303
Los Angeles, California 90012

Dear Mayor Bass:

WILMINGTON-HARBOR CITY COMMUNITY PLAN UPDATE (HARBOR LA COMMUNITY PLANS); CPC-2018-6402-CPU; ENV-2019-3379-EIR

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the combined February 8, 2024 and January 23, 2025 actions of the City Planning Commission approving the proposed General Plan amendments to the Wilmington-Harbor City Community Plan as part of the Harbor LA Community Plans, Framework Element and Circulation Element (Mobility Plan 2035).

The proposed General Plan amendments to the Wilmington-Harbor City Community Plan, and related amendments to the Framework Element and Mobility Element, are submitted to you for your recommendation, which is to be forwarded to the City Council as specified by Section 13B.1.1 of the Los Angeles Municipal Code of Chapter 1A.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed amendments to the Wilmington-Harbor City Community Plan, General Plan Framework Element, Mobility Element, as well as the adoption of ordinances to implement the Wilmington-Harbor City Community Plan, including amendments to the New Zoning Code, New Zoning Code Maps, the zoning map, new Local Affordable Housing Incentive Program Map, Hazardous Sites Map, and Historic Resources Map including adoption of amendments to the Clean Up Green Up (CUGU) Overlay will be consistent with the City's General Plan.

Your action is requested on the proposed General Plan amendments as specified by Section 13B.1.1 of the LAMC of Chapter 1A. The zone changes will be transmitted to you following the City Council's action.

RECOMMENDATION

That the Mayor:

1. Concur in the attached action of the City Planning Commission relative to its approval of the proposed General Plan amendments for the Wilmington-Harbor City Community Plan; and
2. Recommend that the City Council adopt the attached Findings of the City Planning Commission relative to the General Plan amendments; and
3. Recommend that the City Council adopt, by Resolution, in attached Exhibit C, the following:
 - a. Updated Wilmington-Harbor City Community Plan, inclusive of the policy text and amendments to the Citywide General Plan Land Use Map for the Wilmington-Harbor City Community Plan Area, as shown in the attached Exhibits C1, C3, and C4;
 - b. Amendments to the General Plan Framework Element, as shown in the attached Exhibit C5;
 - c. Amendments to the Circulation Element (Mobility Plan 2035), as shown in the attached Exhibit C6.

Sincerely,



VINCENT P. BERTONI, AICP
Director of Planning

VPB:SMMB:ms:ja

Enclosures

1. City Planning Commission Action
2. [A – Staff Recommendation Report and Technical Modifications](#)
3. [B – City Charter, LAMC, and General Plan Findings](#)
4. [C – Resolution Certifying the EIR and Adopting General Plan Elements](#)
5. [C1 – Community Plan Policy Document \(Plant Text\)](#)
6. [C2 – Existing General Plan Land Use Map](#)
7. [C3 – Proposed General Plan Land Use Map](#)
8. [C4 – General Plan Land Use Maps and Matrices](#)
9. [C5 – General Plan Framework Amendments](#)
10. [C6 – Mobility Plan 2035 Amendments](#)

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DEPUTY DIRECTOR

July 9, 2025

The Honorable City Council
City of Los Angeles
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

PLUM COMMITTEE CONSIDERATION ITEMS FOR THE WILMINGTON-HARBOR CITY COMMUNITY PLAN (AS PART OF THE HARBOR LA COMMUNITY PLAN UPDATE PROGRAM); CASE NO. CPC-2018-6402-CPU; ENV-2019-3379-EIR

The Wilmington-Harbor City Community Plan ("Proposed Project") was recommended for approval by the City Planning Commission (CPC) at its meeting on February 8, 2024 and January 23, 2025. The Proposed Project included all of the following proposed ordinances:

- Zone Change Maps & Matrices (Exhibit D1)
- Hazardous Sites Map (Exhibit D2)
- Protected Historic Resources: Conservation District and Individual Historic Resources Map (Exhibit D3)
- Local Affordable Housing Map (Exhibit D4)
- Clean Up Green Up (CUGU) Overlay Amendment (Exhibit D5)
- New Zoning Code Chapter 1A Amendments (Exhibit E1)

Los Angeles City Planning has prepared the following list of recommended actions on the Proposed Project should the City Council desire to adopt the CPC recommendations on the Proposed Project.

Below is a list of **recommended actions** on the Proposed Project:

1. **Adopt** the Findings in the Staff Recommendation Reports, located 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 document dated on February 8 2024 and January 23, 2025, and identified as "Exhibit B - City Charter, LAMC, and General Plan Findings," as the Council 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 document dated February 8, 2024 and January 23, 2025 and identified as, "Exhibit C: Resolution Certifying EIR and Adopting GPA," to certify the EIR, and adopt 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. **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 authorized 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 the zoning ordinances as necessary.
6. **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 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 in the dated February 8, 2024, and identified as, "Exhibit C6 Mobility Plan 2035 Amendments".
7. **Adopt** the draft ordinance to amend the Zoning Map, located in the document dated February 8, 2024 and January 23, 2025, and identified as, "Exhibit D1 Zone Change Map and Matrices".
8. **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 document dated February 8, 2024, and identified as "Exhibit E1 - CPC Ordinance Amending Chapter 1A of the Los Angeles Municipal Code;" and the proposed Chapter 1A

Zoning Code Maps, located in the document dated February 8, 2024 and January 23, 2025 and identified as "Exhibit E2 Zoning Code Maps;" and

- b. The proposed Hazardous Sites Map, as shown in the 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 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 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 the document dated February 8, 2024, and identified as, "Exhibit D5 - Clean Up Green Up (CUGU) Overlay Amendment".

Sincerely,



VINCENT P. BERTONI, AICP
Director of Planning

VPB:SMMB:ms:ja