

## ATTACHMENT 1

### MODIFICATIONS TO THE HARBOR LA COMMUNITY PLANS UPDATE BY THE CITY PLANNING COMMISSION AT ITS MEETING ON FEBRUARY 8, 2024 CPC-2018-6404-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, Harbor Gateway 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.C~~ 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.C~~ 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).

2. 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 Harbor Gateway Community Plan Policy Document has been modified as follows:

- i. Page 6: Paragraph 4: The development pattern described in the Framework Element provides direction and guidance for the city as a whole, as well as for neighborhoods such as Harbor Gateway. Targeted industrial land will be transitioned to other land uses to ensure compatibility with adjacent neighborhoods.
- ii. Page 25: LU 1.6 Support the homeowner's choice to ~~implement a reasonable accommodation 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).
- iii. Page 25: LU 1.13 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 30: LU 10.2 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 40. 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)
- vi. Page 46: 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.
- vii. Page 55: 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.
- viii. Page 56: MC 7.1 Encourage ~~A~~ a parking supply that is efficient, serves economic development and facilitates all modes of transportation.
- ix. Page A-2 : State law requires that the General Plan contain eight elements: Land Use, Circulation Transportation, Housing, Conservation, Open Space, Noise, Ssafety and Eenvironmental 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. Harbor Gateway (Exhibit A7) modifications are as follows:

| STREET NAME         | ORIENTATION | SEGMENT BEGINNING | SEGMENT ENDING   | EXISTING (MP 2035) DESIGNATION | HG PROPOSED DESIGNATION       | PROPOSED RIGHT-OF-WAY WIDTH | PROPOSED ROADWAY WIDTH | PROPOSED SIDEWALK WIDTH   |
|---------------------|-------------|-------------------|------------------|--------------------------------|-------------------------------|-----------------------------|------------------------|---------------------------|
| Gardena Blvd        | E/W         | Vermont Avenue    | Estrella Avenue  | Avenue II                      | Modified Ave II               | <del>86'</del> <u>80'</u>   | 56'                    | <del>10'</del> <u>12'</u> |
| Del Amo Blvd        | E/W         | Western Avenue    | Denker Avenue    | Avenue I                       | Modified Industrial Collector | <del>68'</del> <u>60'</u>   | 48' <u>30'</u>         | 5' <u>15'</u>             |
| Sepulveda Boulevard | E/W         | Western Avenue    | Normandie Avenue | Boulevard II                   | Modified Boulevard II         | <del>106'</del>             | 86'                    | <del>10'</del>            |

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

- 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> | <b><u>P*</u></b> | <b><u>Screening</u></b><br><br><u>Frontage screen</u><br><br><u>Transition screen</u><br><br><b><u>Outdoor sound system</u></b>                                                                                                                                                                      | <u>F-Screen 3</u>                      |
|                                                             |                  |                                                                                                                                                                                                                                                                                                      | <u>T-Screen 1</u>                      |
|                                                             |                  |                                                                                                                                                                                                                                                                                                      | <u>Prohibited</u>                      |
| <u>Electric Vehicle Charging Facility, Large Vehicle</u>    | <b><u>P*</u></b> | <b><u>Use separation (min)</u></b><br><br><u>Sensitive Use</u><br><br><br><br><u>Residential or Agricultural Use District</u><br><br><br><br><b><u>Relief</u></b><br><br><b><u>Screening</u></b><br><u>Frontage screen</u><br><br><u>Transition screen</u><br><br><b><u>Outdoor sound system</u></b> | <u>200'</u>                            |
|                                                             |                  |                                                                                                                                                                                                                                                                                                      | <u>200'</u>                            |
|                                                             |                  |                                                                                                                                                                                                                                                                                                      | <u>C2</u>                              |
|                                                             |                  |                                                                                                                                                                                                                                                                                                      | <u>F-Screen 3</u><br><u>T-Screen 1</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 vans. 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% | <del>n/a</del> <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 McOske,, recommended an update to the Community Plan Policy Document Implementation Programs Section, Program 23 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).