

RESOLUTION

WHEREAS, the subject property is located within the area covered by the Wilmington-Harbor City Community Plan ("Community Plan"), which was adopted by the City Council on July 14, 1999 (CF 98-1619); and

WHEREAS, the applicant is proposing the improvement and expansion of an existing one-story, 42-foot tall, 221,496 square-foot cold storage facility, resulting in a two-story, 65-foot tall, 267,960 square foot facility, with a total 0.36:1 Floor Area Ratio ("FAR"). The expansion includes the demolition of 27,157 square feet of an existing cold dock for a new 71,331 square feet freezer, resulting in a net addition of 44,174 square feet of new floor area. The improvements include 2,290 square feet of a new engine/mechanical room, electrical room, and fire pump room. The project also involves a new automated racking system, other improvements and reducing the length of the existing double rail spur. The project will provide 114 parking spaces, with no (0) trees to be removed, and the grading of less than 500 cubic yards of soil and import of 7,000 cubic yards of soil; and

WHEREAS, to carry out the above-referenced project, the applicant has requested a General Plan Amendment to amend Footnote No. 10 of the Community Plan to allow a site-specific 65-foot height limit; and

WHEREAS, the General Plan Amendment is consistent with Charter Sections 555, 556, and 558, representing an Amendment in Part of the Wilmington-Harbor City Community Plan, representing a change to the social, physical and economic identity of the project site; and

WHEREAS, the City Planning Commission at its meeting of August 14, 2025, approved the foregoing General Plan Amendment; and

WHEREAS, the General Plan Amendment is necessary to achieve and maintain consistency between zoning and the adopted Community Plan as required by California State law; and

WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and the City Planning Commission have transmitted their recommendations; and

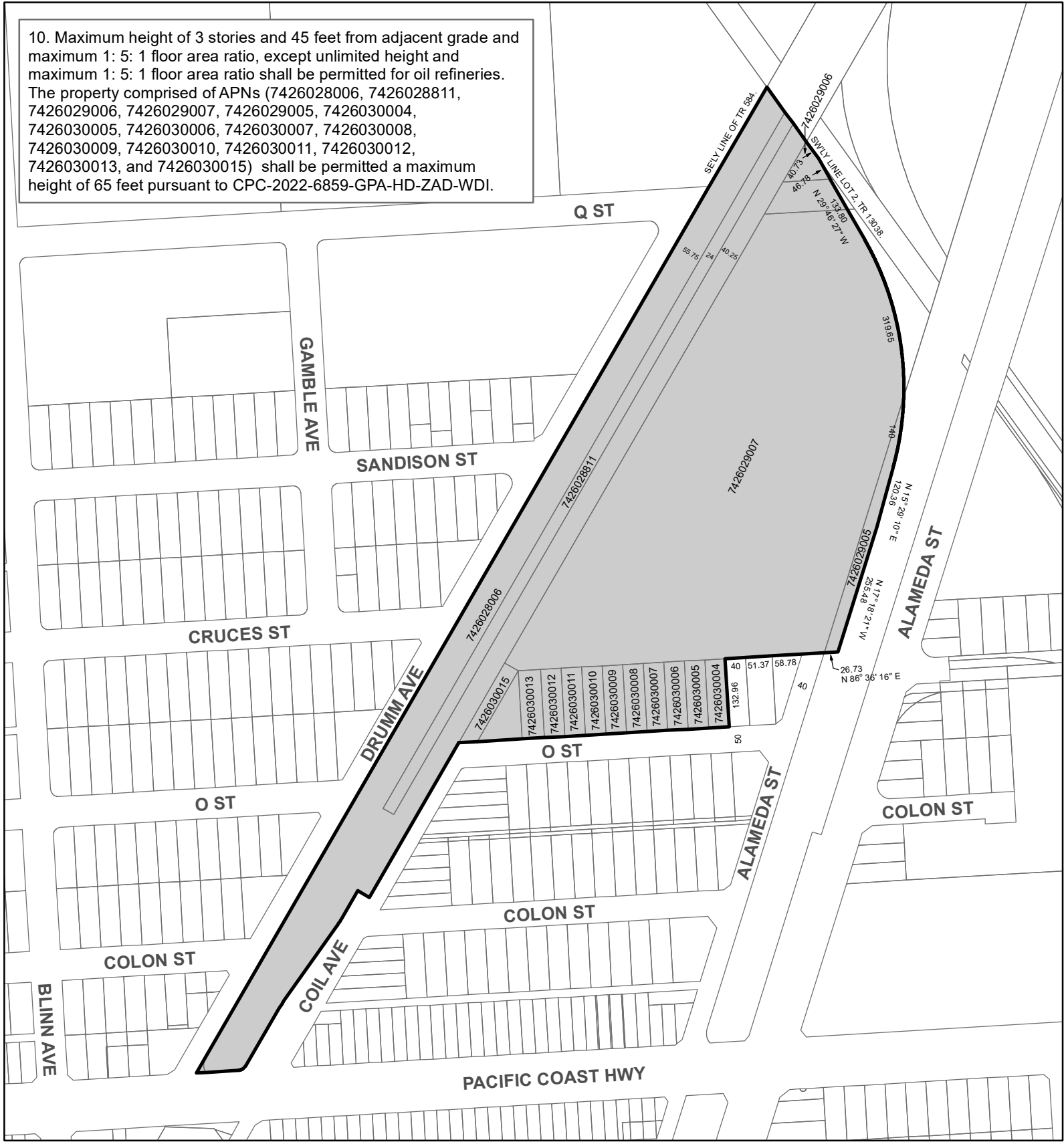
WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the Wilmington-Harbor City Community Plan to designate allowable heights in an orderly and unified manner; and

WHEREAS, the subject request would provide for a more logical and uniform pattern of planned land use development that is compatible with surrounding land use designations on the General Plan; and

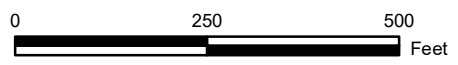
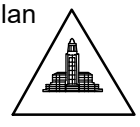
WHEREAS, the project has been reviewed by Negative Declaration, ENV-2022-6860-ND, in accordance with the City's Guidelines for implementation of the California Environmental Quality Act ("CEQA") by the City Planning Department.

NOW, THEREFORE, BE IT RESOLVED that the Community Plan shall be amended as shown on the attached General Plan Amendment Map.

10. Maximum height of 3 stories and 45 feet from adjacent grade and maximum 1: 5: 1 floor area ratio, except unlimited height and maximum 1: 5: 1 floor area ratio shall be permitted for oil refineries. The property comprised of APNs (7426028006, 7426028811, 7426029006, 7426029007, 7426029005, 7426030004, 7426030005, 7426030006, 7426030007, 7426030008, 7426030009, 7426030010, 7426030011, 7426030012, 7426030013, and 7426030015) shall be permitted a maximum height of 65 feet pursuant to CPC-2022-6859-GPA-HD-ZAD-WDI.



Footnote #10 amended for the Wilmington - Harbor Community Plan General Plan Land Use Map.



CPC-2022-6859-GPA-HD-ZAD-WDI
CF/ R34 WILMINGTON - HARBOR CITY 082025

