

EXHIBIT C5:

General Plan Framework Amendments

San Pedro Zoning Code Update

CPC-2025-7122-GPA-ZC-CPIO-SP-CA; ENV-2020-6762-EIR-ADD4

Recommended by the City Planning Commission (CPC) on June 11, 2026

Amendments to the Framework Element are denoted in a tracked change format. New text is underlined and bolded, while modified existing text or deleted text is indicated by a strikethrough. The Framework Element is amended as follows:

1. Add the following Appendix A to the Framework Element:

Appendix A: LAMC Chapter 1A Land Use Designations Table

This appendix establishes new land use designations and describes the relationship between the Framework Element, the new land use designations, and the new Citywide Zoning Ordinance, codified at Chapter 1A of the Los Angeles Municipal Code.

General Plan Land Use Designation Descriptions

Regional Center

Regional Center areas function as hubs of regional commerce and activity, and are usually located near major transportation hubs or along major transportation corridors. The building form ranges from Mid-Rise to High-Rise, active shopfronts along active streets. Regional Centers typically provide a significant number of jobs, in addition to residential, retail, government, entertainment and cultural facilities, and health facilities on a regional scale. The residential density generally ranges from 1 unit per 400 square feet of lot area to 1 unit per 200 square feet of lot area; residential density may also be to limited by floor area.

Community Center

Community Centers are vibrant places of activity typically located along commercial corridors, in concentrated nodes, or adjacent to major transit hubs. The building form is Moderate-Rise, Mid-Rise, and Low 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 a to 1 unit per 400 square feet of lot area.

Villages

Villages are characterized by walkable and fine-grained block patterns that serve as historic and cultural regional niche market destinations. The building form ranges from Low-Rise to Mid-Rise. Commercial uses, such as restaurants, retail, services, and small offices may be interspersed with a range of housing types; commercial uses on the ground

floor help promote a pedestrian atmosphere. Adaptive reuse of historic buildings and infill development is responsive to the historic and cultural legacy of these areas. The residential density generally ranges from 1,200 square feet of lot area to being limited by floor area.

High Medium Residential

High Medium Residential areas provide a concentration of multi-unit housing and are typically located near commercial or employment centers or near transit lines and stops. The building form is High-Rise, Moderate-Rise, and Mid-Rise and the residential density is 1 unit per 400 square feet of lot area.

Neighborhood Center

Neighborhood Center areas are focal points for surrounding residential neighborhoods and include uses that serve the needs of residents and employees. The building form ranges from Low Rise to Mid Rise and is characterized by pedestrian-scale commercial development. Uses generally include a mix of residential and commercial uses, such as local businesses and services. The residential density generally ranges from 1 unit per 4,200 **1,500** square feet of lot area to 1 unit per 400 square feet of lot area.

Medium Neighborhood Residential

Medium Neighborhood Residential areas are primarily residential and may integrate limited local-serving commercial uses; these neighborhoods are adjacent and connected to commercial and employment areas. The building form ranges from Very Low Rise to Low Rise, and buildings are typically oriented toward the street. The residential density ranges from 1 unit per 4,000 **1,500** square feet of lot area to being limited by floor area.

Medium Residential

Medium Residential areas provide a concentration of multi-unit housing and are typically located near commercial or employment centers. The building form ranges from Very Low Rise to Low Rise. Supportive institutional uses may also be provided in certain Residential Use Districts. The residential density generally ranges from 1,000 square feet of lot area ~~a~~ to 1 unit per 800 square feet of lot area.

Low Neighborhood Residential

Low Neighborhood Residential areas are primarily residential and may integrate limited local-serving commercial uses; these neighborhoods are adjacent and connected to commercial and employment areas. The building form is Very Low Rise and buildings are

typically oriented towards the street. The residential density generally ranges from 2 units per lot to 1 unit per 1,000 square feet of lot area.

Low Medium Residential

Low Medium Residential areas provide multi-unit housing, ranging from duplexes to small scale apartments, generally near neighborhood-serving uses. The building form ranges from ~~Hillside Large Lot~~ House Scale to Low Rise. The residential density generally ranges from 2 units per lot to 1 unit per 1,000 square feet of lot area.

Low Residential

Low Residential areas provide single unit housing, typically set away from centers of activity. The building form ranges from ~~Large Lot~~ House Scale to Low Rise. The minimum size of each lot is 4,000 square feet and residential density is limited to one unit per lot.

Compact Residential

Compact Residential areas are predominantly pedestrian-scale residential neighborhoods with compact lots and blocks, but corner lots may contain neighborhood-scaled shops and amenities that provide local services. The building form is House Scale. The minimum size of each lot typically ranges from 3,000 square feet to 5,000 square feet. The residential density generally ranges from 1 unit per lot to 4 units per lot.

Hybrid Industrial

Hybrid Industrial areas preserve productive activity and prioritize employment uses, but may accommodate live/work uses or limited residential uses. The building form ranges from Low-Rise to Mid-Rise. Uses include light industrial, commercial, and office, with selective live/work uses. The residential density generally ranges from 1 unit per 1,500 square feet of lot area to limited by floor area.

Light Industrial

Light Industrial areas preserve and sustain industrial activity while serving as a jobs base. The building form ranges from Very-Low Rise to Low Rise and the site layout typically varies to accommodate a range of industries. Uses include manufacturing, warehouse and distribution, research and development, office, and limited commercial. Housing is generally not permitted in Light Industrial areas, but limited residential uses may be allowed, for example, through adaptive reuse of existing buildings.

Markets

Markets are bustling centers of commercial activity, each with its own mini-economy of specialized commercial uses, including wholesale. The building form generally ranges from Low Rise to Moderate-Rise. Adaptive-reuse and rehabilitation of structures and warehouses maintain the built environment and support sustainable development. Uses also include retail, limited housing, and goods movement activities. The residential density is limited by floor area.

Industrial

Industrial areas are centers of industrial activity while serving as a regional jobs base. The building form is Very-Low Rise to Low Rise. Site layout and development in these areas are flexible to accommodate a range of vehicles, equipment, and industries. Uses include office, warehouse, distribution, heavy manufacturing, recycling and waste transfer, utilities, and mining. The Industrial designation does not allow residential uses.

Open Space

Open Space areas primarily serve as public recreational sites or parks but can include reservoirs and nature reserves. These largely open areas are intended for passive and active outdoor recreation, public gathering, and education. The building form, if there are accessory structures or buildings on site, typically facilitates recreational and/or communal activities, such as playground equipment, restrooms, and community centers. Open Space is characterized by Very Low-Rise Form Districts. The Open Space designation ~~does not allow residential uses~~ **allows residential uses on a very limited basis.**

Public Facilities

Public Facilities areas serve as centers of life, promoting governmental, institutional, and cultural functions. These areas provide for the use and development of land typically owned by government agencies. The building form generally ranges from House Scale to ~~Mid-High~~ **High** Rise, with a variety of site layouts and flexible building designs that support civic activity and an active public realm. Uses may include government offices, libraries, schools, service systems and housing, **where permitted.** ~~In areas where housing is permitted, the density is limited by floor area.~~

Relationship of Framework Element and New Land Use Designations

The General Plan Framework summarizes key land use issues and identifies opportunities. The Long-Range Land Use Diagram (General Plan Framework, Figures 3-1

through 3-4) depicts where land use categories are appropriate, and broadly identifies what intensities and densities, heights, and general uses are contained within those categories. This Appendix expands on existing land use categories and introduces new Land Use categories, creating Land Use Designations to guide and correspond to the City's New Zoning Code adopted through Chapter 1A of the Los Angeles Municipal Code (LAMC). The Land Use Designations in Appendix A and the City's New Zoning Code will implement the objectives and policies of the Framework Element, including but not limited to 3.1.5, 3.2.1, 3.2.2, 3.2.4, 3.4, and 3.4.1, 3.4.3, by creating a more flexible and refined zoning tools and land use categories that will better allow amendments to community plans to create categories that reflect local conditions, parcel characteristics and public input, and facilitate the local communities identification of uses, densities and design characteristics for development and public streetscape; will help provide a pattern of development consisting of distinct districts, centers boulevards and neighborhoods that are differentiated by their functional role, scale and character; establish patterns and types of development that improve the integration of housing with commercial uses and the integration of public services and various densities of residential development within neighborhoods at appropriate locations; and establish incentives for the accommodation of growth and development in the districts, centers and mixed-use boulevards targeted for growth.

Land Use Designations are introduced in Appendix A to differentiate those areas in the city that have adopted and implemented Chapter 1A of the LAMC and those that have not. These Land Use Designations shall only be for use and reference for properties where zoning districts established in LAMC Chapter 1A are adopted and implemented. This includes the following Community Plan or Specific Plan Areas:

- Downtown Community Plan Area
- Boyle Heights Community Plan Area
- Harbor Gateway Community Plan Area
- Wilmington-Harbor City Community Plan Area
- San Pedro Community Plan Area

The Appendix 1A Land Use Designations and LAMC Chapter 1A zoning standards shall be used in updates to community plans consistent with the Framework Element objectives and policies, including those found in Chapter 3. For purposes of Tables 3-3, 3-5, 3-9, and their associated policies, the following Appendix A Land Use Designations shall be consistent with the "Land Use Designations" in those tables. However, the appropriate uses and intensities for the Framework Element Land Use Categories is not limited to the Appendix A Land Use Designations identified in the table below under the "Land Use Designation" column, but shall be determined at the time of a Community Plan update consistent with the Framework Element's intent to be a guiding document.

Zoning Correspondence

The new land use designations are implemented through the Zoning Code, codified at Chapter 1A of the LAMC. The Zoning Code establishes Form Districts, Use Districts, and Density Districts. The following summarizes the general use, form, and density district correspondence for the Land Use designations which should guide Community Plan Updates. Specific floor area ratio, height, and density allowances are determined through the Community Plan update process.

Form Districts established in LAMC Chapter 1A Article 2 are organized into the following categories: High-Rise, Moderate-Rise, Mid-Rise, Low-Rise, Very Low-Rise, House, Estate, and Rural Form Districts. Within each category, there may be various individual Form Districts with unique limitations, including but not limited to FAR and Height Limits. The tables below provide guidance for the categories of Form Districts that correspond to each General Plan Land Use Designation. For more details on the Form District structure, see LAMC Chapter 1A Sec. 2A.1.5.

Use Districts established in LAMC Chapter 1A Article 5 are organized into the following categories: Open Space, Agricultural, Residential, Residential-Mixed, Commercial-Mixed, Commercial, Industrial-Mixed, Industrial, and Public Use Districts. Within each category, there may be various individual Use Districts with unique limitations and regulations, including but not limited to permitted uses and operating standards. The tables below provide guidance for the categories of Use Districts that correspond to each General Plan Land Use Designation.

Density Districts established in LAMC Chapter 1A Article 6 regulate the number of household living units or group living units that are permitted on a lot. The tables below provide guidance for the categories of Density Districts that correspond to each General Plan Land Use Designation.

When using LAMC Chapter 1A, refer to the following Table 3-6a in place of Framework Element Table 3-6.

Table 3-6a Framework Land Use Category: Regional Centers (Implements Policy 3.10.1)

<u>Appendix A General Plan Land Use Designation</u>	<u>Corresponding Form Districts</u>	<u>Corresponding Use Districts</u>	<u>Corresponding Density Districts</u>
Regional Center	<u>High-Rise, Moderate-Rise, Mid-Rise</u>	Commercial Mixed	4

When using LAMC Chapter 1A, refer to the following Table 3-5a in place of Framework Element Table 3-5.

Table 3-5a Framework Land Use Category: Community Centers (Implements Policy 3.9.1)

<u>Appendix A General Plan Land Use Designation</u>	<u>Corresponding Form Districts</u>	<u>Corresponding Use Districts</u>	<u>Corresponding Density Districts</u>	<u>Corresponding Special Districts</u>
Community Center	Moderate-Rise, Mid-Rise, Low-Rise	Commercial-Mixed, <u>Residential-Mix, Residential</u>	FA, 4, 8	<u>OSP</u>
Villages	Mid-Rise*, Low-Rise*	Commercial-Mixed	FA, 6, 10, 12	

*Denotes where Form Districts with a Height Limit in Stories or Feet may correspond, but those that are limited solely by FAR may not.

When using LAMC Chapter 1A, refer to the following Table 3-4a in place of Framework Element Table 3-4.

Table 3-4a Framework Land Use Category: Neighborhood Districts (Implements Policy 3.8.1)

<u>Appendix A General Plan Land Use Designation</u>	<u>Corresponding Form Districts</u>	<u>Corresponding Use Districts</u>	<u>Corresponding Density Districts</u>
Neighborhood Center	<u>Mid-Rise,</u> Low-Rise	Commercial-Mixed	4, 8, 10, 12, <u>15</u>

When using LAMC Chapter 1A, refer to the following Table 3-3a in place of Framework Element Table 3-3.

Table 3-3a Framework Land Use Category: Multi-Family Residential (Implements Policy 3.7.1)

<u>Appendix A General Plan Land Use Designation</u>	<u>Corresponding Form Districts</u>	<u>Corresponding Use Districts</u>	<u>Corresponding Density Districts</u>
<u>High Medium Residential</u>	<u>Mid-Rise, Moderate-Rise, High-Rise</u>	<u>Residential-Mix, Residential</u>	<u>4</u>
Medium Neighborhood Residential	Low-Rise*, Very-Low Rise*	Residential-Mixed, Residential	FA, 6, 8, 10, <u>15</u>
Medium Residential	Very-Low Rise*, Low-Rise	Residential	8, 10, <u>15</u>
Low Neighborhood Residential	Very-Low Rise*	Residential-Mixed	15, 20, 30, 40, 2L

Low Medium Residential	Very-Low Rise*, Low-Rise, House Scale, Hillside Large Lot	Residential	10, 12, 15, 20, 30, 40, 60 , 4L, 3L, 2L
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*Denotes where Form Districts with a Height Limit in Stories or Feet may correspond, but those that are limited solely by FAR may not.

When using LAMC Chapter 1A, refer to the following Table 3-2a in place of Framework Element Table 3-2.

Table 3-2a Framework Land Use Category: Single-Family Residential (Implements Policy 3.5.1)

<u>Appendix A General Plan Land Use Designation</u>	<u>Corresponding Form Districts</u>	<u>Corresponding Use Districts</u>	<u>Corresponding Density Districts</u>
Low Residential	Very-Low Rise*, House Scale, Hillside House	Residential	1L
Compact Residential	House Scale	Residential	1L
Very Low Residential	Estate Scale Large Lot	Residential	1L

*Denotes where Form Districts with a Height Limit in Stories or Feet may correspond, but those that are limited solely by FAR may not.

When using LAMC Chapter 1A, refer to the following Table 3-9a in place of Framework Element Table 3-9.

Table 3-9a Framework Land Use Category: Industrial (Implements policy 3.14.2)

<u>Appendix A General Plan Land Use Designation</u>	<u>Corresponding Form Districts</u>	<u>Corresponding Use Districts</u>	<u>Corresponding Density Districts</u>
Hybrid Industrial	Mid-Rise, Low-Rise*	Industrial Mixed	FA, 8, 10, 15
Markets	Moderate-Rise, Mid-Rise, Low-Rise*	Industrial Mixed	FA, N
Light Industrial	Very-Low Rise, Low-Rise	Industrial-Mixed, Industrial	FA, N
Production	Mid-Rise*, Low-Rise*	Industrial	N
Industrial	Very-Low Rise, Low-Rise*	Industrial	N

*Denotes where Form Districts with a Height Limit in Stories or Feet may correspond, but those that are limited solely by FAR may not.

When using LAMC Chapter 1A, please see the following table for Framework Land Use
Category: Open Space (Implements policy 6.4.1)

<u>Appendix A General Plan Land Use Designation</u>	<u>Corresponding Form Districts</u>	<u>Corresponding Use Districts</u>	<u>Corresponding Density Districts</u>	<u>Corresponding Special Districts</u>
Open Space	Very Low-Rise, Low-Rise, <u>House Scale, Hillside House, Large Lot</u>	Agricultural, Open Space	1L, N	<u>SL</u>

When using LAMC Chapter 1A, please see the following table for Framework Land Use
Category: Public and Institutional (Implements policy 3.1.2)

<u>Appendix A General Plan Land Use Designation</u>	<u>Corresponding Form Districts</u>	<u>Corresponding Use Districts</u>	<u>Corresponding Density Districts</u>	<u>Corresponding Special Districts</u>
Public Facilities	High-Rise, Moderate-Rise, Mid-Rise, Low-Rise, Very-Low Rise, House Scale, <u>Hillside House, Large Lot</u>	Public	FA, 4, 8, 10, 12, 15, <u>20</u> , 30, 4L, 2L, 1L, N	
Public Facilities Freeways				FWY