

EXHIBIT A2:

Community Plan Policy Document Revisions

Harbor Los Angeles Community Plans

CPC-2018-6404-CPU (Harbor Gateway)

CPC-2018-6402-CPU (Wilmington-Harbor City)

For consideration by the City Planning Commission

February 8, 2024

Harbor Gateway Policy Document Revisions:

Policy Document (Plan Text)

Revisions to the Harbor Gateway Community Plans Policy Documents (Plan Text) include revisions, noted in underlined text, to the following policies to address broader accessibility:

Harbor Gateway Policy Document:

- Map and text revisions in Chapter 1, General Plan Land Use Descriptions beginning on page 17.

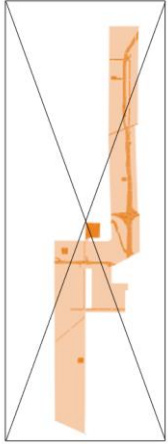
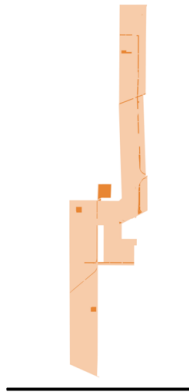
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| <p>Regional Center</p> | <p>Regional Center areas function as hubs of regional commerce and activity, and are usually located near major transportation hubs or along major transportation corridors. Buildings typically feature <u>The building form ranges from Mid Rise to High Rise,</u> 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 limited by floor area</p> |
| <p>Villages</p> | <p>Villages Villages are characterized by walkable and fine-grained block patterns that serve as historic and cultural regional niche market destinations. <u>The building form ranges from Low-Rise to Mid-Rise.</u> 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 unit per 1,200 square feet of lot area to 1 unit per 200 square feet of lot area. <u>being limited by floor area.</u></p> |

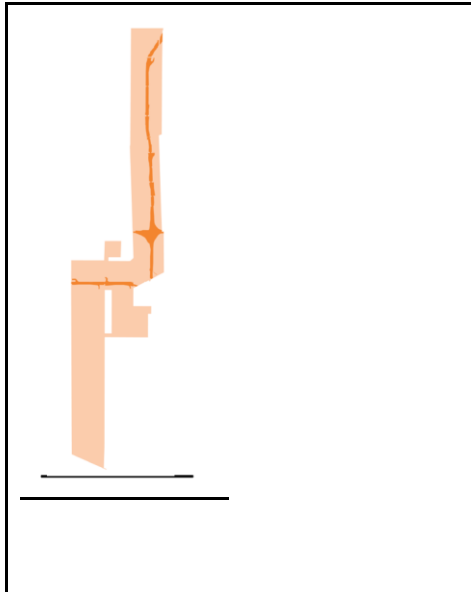
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| <p>Neighborhood Center</p> | <p>Neighborhood Center areas are focal points for surrounding residential neighborhoods and include uses that serve the needs of residents and employees. <u>The building form ranges from Low Rise to Mid Rise and is and are typically</u> 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 1,200 square feet of lot area to 1 unit per 400 square feet of lot area.</p> |
| <p>Medium Neighborhood Residential</p> | <p>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. <u>The building form ranges from Very-Low Rise to Low Rise and b</u>Buildings are typically oriented toward the street. The residential density generally ranges from 1 unit per 1,000 square feet of lot area to 4 unit per 200 square feet of lot area; the residential density of Medium Neighborhood Residential that are close to transportation hubs and/or Regional Centers may be <u>being</u> limited by floor area.</p> |
| <p>Medium Residential</p> | <p>Medium Residential areas provide a concentration of multi-unit housing and are typically located near commercial or employment centers. <u>The building form Very Low Rise to Low Rise.</u> Supportive institutional uses may also be provided in certain <u>Residential Use Districts areas</u>. The residential density generally ranges from 1 unit per 1,000 square feet of lot area to 1 unit per 800 square feet of lot area.</p> |
| <p>Low Neighborhood Residential</p> | <p>Low Neighborhood Residential areas are primarily residential and may integrate limited localserving commercial uses; these neighborhoods are adjacent and connected to commercial and employment areas. <u>The building form is Very Low Rise and b</u>Buildings are typically oriented toward the street. The</p> |

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| | residential density generally ranges from 2 to 4 units per lot, or 1 unit per 4,000 square feet of lot area 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. <u>The building form ranges from House Scale to Low Rise.</u> The residential density generally ranges from 4 unit per 3,000 square feet of lot area <u>2 units per lot</u> to 1 unit per 1,000 square feet of lot area. |
| Low Residential | Low Residential areas provide <u>single unit</u> housing, ranging from single family to fourplexes in various contexts, typically set away from centers of activity. <u>The building form ranges House Scale to Low Rise.</u> The minimum size of each lot is typically ranges from 45,000 square feet to 7,500 square feet. The residential density generally ranges from 1 unit per 6,000 square feet of lot area to 1 unit per 4,000 square feet of lot area and residential density is limited to 1 unit per lot. |
| Very Low Residential | Very Low Residential areas provide predominantly residential use, most typically in hillside areas or in flat less dense areas where parcels are larger and street grids are less compact. <u>The building form is Residential Agriculture or Estate Scale.</u> The minimum size of each lot typically ranges from 7,500 square feet to 20,000 square feet. The residential density is generally 1 unit per lot or 2 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. <u>The building form ranges from Low-Rise to Mid-Rise.</u> 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 1 unit per 200 square feet of lot area; the |

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| | <p>residential areas may also be limited by floor area.</p> |
| Light Industrial | <p>Light Industrial areas preserve and sustain industrial activity while serving as a jobs base. <u>The building form ranges from Very-Low Rise to Low Rise and</u> tThe 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 <u>generally</u> not permitted in Light Industrial areas, <u>but limited residential uses may be allowed, for example, through adaptive reuse of existing buildings.</u></p> |
| Production | <p>Production areas preserve and sustain industrial activity while serving as a regional jobs base. <u>The building form ranges from Very Low-Rise to Mid-Rise.</u> Site layout and development in these areas are flexible to accommodate goods movement, loading, and distribution needs. Uses include heavy industrial and evolving and innovative industries, such as light assembly and manufacturing, clean technology, incubators, and research and development facilities. Housing is generally not permitted in Production areas but limited residential uses may be allowed, for example, through adaptive reuse of existing buildings.</p> |
| Markets | <p>Markets are bustling centers of commercial activity, each with its own mini-economy of specialized commercial uses, including wholesale. <u>The building form generally ranges from Low-Rise to Moderate-Rise.</u> 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.</p> |
| Open Space | <p>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</p> |

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| | <p>outdoor recreation, public gathering, and education. <u>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. The Open Space designation does not allow residential uses.</u></p> |
| <p>Public Facility 389 Net Acres 15 of Plan Area</p>  <p><u>143 Net Acres</u> <u>5% of Plan Area</u></p>  | <p>Public Facilities Public Facilities areas serve as centers of civic life, promoting governmental, institutional, and cultural functions. These areas provide for the use and development of land typically owned by government agencies. <u>The building form generally ranges from House Scale to Mid Rise, and feature with a variety of site layouts and flexible building designs that support civic activity and an active public realm. Uses include government offices, libraries, schools, and service systems. Housing is not typically associated with Public Facilities but may be permitted on a limited basis</u></p> |
| <p>Public Facility- Freeways <u>232 Net Acres</u> <u>9% of Plan Area</u></p> | <p><u>Public Facilities - Freeways Public Facilities-Freeways comprises land dedicated to freeways that exist within the Plan Area, including storage and parking uses, that is owned by the California Department of Transportation (Caltrans).</u></p> |

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|  | <p><u>Public Facilities- Freeways comprises land dedicated to freeways that exist within the Plan Area, including storage and parking uses, that is owned by the California Department of Transportation (Caltrans).</u></p> |
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Revisions to Policies:

- Revision to Policy LU 4.1 in Chapter 2, on page 27.

LU 4.1 Discourage the displacement of existing residents and provide housing relocation assistance and services for persons displaced as a result of public or private actions.

LU 4.2 Encourage the replacement of demolished affordable housing stock with new, quality affordable housing opportunities and strive for a no net loss of affordable housing units in the plan area.

LU 4.3 Support development projects that offer former low-income tenants of demolished units with the first right of refusal on leases for the new housing units.

- Revision to Policy LU 5.6 in Chapter 2, on page 27.

LU 5.6 Protect residential ~~character~~ districts with a buffer or separation from commercial uses, such as locating parking areas and landscaping between commercial and residential areas, and where appropriate, providing a buffer by means of a solid wall and/or landscaped setback.

- Revision to Policy LU 6.1 in Chapter 2, on page 73.

LU 6.1 Explore the application of ~~character districts to support~~ efforts to conserve architecturally distinctive residential neighborhoods such as Athens on the Hill, and the Chacksfield-Merit Tract.

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- Revision to Policy LU 6.8 in Chapter 2, on page 73.
LU 6.8 Support residential ~~character~~-districts with buffers or separation from commercial uses, such examples include, but not limited to, locating parking areas and landscaping between commercial and residential areas, and where feasible apply buffers such as solid walls and/or landscaped setback.
- Revision to Policy Future Program P25 in Chapter 6, on page 73.
- **Future Programs P25.** SurveyLA Eligible Historic Resources: Support local efforts to protect and restore historic resources, including efforts to establish Historic Preservation Overlay Zones (HPOZs) or other Individual Historic Resources Review and/or Conservation District overlays Supplemental Districts for eligible areas of Harbor Gateway identified in the findings of the Los Angeles Historic Resources Survey.

Wilmington-Harbor City Policy Document Revisions:

Policy Document (Plan Text)

Revisions to the Wilmington-Harbor City Community Plans Policy Documents (Plan Text) include revisions, noted in underlined text, to the following policies to address broader accessibility

- Map and text revisions in Chapter 1, General Plan Land Use Descriptions beginning on page 19.


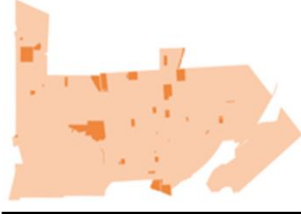
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| Community Center | Community Centers are vibrant places of activity typically located along commercial corridors, in concentrated nodes, or adjacent to major transit hubs. <u>The building form is Low Rise.</u> The use range is broad and may include 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 <u>4200</u> 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. <u>The building form ranges from Low-Rise to Mid-Rise.</u> 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 unit per 1,200 square feet of lot area to 1 unit per 200 square feet of lot area. <u>being limited by floor area.</u> |


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| Neighborhood Center | Neighborhood Center areas are focal points for surrounding residential neighborhoods and include uses that serve the needs of residents and employees. <u>The building form ranges from Low Rise to Mid Rise and is</u> and are typically 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 1,200 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. <u>The building form ranges from Very-Low Rise to Low Rise and</u> Buildings are typically oriented toward the street. The residential density generally ranges from 1 unit per 1,000 square feet of lot area to 1 unit per 200 square feet of lot area; the residential density of Medium Neighborhood Residential that are close to transportation hubs and/or Regional Centers may be <u>being</u> 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. <u>The building form Very Low Rise to Low Rise.</u> Supportive institutional uses may also be provided in certain <u>Residential Use Districts</u> areas . The residential density generally ranges from 1 unit per 1,000 square feet of lot area to 1 unit per 800 square feet of lot area. |

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| <p>Low Neighborhood Residential</p> | <p>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. <u>The building form is Very Low Rise</u> and buildings are typically oriented toward the street. The residential density generally ranges from 2 to 4 units per lot, or 1 unit per 4,000 square feet of lot area to 1 unit per 1,000 square feet of lot area.</p> |
| <p>Low Medium Residential</p> | <p>Low Medium Residential areas provide multi-unit housing, ranging from duplexes to small scale apartments, generally near neighborhood-serving uses. <u>The building form ranges from House Scale to Low Rise.</u> The residential density generally ranges from 1 unit per 3,000 square feet of lot area <u>2 units per lot</u> to 1 unit per 1,000 square feet of lot area.</p> |
| <p>Low Residential</p> | <p>Low Residential areas provide <u>single unit</u> housing, ranging from single family to fourplexes in various contexts, typically set away from centers of activity. <u>The building form ranges House Scale to Low Rise.</u> The minimum size of each lot is typically ranges from 45,000 square feet to 7,500 square feet. The residential density generally ranges from 1 unit per 6,000 square feet of lot area to 1 unit per 4,000 square feet of lot area and residential density is limited to 1 unit per lot.</p> |
| <p>Compact Residential</p> | <p>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. <u>The building form is House Scale.</u> 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.</p> |

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| <p>Hybrid Industrial</p> | <p>Hybrid Industrial areas preserve productive activity and prioritize employment uses, but may accommodate live/work uses or limited residential uses. <u>The building form ranges from Low-Rise to Mid-Rise.</u> 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 4 unit per 200 square feet of lot area; the residential areas may also be limited by floor area.</p> |
| <p>Light Industrial</p> | <p>Light Industrial areas preserve and sustain industrial activity while serving as a jobs base. <u>The building form ranges from Very-Low Rise to Low Rise and</u> t<u>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.</u></p> |
| <p>Production</p> | <p>Production areas preserve and sustain industrial activity while serving as a regional jobs base. <u>The building form ranges from Very Low-Rise to Mid-Rise.</u> Site layout and development in these areas are flexible to accommodate goods movement, loading, and distribution needs. Uses include heavy industrial and evolving and innovative industries, such as light assembly and manufacturing, clean technology, incubators, and research and development facilities. Housing is generally not permitted in Production areas but limited residential uses may be allowed, for example, through adaptive reuse of existing buildings.</p> |

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| <p>Industrial</p> | <p>Industrial areas are centers of industrial activity while serving as a regional jobs base. The building form is <u>Very-Low Rise to Low Rise</u>. 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.</p> |
| <p>Open Space</p> | <p>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. <u>The building form, if there are</u> accessory structures or buildings on site, typically facilitates recreational and/or communal activities, such as playground equipment, restrooms, and community centers. The Open Space designation does not allow residential uses.</p> |
| <p>Public Facility</p> <div style="display: flex; flex-direction: column; align-items: flex-start;"> <div style="margin-bottom: 20px;"> <p>445 Net Acres</p> <p>8% of Plan Area</p>  </div> <div> <p>326 Net Acres</p> <p>6% of Plan Area</p>  </div> </div> | <p>Public Facilities areas serve as centers of civic life, promoting governmental, institutional, and cultural functions. These areas provide for the use and development of land typically owned by government agencies. <u>The building form generally ranges from House Scale to Mid Rise, and feature with</u> a variety of site layouts and flexible building designs that support civic activity and an active public realm. Uses include government offices, libraries, schools, and service systems. Housing is not typically associated with Public Facilities but may be permitted on a limited basis</p> |

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| <p>Public Facility- Freeways</p>  <p>119 Net Acres</p> <p>2% of Plan Area</p> | <p><u>Public Facilities- Freeways comprises land dedicated to freeways that exist within the Plan Area, including storage and parking uses, that is owned by the California Department of Transportation (Caltrans).</u></p> |
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Revisions to Programs:

- Revision to Program 26 in Chapter 6, Implementation on page 73.

P26. SurveyLA Eligible Historic Resources: Support local efforts to protect and restore historic resources, including efforts to establish Historic Preservation Overlay Zones (HPOZs) or other Individual Historic Resources Review and/or Conservation District overlays Supplemental Districts for eligible areas of Wilmington and Harbor City identified in the findings of the Los Angeles Historic Resources Survey.