

Welcome
Bienvenidos



Harbor LA Community Plans Update

Actualización de los planes comunitarios de Harbor LA

City Planning Commission Hearing
Audiencia Pública de la Comisión de Planeación de la Ciudad

CPC-2018-6404-CPU (HG),
CPC-2018-6402-CPU (W-HC)

LOS ANGELES
CITY PLANNING

February 8, 2024 | *8 DE FEBRERO DE 2023*

Project Team/ *Equipo del proyecto*



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Presentation Outline

Introduction & Overview

- Introduction to Community Planning
- Introduction to the Harbor LA CPAs
- Outreach & Plan Progress

Proposed Plans

- Land Use Designation Changes
- Zoning & Policy Recommendations
 - New Zoning Code
 - Environmental Justice
 - Economic Opportunities
 - Housing
 - Neighborhoods

Draft EIR & Next Steps

Recommended Actions

Technical Modifications

Esquema de la presentación

Introducción y Resumen

- *Introducción a la Actualización de Planes*
- *Introducción a los contadores públicos de Harbor LA*
- *Alcance y el Proceso de Actualización del Plan*

Planes propuestos

- *Cambios en la designación del uso de suelo*
- *Recomendaciones de la zonificación y las políticas*
 - *Código de zonificación nuevo*
 - *Justicia ambiental*
 - *Oportunidades económicas*
 - *Viviendas*
 - *Vecindarios*

Borrador del "EIR" y los próximos pasos

Acciones recomendadas

Modificaciones técnicas

Introduction to Community Planning

Introducción a planeación comunitaria

Community Plans Are Updated To...

Planes comunitarios se actualizan para...

- Identify issues and opportunities, and establish a vision for the future
 - Implement the community's vision through zoning and land use changes
 - Accommodate population and job growth for the Community Plan Area.
- *Identificar problemas y oportunidades, y establecer una visión para el futuro*
 - *Implementar la visión de la comunidad a través de cambios de zonificación y usos del suelo*
 - *Satisfacer el crecimiento de la población y empleos en el área del plan comunitario*

Community Plan Process

Cronograma del proceso del plan

WE ARE HERE | ESTAMOS AQUÍ



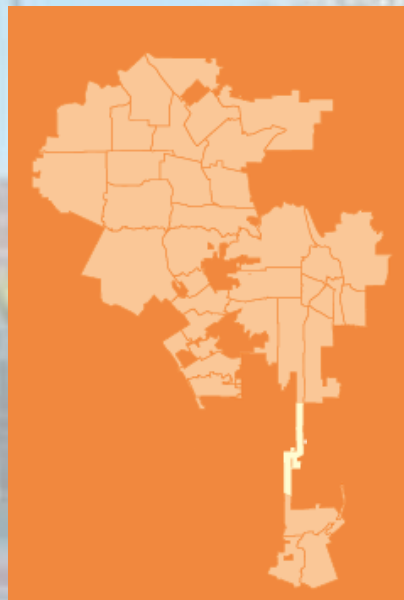
Hearings at City Planning Commission and City Council
Audiencias públicas de la comisión de planeación y el consejo municipal







Public Comment on Proposed Plans & Zoning
Comentario público en el Plan propuesto y la zonificación

Introduction to the Harbor LA Communities

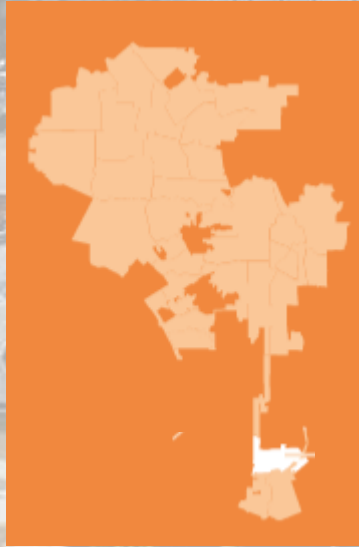
*Introducción a las
comunidades de Harbor
LA*

Harbor Gateway



EARLY DEVELOPMENT Pre-Mission Era–Early 1890s	RAILROAD EXPANSION Late 1890s–Early 1900s	ECONOMIC DEVELOPMENT 1920s–1930s
		
		
MID CENTURY/POSTWAR 1940s–1960s	MULTI-FAMILY DEVELOPMENT / PLANT CLOSURES 1970s–1980s	ENVIRONMENTAL JUSTICE 1980s–2020s

Wilmington-Harbor City



EARLY DEVELOPMENT 1780s – Mid 1880s	RAILROAD EXPANSION Late 1880s – Early 1900s	ECONOMIC DEVELOPMENT & POPULATION BOOM 1920s–1930s
 A black and white photograph of the Drum Barracks, a large, ornate, two-story building with a sign that reads "DRUM BARRACKS" and "EXPERIMENTAL BUILDING IN MEMORIAM OF W.F.T."	 A black and white photograph of a steam train at a station, with several vintage cars parked in front.	 A black and white photograph of the Don Hotel, a large, multi-story building with a sign that reads "DON HOTEL" and palm trees in front.
 A black and white photograph of a sign for Los Angeles Harbor College, with a building in the background.	 A black and white photograph of a large sculpture of a winged figure, possibly a personification of a city or a deity, with people standing around it.	 A black and white photograph of a peacock standing in front of a building with a large archway.
MID CENTURY/POSTWAR 1940s–1960s	CULTURAL DEVELOPMENT & INSTITUTIONS 1970s–1990s	COMMUNITY REVITALIZATION & EQUITY 2000s–2020s

Community Assets/ *Bienes comunitarios*





Gardena Blvd



Athens on the Hill



Rosecrans Recreation Center



Harbor Gateway Transit Center



Dominguez Channel & Bike Path



Regional Center

Wilmington-Harbor City Community Plan Area



Kaiser Permanente Medical Center



Banning Park HPOZ



Harbor Pines



Avalon Blvd



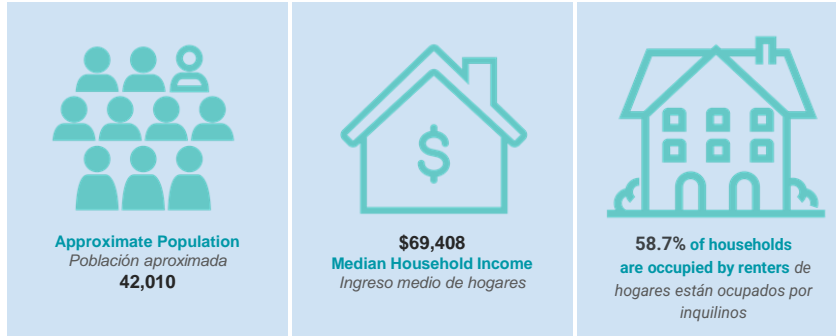
Ken Malloy Harbor Regional Park



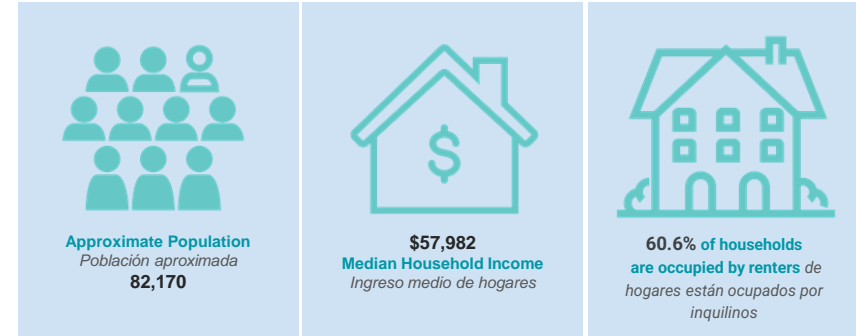
Wilmington Waterfront Park

Demographics/ *Demografías*

Harbor Gateway

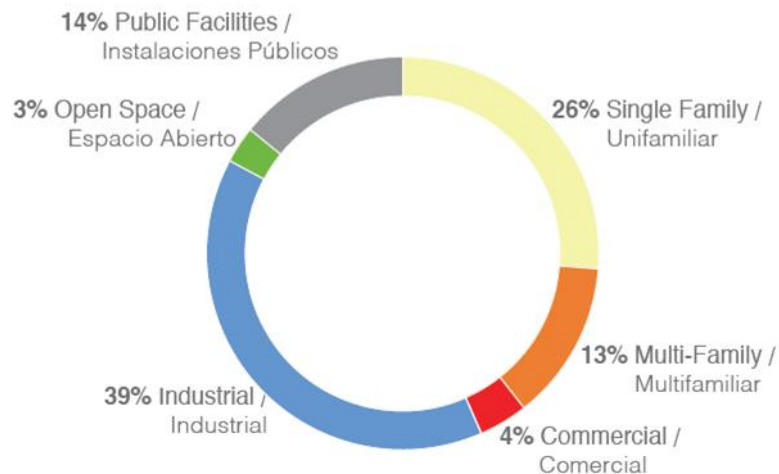


Wilmington-Harbor City

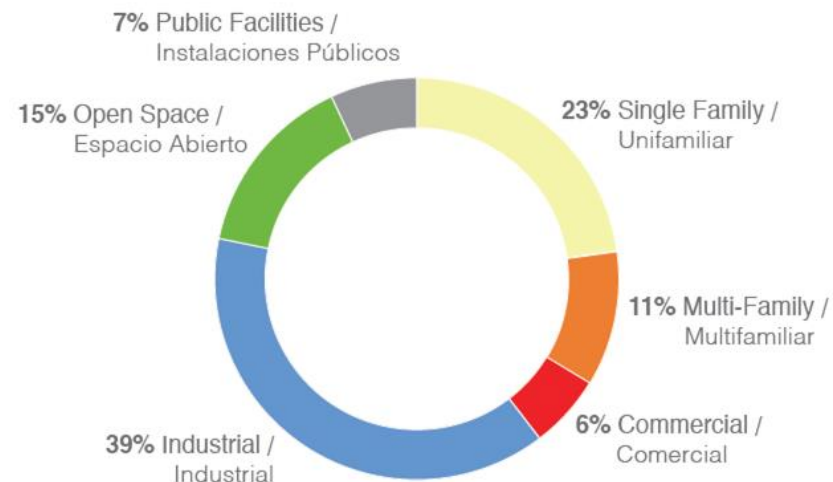


Existing Land Uses/ *Usos del suelo de hoy dia*

Harbor Gateway



Wilmington-Harbor City



Community Engagement

Participación de la comunidad

Why is this Plan being updated now?

¿Por qué se está actualizando el plan ahora?

- **Updates to existing Community Plans/ Actualizaciones de los planes comunitarios existentes**
 - Harbor Gateway (1995) & Wilmington-Harbor City (1999)
- **Multi-year update program/ Programa de actualización plurianual**
 - Began in 2018/ comenzó en 2018
 - Extensive outreach over the years/ actividades de divulgación y participación durante los últimos años



Key Past Outreach Events

Eventos pasados de participación

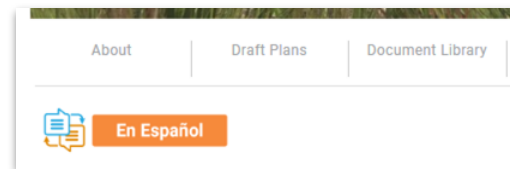


70+
Public
Events
Eventos
publicos

2000+
Stakeholder
Engagements
Enlaces comunitarios

Spanish & English Access

Eventos pasados de participación



Website

Sitio web

Interactive Map

Mapa interactivo

Video Series

Serie de video

Outreach Material

Hojas informativas

Public Meetings

Reuniones publicas

Sesión Informativa Virtual y Audiencia Pública - 9 de noviembre de 2023

Event Date(s)

November 9, 2023
4:00 pm

Presentación en PDF

Aviso de audiencia pública

Borrador del plan Harbor Gateway

El Departamento de Planeación de la Ciudad organizó una sesión de información virtual y una audiencia pública para la actualización del plan comunitario el jueves 9 de noviembre de 2023. Las grabaciones de video de la sesión de información, y la audiencia pública están disponibles a continuación.



Haga clic [aquí](#) para ver el documento de la presentación de la sesión informativa.

Parte 4 - Distritos de los Estándares del Desarrollo

Harbor LA Storymap/ *mapa interactivo*

Storymap Content/ *Contenido del "Storymap"*

- Intro / *Introducción*
- Proposed Changes/ *Cambios propuestos*
- Policy Documents/ *Documentos de la política*
- New Zoning / *Nueva Zonificación*
- Land Use Maps/ *Mapas del uso del suelo*
- Archive 2020 - 2023/ *Archivo 2020 - 2023*

Harbor LA Community Plans Update

Intro Proposed Changes Policy Documents New Zoning **Land Use Maps** Contact Us Archive: 2020 - 2022 Office Hours: 2023

The interactive Draft Land Use Map below now shows the Proposed Form, Frontage, Development Standard, Use and Density (base) districts. To see the proposed zoning, please click on any parcel or search an address on the search bar.

Please note: If any property is missing any part of the zone string, it may be due to a technical error. Please reach out to planning.harborlaplans@lacity.org for clarification.

ADDRESS: 1122 N EMERY PL

Proposed General Plan Land Use Designation	Low Residential
Proposed Zone	[RH-FY1-12 RG3-1L OL]
Proposed Form	House_1
Proposed Frontage	Front_Yard_1
Proposed Development Standard	Neighborhood_C
Proposed Use	Residential_General_3
Proposed Density (base)	1L

Harbor LA Story Map - Interactive Map

Past Outreach & Plan Progress

Alcance comunitario y progreso del plan

2018-2019: Research & Data Collection | *Investigación y recopilación de datos*

Identify Issues & Opportunities | *Identificar problemas y oportunidades*

Kick-off Workshops | *Talleres de lanzamiento*

2019-2020: Identify Initial Zoning Concepts & Change Areas | *Identificar conceptos de zonificación y áreas de cambio*

Draft Vision, Goals and Policies | *Borrador de visión, objetivos y políticas*

Community Workshops | *Talleres comunitarios*

Develop Draft Land Use Recommendations | *Desarrollar borradores de recomendaciones de uso de la suelo*

2020-2021: Refine Draft Recommendations | *Desarrollar borradores de recomendaciones*

Draft the EIR | *Borrador del EIR*

Virtual Office Hours and Meetings with Community Groups | *Horas de oficina virtual y reuniones con grupos comunitarios*

Past Outreach & Plan Progress

Enlace comunitario y progreso del plan

2021-2023: Present Draft Plan, Proposed Zones & Other Plan Components | *Presentacion del borrador del plan, zonas propuestas y otros componentes del plan*

Release Draft EIR | *Lanzamiento del borrador del EIR*

Zoning Outreach | Office Hours | *Horas de oficina*

Open House and Public Hearing | *Jornada de puertas abiertas y audiencia pública*

2023-2024: Adoption Phase | *Fase de Adopción*

City Planning Commission | *Comisión de planificación de la ciudad*

PLUM/City Council Public Hearings | *Consejo municipal*

What We've Heard.../ *Lo que hemos oído...*



Community Issues/ *Problemas comunitarios*



Proposed Plans

El Planes Propuesto

Growth Projections

Proyecciones de crecimiento

The Community Plans plan for:

Los Planes Comunitarios planifican para:

+ 37,917 new residents

nuevos residentes

+ 10,927 housing units

unidades de vivienda

+ 37,799 jobs

trabajos

By the year 2040
para el año 2040



Harbor LA Community Plans Address...

- Address incompatible land use patterns.
- Create hybrid industrial areas that prioritize job-producing uses and serve as a buffer between residential and heavy industrial uses.
- Encourage mixed-use and equitable transit-oriented development at key locations.
- Revitalize commercial areas through improved street frontages and pedestrian-oriented design standards and by promoting a diversity of uses that serve the needs of the community.
- Preserve industrial districts and improve their function and visual character through improved street frontage, screening and quality building design.
- Maintain stable single- and multi-family residential neighborhoods.

Los planes comunitarios abordan...

- *Enfrentar patrones incompatibles de uso de la suelo.*
- *Crear áreas industriales híbridas que dan prioridad a usos que generen empleo y sirven como amortiguador entre los usos residenciales e industriales pesados.*
- *Apoyar el desarrollo de uso mixto y equitativo orientado al tránsito en ubicaciones clave.*
- *Revitalizar las áreas comerciales a través de mejores fachadas de calles y estándares de diseño orientados a los peatones y promoviendo una diversidad de usos que satisfacen las necesidades de la comunidad.*
- *Preservar los distritos industriales y mejorar su función y carácter visual a través de la mejoría del frente de la calle, la detección y el diseño de edificios de calidad.*
- *Mantener vecindarios residenciales unifamiliares y multifamiliares estables.*

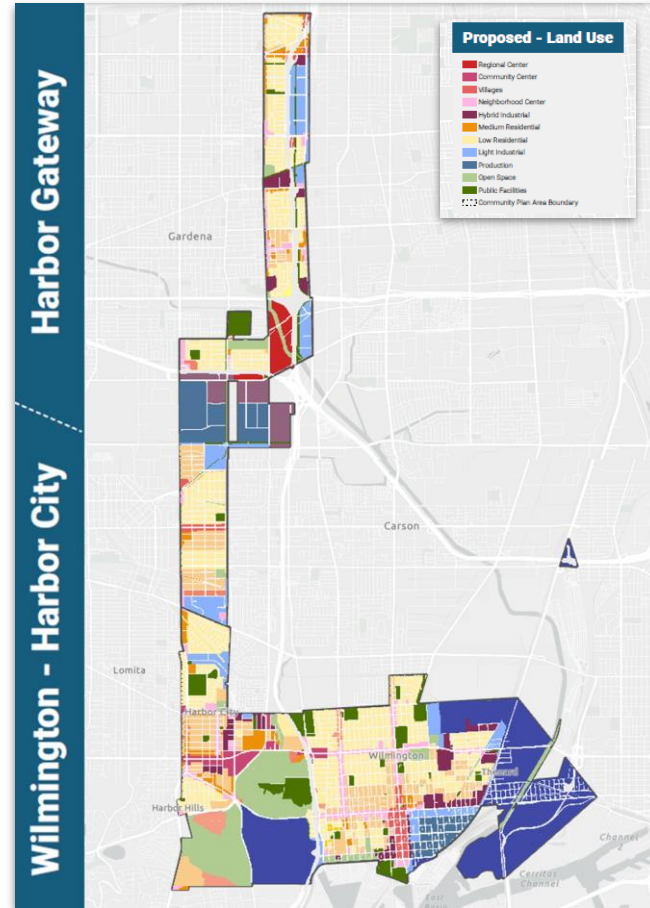
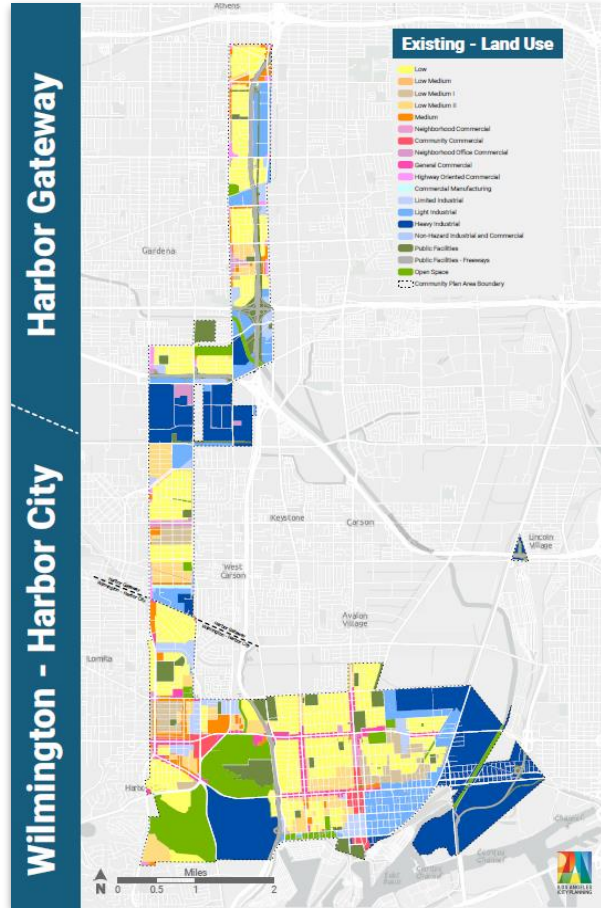
Summary of Major Changes

Resumen de cambios importantes

- Complete neighborhoods and increasing economic opportunities/ *Vecindarios completos y el crecimiento de oportunidades económicas*
- Accommodate future growth/ *Adaptar crecimiento futuro*
- Access to public spaces/ *Acceso a espacios públicos*
- Address industrial-residential conflicts/ *Satisfacer los conflictos industriales-residenciales*



General Plan Land Use Maps/ *Mapas de uso del suelo del plan general*



GPLU - New Land Uses

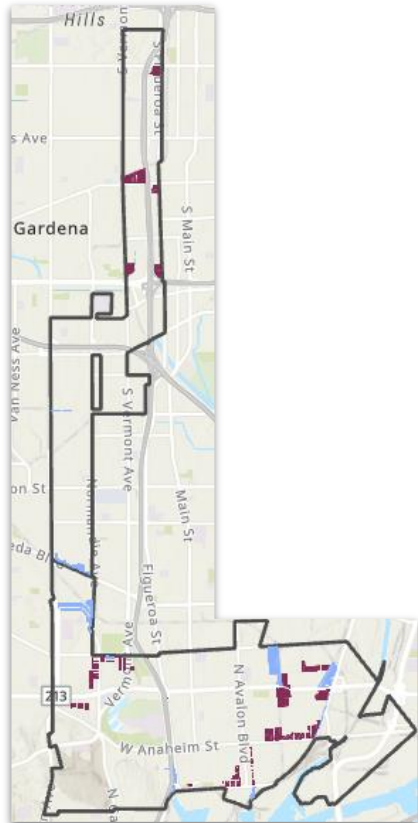
Nuevos usos del suelo

Existing/ Existente:

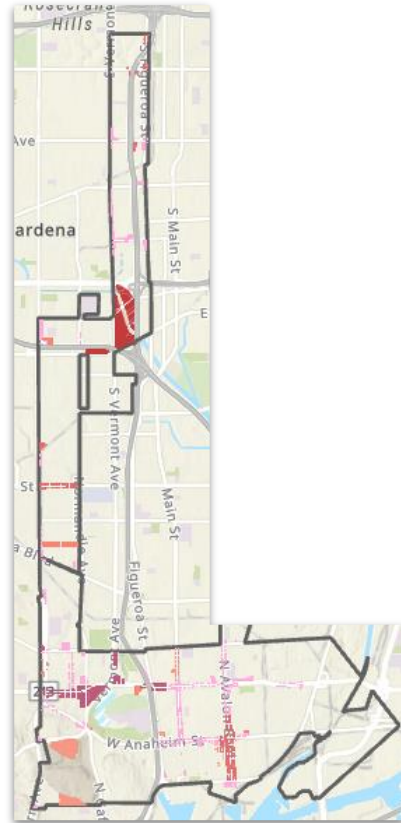
Residential	Commercial	Industrial	Open Space and Facilities
Very Low Residential	Neighborhood Center	Hybrid Industrial	Open Space
Compact Residential	Villages	Light Industrial	Public Facilities
Low Residential	Community Center	Production	
Low Neighborhood Residential	Regional Center	Industrial	
Low Medium Residential			
Medium Residential			
Medium Neighborhood Residential			

-  Medium Residential
-  Community Center
-  Neighborhood Center
-  Low Medium Residential
-  Low Residential
-  Light Industrial
-  Industrial
-  Open Space
-  Public Facility
-  Freeway

Reducing Land Use Conflicts
Reducir los conflictos por el uso de suelo



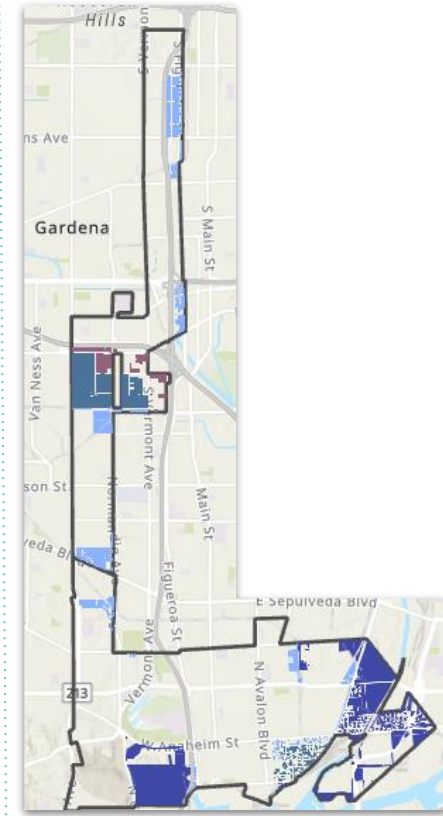
Access to Commercial Opportunities
Acceso a oportunidades comerciales



Safeguard Residential Neighborhoods
Mantener vecindarios residenciales existentes



Increase Jobs & Economic Opportunities
Aumentar los empleos y las oportunidades económicas



Harbor LA Opportunity Areas

Áreas de oportunidad de Harbor LA



Industrial Transition Areas/ *Áreas de transición industrial*

Hybrid Industrial



Light Industrial



An aerial photograph of a city, likely Los Angeles, showing a dense urban area with various buildings and greenery. The image is overlaid with a gradient from blue on the right to orange on the left. The text is centered and reads:

Policy & Zoning
Recommendations
*Recomendaciones de la
zonificación y las políticas*

Policy Documents/ *Documentos de política*

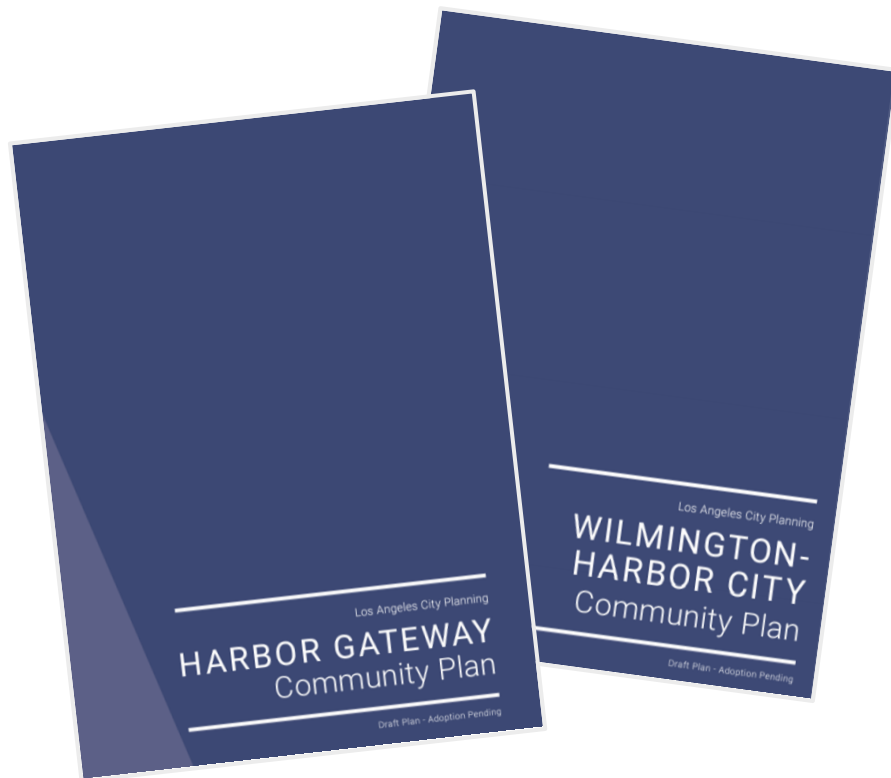


TABLE OF CONTENTS

Chapter 1: Intro & Community Profile

Chapter 2: Land Use & Urban Form

Chapter 3: Environmental Justice

Chapter 4: Mobility

Chapter 5: Public Realm & Open Space

Chapter 6: Implementation

Policy Examples/ *Ejemplos de políticas*

Residential / *Residencial*

LU 1.1 Promote the provision and preservation of adequate housing for people of all income levels, races, ages, abilities and suitable for their various needs.

LU 1.3 Promote mixed-income neighborhoods with a range of housing affordability, with higher numbers of low, very low, extremely low and moderate income units.

LU 13.2 Protect existing lower density residential neighborhoods from new construction that is out-of-scale by introducing frontage standards and building envelope requirements that achieve compatibility with the existing built form.

Industrial / *Industrial*

LU 16.2 Protect existing lower density residential neighborhoods from new construction that is out-of-scale by introducing frontage standards and building envelope requirements that achieve compatibility with the existing built form.

LU 16.3 Protect existing characteristics of the residential neighborhoods through attention to the building orientation, site design, and outdoor amenity space.

LU 16.4 Support the contextual rear infill of new additions and accessory structures in established neighborhoods that contribute to the overall existing development patterns and property values, and do not disrupt the integrity of the historic or building era they represent.

Commercial / *Comercial*

LU 17.1 Support new development along commercial corridors and ensure development is of high quality building materials, with well-designed signature architecture that invites and welcomes people to Harbor Gateway.

LU 18.1 Encourage the design of commercial development, including infill development, redevelopment, rehabilitation, and reuse efforts, to produce a high-quality built environment that is compatible with adjacent development, and reflects the community's unique historic, cultural and architectural context and overall enhances community identity.

LU 18.4 Enhance the public realm in commercial areas by promoting quality and functional site orientation, architectural and landscape design, as well as vibrant streetscapes and public outdoor plazas.

Environmental Justice/ *Justicia Ambiental*

EJ 2.3 Foster effective collaboration and coordination between City departments to more effectively respond to the needs of environmental justice communities with adequate resources and combined/focused efforts and strategies.

EJ 5.7 Improve land use compatibility through compliance with environmental protection standards and health and safety requirements in the design and operation of industrial facilities, including the Wilmington Clean-Up Green-Up requirements.

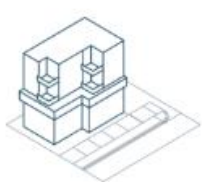
EJ 7.1 Encourage existing industrial businesses to improve the physical appearance of their properties with adequate screening and landscaping when adjacent to residential or other sensitive uses and require such improvements for the establishment of new businesses in order to reduce environmental impacts.

New Zoning System

Nuevo sistema de zonificación

[H1 - FY1 - 12]

[RG3 - 1L]



[FORM - FRONTAGE - STANDARDS]

Building Size

Relationship
to the Street

Development
Standards

[USE - DENSITY]

Permitted
Uses

Number
of Units

[OVERLAY]

Supplemental
Standards

Built Environment

Activity

**Optional Third
Bracket**

New Zoning / *Nueva zonificación*

Articles *artículos*

Article 1. Introductory Provisions

Article 2. Forms

Article 3. Frontages

Article 4. Development Standards

Article 5. Uses

Article 6. Density

Article 7. Alternate Typologies

Article 8. Specific Plans/Supplemental Districts

Article 9. Public Benefits Systems

Article 10. Streets & Parks

Article 11. Division of Land

Article 12. Nonconformities

Article 13. Administration

Article 14. Definitions & Measurements

New Zoning / Nueva zonificación

Articles *artículos*

Article 1. Introductory Provisions

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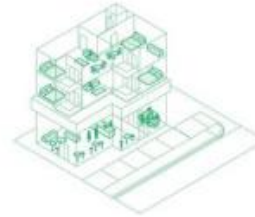
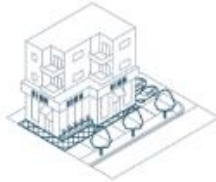
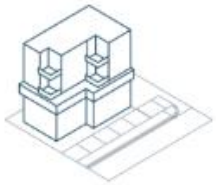
Article 12. Nonconformities

Article 13. Administration

Article 14. Definitions & Measurements

[H1 - FY1 - 12]

[RG3 - 1L]



[FORM - FRONTAGE - STANDARDS]

Building Size

Relationship
to the Street

Development
Standards

[USE - DENSITY]

Permitted
Uses

Number
of Units

[OVERLAY]

Supplemental
Standards

Built Environment

Activity

**Optional Third
Bracket**

Form Districts / *Distritos de forma*

Form Districts regulate features such as the **width** and **height** of a building, building breaks, Floor Area Ratio (FAR) and upper wall plate.

Distritos de forma regulan características como el **ancho** y la **altura** de un edificio, remetimiento de la edificación, plano de volumen y el coeficiente de utilización de suelo (FAR).



Form Districts/ *Distritos de forma*

Form Districts regulate features such as the width and height of a building, building breaks, **Floor Area Ratio (FAR)** and upper wall plate.

Distritos de forma regulan características como el ancho y la altura de un edificio, remetimiento de la edificación, plano de volumen y **el coeficiente de utilización de suelo (FAR)**.



Form Districts

Distritos de forma

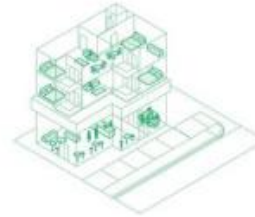
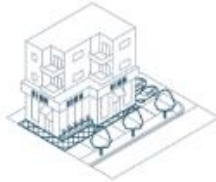
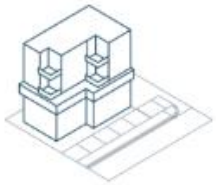
Form Districts also regulate features such as lot coverage, which limits how much of a property can be built on.

Distritos de forma también regulan características como la cobertura de lote, que limita la cantidad de propiedad en la que se puede construir.



[H1 - **FY1** - 12]

[RG3 - 1L]



[FORM - FRONTAGE - STANDARDS]

Building Size

Relationship
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Development
Standards

[USE - DENSITY]

Permitted
Uses

Number
of Units

[OVERLAY]

Supplemental
Standards

Built Environment

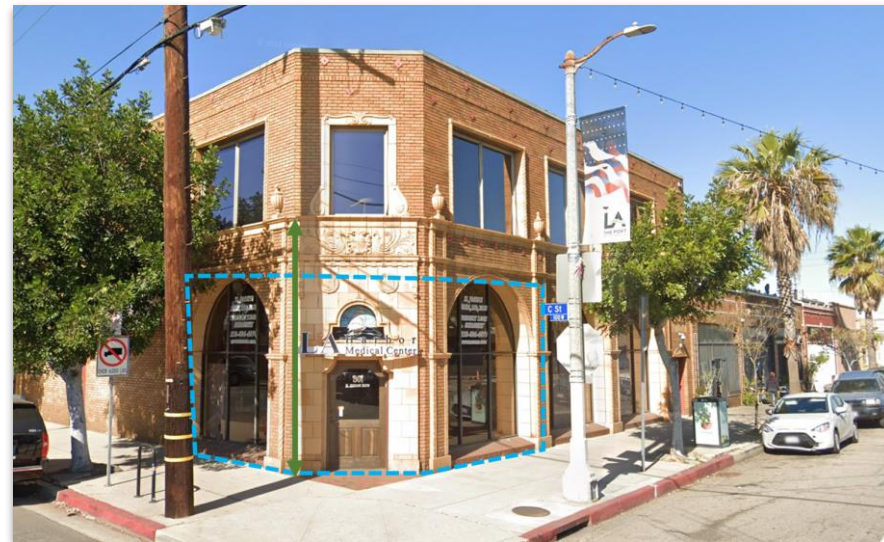
Activity

**Optional Third
Bracket**

Frontage Districts/ *distritos frontales*

Frontage Districts determine how buildings are oriented in relation to the street, and how they interact with the public realm.

Los distritos frontales determinan cómo se orientan los edificios en relación con la calle y cómo interactúan con el ámbito público.

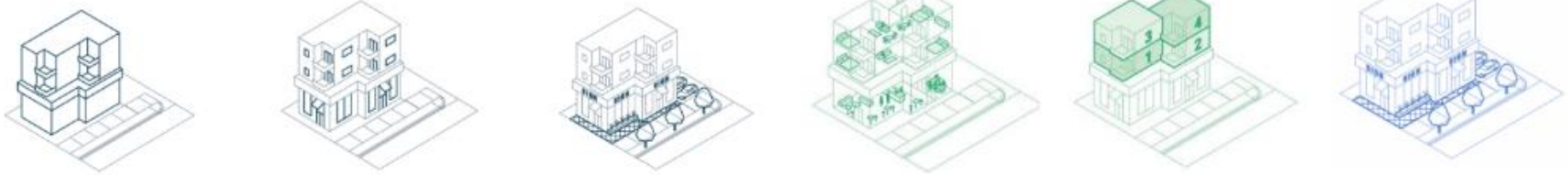


Regulates/ regulaciones:

- **Transparency requirements/ los requisitos de transparencia**
- **Ground story height/ la altura de la planta baja**

[H1 - FY1 - 12]

[RG3 - 1L]



[FORM - FRONTAGE - STANDARDS]

Building Size

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Standards

[USE - DENSITY]

Permitted
Uses

Number
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[OVERLAY]

Supplemental
Standards



Built Environment



Activity



**Optional Third
Bracket**

Development Standards/ *Estándares de desarrollo*

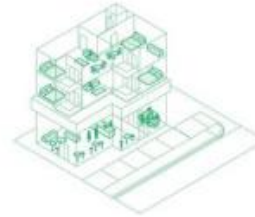
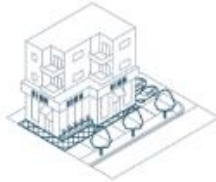
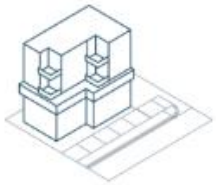
Development Standards outline regulations related to parking, screening, signs, landscaping, and pedestrian access.

Los estándares de desarrollo describen las regulaciones relacionadas con el estacionamiento, la detección, las señales, el paisajismo y el acceso peatonal.



[H1 - FY1 - 12]

[RG3 - 1L]



[FORM - FRONTAGE - STANDARDS]

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Permitted
Uses

Number
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Activity

[OVERLAY]

Supplemental
Standards

**Optional Third
Bracket**

Use Districts/ *Distritos de uso*

Uses Districts outline the types of the activities and uses that occur within a building or on the site.

Distritos de uso describen los tipos de actividades y usos que ocurren dentro de un edificio o sitio.



Use Districts Categories/

Categorías de distritos de uso

Harbor Gateway

Open Space - OS1

Espacio Abierto

Residential - RG3

Residencial

Residential-Mixed - RX3, RX4

Residencial Mixto

Commercial-Mixed - CX6, CX8, CX10

Commercial Mixto

Industrial-Mixed - IX6

Industrial Mixto

Markets - I4

Mercados

Light Industrial - I5, I6

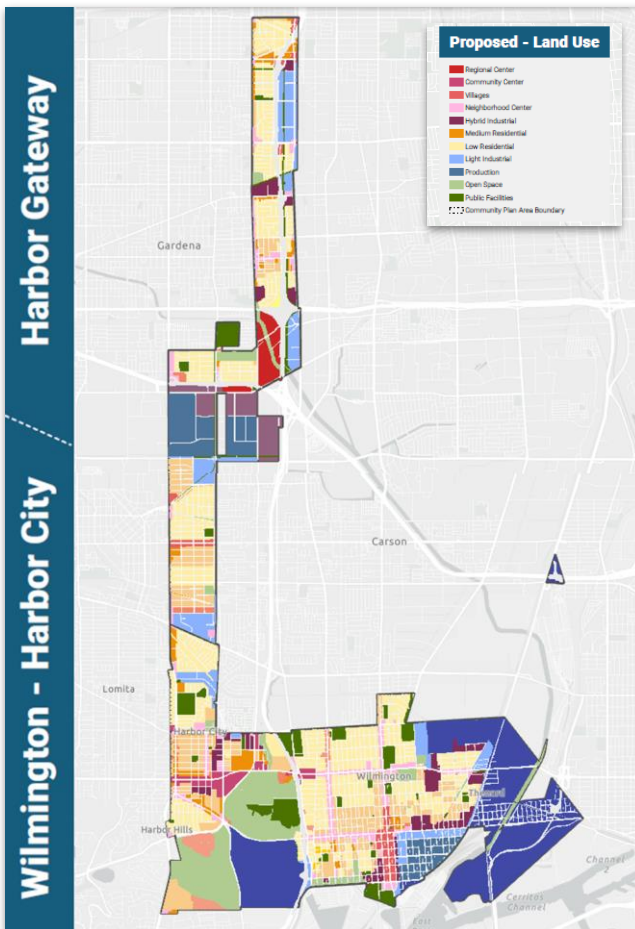
Industria ligera

Production - I8

producción

Public - P1

Publico



Wilmington-Harbor City

Open Space - OS1

Espacio Abierto

Residential - RG3

Residencial

Residential-Mixed - RX3

Residencial Mixto

Commercial-Mixed - CX6, CX8, CX10

Commercial Mixto

Industrial-Mixed - IX5, IX7

Industrial Mixto

Light Industrial - I4, I5

Industria ligera

Production - I7

producción

Industrial - I8

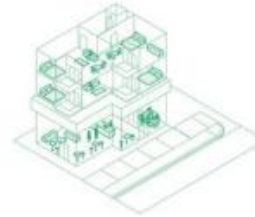
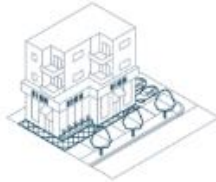
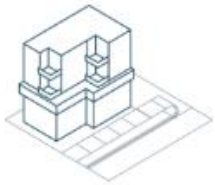
Industrial

Public - P1

Publico

[H1 - FY1 - 12]

[RG3 - 1L]



[FORM - FRONTAGE - STANDARDS]

Building Size

Relationship
to the Street

Development
Standards

[USE - DENSITY]

Permitted
Uses

Number
of Units

[OVERLAY]

Supplemental
Standards

Built Environment

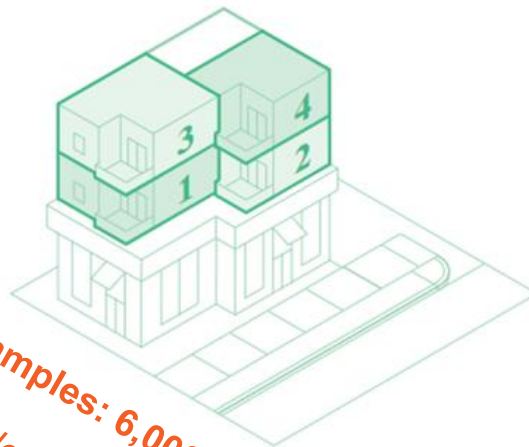
Activity

**Optional Third
Bracket**

Density Districts/ *Distritos de densidad*

Density Districts regulate the **number of housing units** allowed on a site.

Distritos de densidad regulan el **número de unidades** de vivienda permitidos en una propiedad.



Examples: 6,000 sq.ft. Lot Size
Ejemplo: Lote de 6,000 pies cuadrados

Density Districts/ *Distritos de densidad*

Density Districts regulate the **number of housing units** allowed on a site.

Distritos de densidad regulan la **cantidad de unidades de vivienda** permitidas en cualquier sitio.



Key Issues/ *Cuestiones clave*



Environmental Justice
Justicia ambiental



Jobs & Economic Development
Empleos y desarrollo económico



Housing
Viviendas



Neighborhood Identity
Identidad del vecindario

Environmental Justice *Justicia ambiental*

Environmental Justice/ *Justicia ambiental*

State Level/ *Nivel estatal*

- SB 1000
- AB 617 Community Air Protection Program/ *Programa de protección del aire comunitario*
- Superfund Remediation/ *Remediación superfund (Montrose & Del Amo)*
- Advanced Clean Fleets/ *Flotas limpias avanzadas (ACF)*

Local Level/ *Nivel local*

- Wilmington Open Storage ICO/ *ICO de almacenamiento abierto de Wilmington- 2006*
- Clean Up Green Up Supplemental Use District/ *Distrito de uso suplementario - 2016*
- W-HC Trucking-related Uses ICO/ *W-HC Usos relacionados con el transporte por carretera ICO- 2022*



Environmental Justice / *La Justicia Ambiental*

Goals & Policies / *Metas y políticas*

- Community Partnership and Engagement/
Asociación y participación comunitaria
- Health, Wellness and Sustainability/
Salud, bienestar y sostenibilidad
- Land Use and Urban Form/
Uso del suelo y forma urbana
- Petroleum Related Activities/
Actividades relacionadas con el petróleo

GOALS AND POLICIES

COMMUNITY PARTNERSHIP AND ENGAGEMENT

EJ GOAL 1

A COMMUNITY WHERE ALL PERSONS HAVE THE OPPORTUNITY TO PARTICIPATE IN THE DECISION-MAKING PROCESS THAT AFFECTS THEIR ENVIRONMENT.

EJ 1.1 Ensure appropriate opportunities are in place for all persons to participate in the land use decision-making process, including enhancing language access of planning informational materials to the extent possible.

EJ 1.2 Proactively and meaningfully engage the community in planning decisions that affect their health and wellbeing.

EJ 1.3 Foster opportunities for deep engagement, relationship building and collaboration with local Indigenous Peoples/Tribal Organizations to ensure planning efforts are responsive to the needs and aspirations of local Native American Communities.

EJ 1.4 Assist in connecting and supporting tribal relationships among other partner agencies, non-profits, and community groups to increase coordination and collaboration with tribes.

EJ 1.5 Pursuant to Assembly Bill 52, ensure that coordination with tribes occurs early in project implementation throughout project implementation and respectful process.

EJ 1.6 Promote capacity-building and cross-training planning staff to meet people by collaborating with community-based organizations, community centers and traditional

populations to ensure authentic and meaningful participation in the land use decision-making process.

EJ 1.7 Coordinate pragmatic outreach efforts between City departments and agencies to capitalize on existing communication methods, such as utility bill mailers and public schools' parent notification systems in order to reach as many community members as possible.

EJ 1.8 Partner with local community-based organizations and other local groups, such as block clubs, parent centers, interfaith groups or recreation centers to help increase public awareness and engagement in the planning process, particularly in communities with low public participation.

EJ 1.9 Prioritize the health, safety and needs of residents over special interests.

EJ GOAL 2

CITY PROVIDED IMPROVEMENTS AND PROGRAMS ARE PRIORITIZED FOR LOW-INCOME AND ENVIRONMENTAL JUSTICE COMMUNITIES.

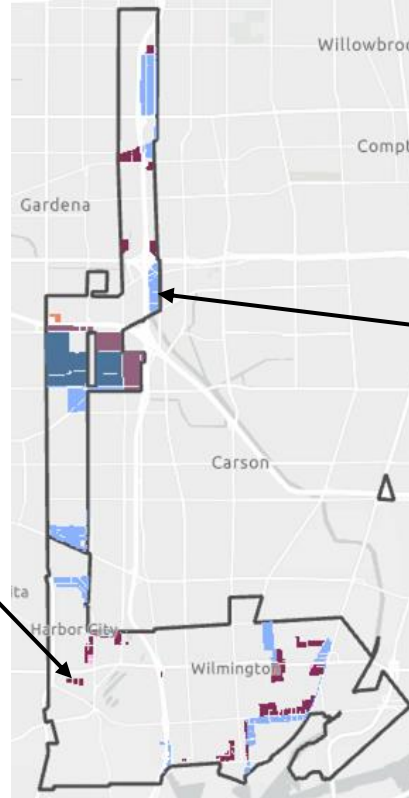
EJ 2.1 Ensure that the City's departments, including City Planning, prioritize the needs of environmental justice communities when developing their work plans wherein they allocate staff time and sustainable financial resources.

EJ 2.2 Encourage the development of initiatives that incentivize



Industrial Transition Areas/ *Áreas de transición industrial*

Hybrid Industrial



Light Industrial

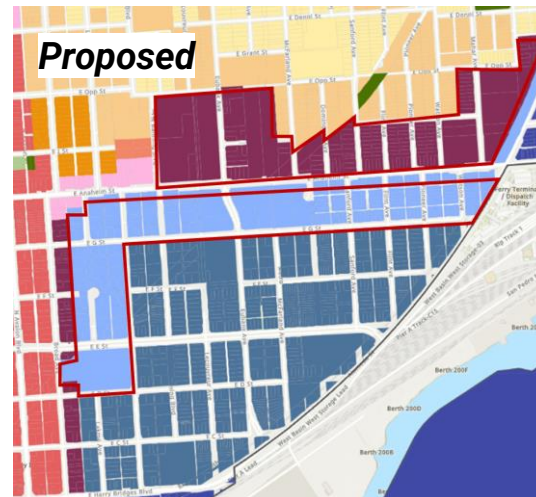


East Anaheim Street

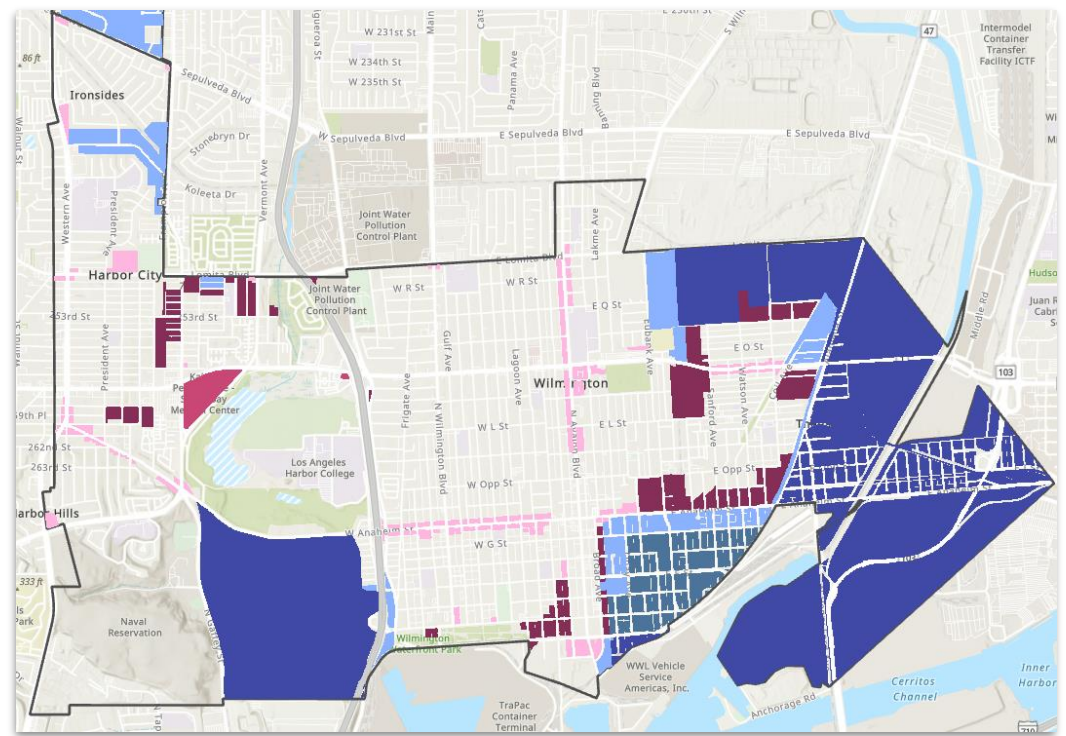
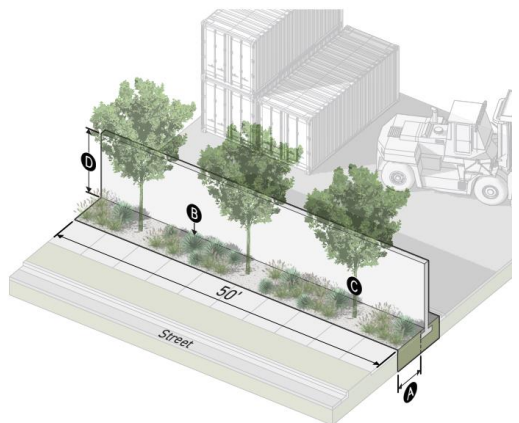
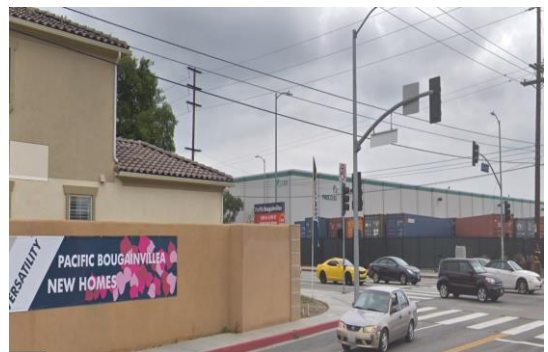
Industrial Transition Areas/ *Áreas de transición industrial*

Highlights/ Reflejos

- Buffer between industrial & residential/ *Amortiguamiento entre usos industriales y residencial*
- Transition to light industrial, commercial or live-work and residential uses/ *Transición a usos industriales ligeros, comerciales o de vivienda, trabajo y residencial.*
- Limit/ prohibit incompatible & noxious uses/ *Limitar/prohibir usos incompatibles y nocivos*
- Incorporate CUGU regulations/ *Incorporar regulaciones CUGU*



Incorporate CUGU Regulations/*Incorporando las regulaciones de CUGU*



Grading Section / Sección de calificación

SEC. 4C.9.1. GRADING

The modification, or disturbance, or sculpting of an area of land by artificial means for the purposes of safety, construction, drainage, or use of a property other than the preservation of natural topography.

A. Intent

To establish standards for how and where grading is performed on a lot, and establish a variety of limits on grading and hauling of earth to and from a lot which are responsive to the spectrum of needs throughout the City's diverse topographies Hillside Areas. The application of the grading packages in this Section, or lack thereof, are intended to reflect the goals and objectives of the individual communities.

B. Applicability

This Section applies to any new construction, major demolition, lot modification, or site modification, and addition, involving any grading activity on a lot, including cut, fill, and import or export of any soil, rock or other earth materials.

C. Standards

The following grading packages and standards as established by the applied Development Standards District shall regulate any grading activity on a lot.

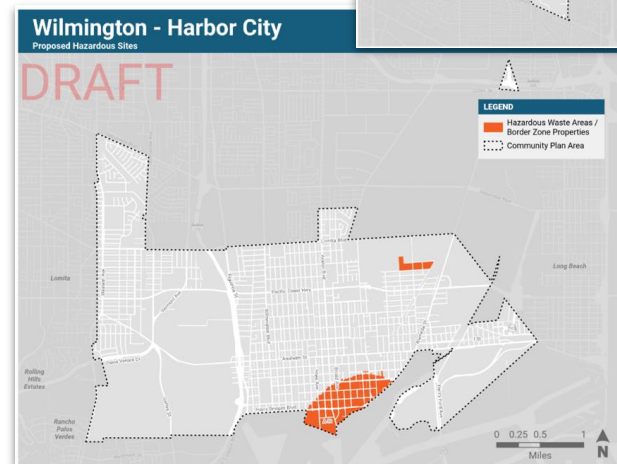
1. Grading Packages

Standard	Grading Package 1	Grading Package 2	Grading Package 3	Grading Package 4
Grading Permit Issuance	n/a	applicable	applicable	applicable
"By-Right" Grading Maximum				
Base Grading Maximum	n/a	500 c.y.	500 c.y.	500 c.y.
Lot Percentage Maximum	n/a	5%	5%	5%
Absolute Grading Maximum				
Base Grading Maximum	n/a	1,000 c.y.	500 c.y.	1,000 c.y.
Lot Percentage Maximum	n/a	10%	5%	10%
"By-Right" Remedial Grading Maximum	n/a	n/a	1,000 c.y.	1,000 c.y.

- *Applicable to Grading on Hazardous Sites/ Aplicable a la nivelación en sitios peligrosos*
- *Projects require approval from DTSC prior to issuance of permits/ Los proyectos requieren la aprobación del DTSC antes de la emisión de permisos*
 - *Preliminary Endangerment Assessment/ Evaluación preliminar de peligro*
- *Grading on environmentally sensitive sites requires Director approval/ La nivelación en sitios ambientalmente sensibles requiere la aprobación del Director*

Hazardous Sites Maps/ Mapas de sitios peligrosos

- Identifies potential or known hazards./ *Identifica peligros potenciales o conocidos.*
- Potentially Contaminated & Contaminated Soils identified through Zoning Information (ZI) bulletins./ *Suelos potencialmente contaminados y contaminados identificados a través de información de zonificación (ZI).*
- Applies additional development regulations./ *Aplica normativa de desarrollo adicional.*



Jobs & Economic Development

*Empleos y Desarrollo
Económico*

Regional Center

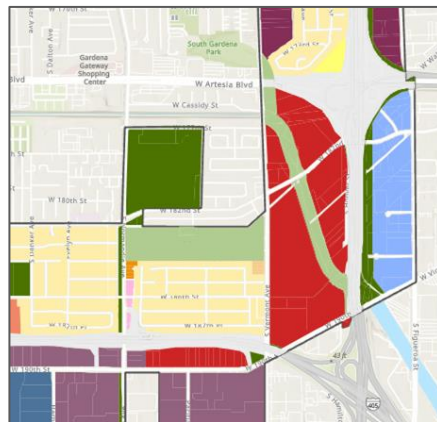
Opportunity Area/ Área de oportunidad

Highlights

- Requires generous amenity space requirements
- 360° design
- Encourages regional commercial uses

Reflejos

- *Requiere requisitos generosos de espacio de comodidades*
- *Diseño de 360°*
- *Permitir el desarrollo de uso mixto e ingresos mixtos*
- *Apoya usos más comerciales.*



1. LOT SIZE		Div. 2C.1
Ⓐ Lot area (min)	1,000 sf	
Ⓐ Lot width (min)	20'	
2. COVERAGE		Div. 2C.2
Ⓐ Building coverage (max)	100%	
Building setbacks		
Ⓐ Primary street (min)		
Ground story	6'	
Upper story	0'	
Side street (min)	6'	
Ⓐ Side (min)	0'	
Side, interior (min)	0'	
Rear (min)	0'	
Ⓐ Alley (min)	0'	
Special: All (min)	0'	
Permeable surface (min)	?	
3. AMENITY		Div. 2C.3
Ⓐ Lot amenity space (min)	20%	
Residential amenity space (min)	10%	

Dual Frontage



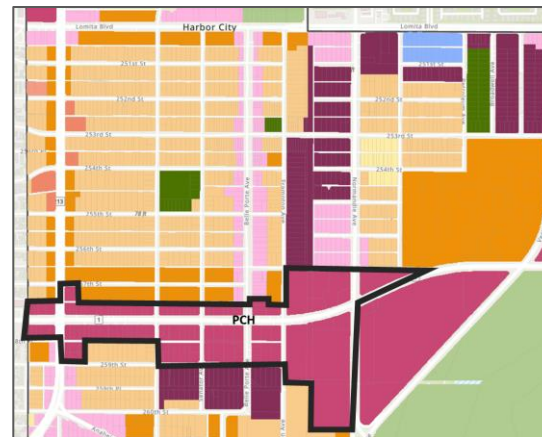
Pacific Coast Highway

Opportunity Area/ Área de oportunidad

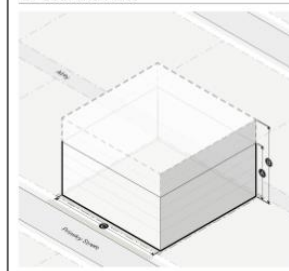
Highlights/ Reflejos

- Revitalize corridor/ *Revitalizar el corredor*
- Create a Community Center/ *Crear un centro comunitario*
- Allow mixed-use & mixed-income development/ *Permitir el desarrollo de uso mixto e ingresos mixtos*

Example is to illustrate mixed-use development. Not a proposed project.



B. Bulk and Mass



1 FAR & HEIGHT	Div. 2C.4
Base FAR (max)	1.5
● Base height in stories (max)	3
Bonus FAR (max)	3.0
● Bonus height in stories (max)	5
2 UPPER-STORY BULK	Div. 2C.5
Street transition	
5 story step-back (min)	6'
Applicable building width (min)	80%

Avalon Boulevard

Opportunity Area/ Área de oportunidad

Highlights/Reflejos

- Revitalize and connect to waterfront/
Revitalizar y conectar con la costa
- Maintain historic & cultural significance/
Mantener la importancia histórica y cultural
- Allow mixed-use & mixed-income development / *Permitir el desarrollo de uso mixto e ingresos mixtos*
- Prohibit auto-related uses and outdoor storage/
prohíbe usos relacionados con automóviles y almacenamiento al aire libre.



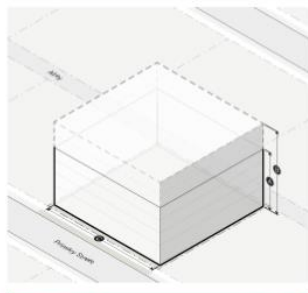
Gardena Boulevard

Commercial Corridor/ Corredor comercial

Highlights/ Reflejos

- Revitalize corridor and maintain historic scale/
Revitalizar el corredor y mantener la escala histórica
- Allow mixed-use & mixed-income development/
Permitir el desarrollo de uso mixto e ingresos mixtos
- Pedestrian Oriented design/
Diseño orientado al peatón

B. Bulk and Mass



1 FAR & HEIGHT		Div. 2C.4
Base FAR (max)	1.5	
Base height in stories (max)	3	
Bonus FAR (max)	3.0	
Bonus height in stories (max)	5	
2 UPPER-STORY BULK		Div. 2C.5
Street transition		
5 story step-back (min)	6'	
Applicable building width (min)	80%	

b. Automobile Access Package 2

Intended for areas where walking, bicycling and transit are balanced with automobiles as the prioritized modes of transportation.

Access Lanes	
ACCESS LOCATION	Sec. 4C.2.1.C.3
Boulevard or Avenue	Limited
Collector or Local	Limited
NUMBER OF ACCESS LANES	Sec. 4C.2.1.C.4
Boulevard or Avenue	
0'-200' lot width	2
> 200' lot width	4
Collector or Local	
0'-80' lot width	1
80'-200' lot width	2
> 200' lot width	4
Alley	Unlimited
ACCESS LANE WIDTH	Sec. 4C.2.1.C.5
Boulevard or Avenue (min/max)	9'/12'
Collector or Local (min/max)	8'/12'
DRIVEWAY SEPARATION	Sec. 4C.2.1.C.6
Boulevard or Avenue	
From intersection (min)	150'
From other driveways (min)	40'
Collector or Local	
From intersection (min)	75'
From other driveways (min)	40'
DRIVE-THROUGHS	Sec. 4C.2.1.C.7
Drive-through facilities	Not Allowed



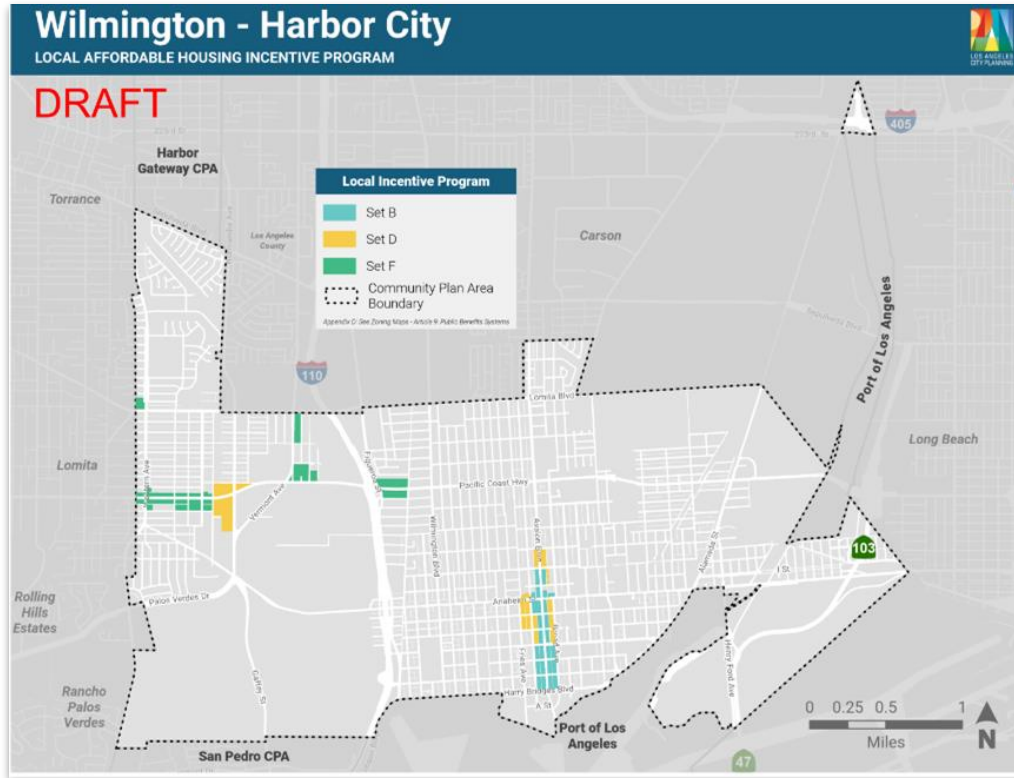
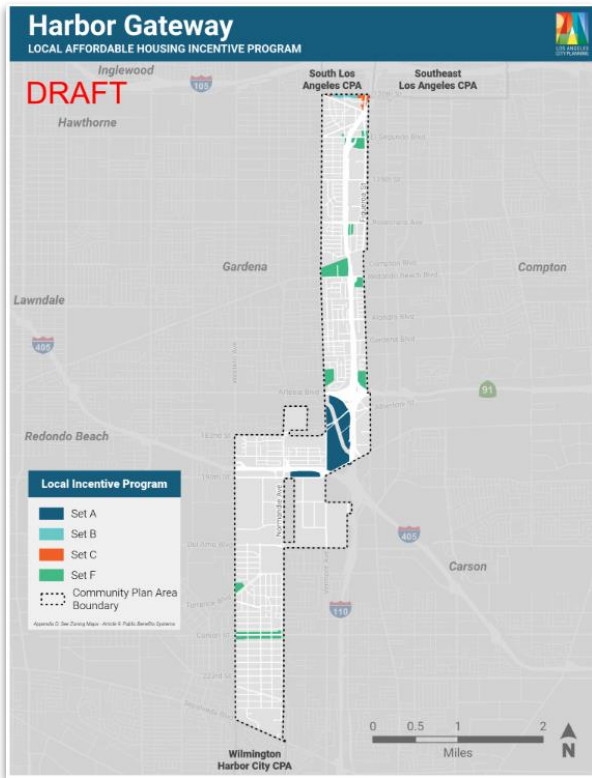
Housing Strategies

*Estrategias de
vivienda*



Proposed Local Affordable Housing Maps

Mapas locales propuestos para viviendas asequibles



Zoning to Provide New Infill Opportunities

Zonificación para permitir el desarrollo de viviendas adicionales

Existing Regulation
Regulaciones de hoy día



Proposed Regulation
Regulaciones propuestas



Additional Existing Housing Protections

Protecciones de vivienda existentes



Local Protections

Protecciones locales

- Rent Stabilization Ordinance (RSO) *Ordenanza de Estabilización de Alquiler*
- Just Cause Eviction Ordinance *Ordenanza de Desalojo con Causa Justa*
- City of Los Angeles' Condominium Conversion Regulation *Reglamento de conversión de condominios de la ciudad de Los Ángeles*



State Protections

Protecciones estatales

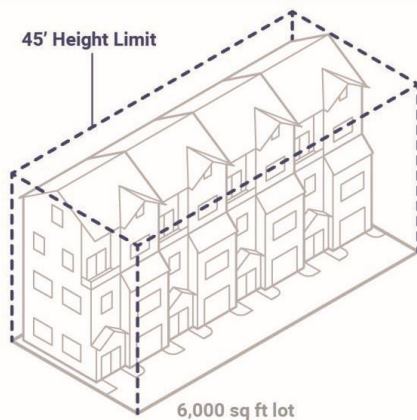
- SB 330
- SB 8
- AB 2222
- Ellis Act

Neighborhood Identity

Identidad del vecindario

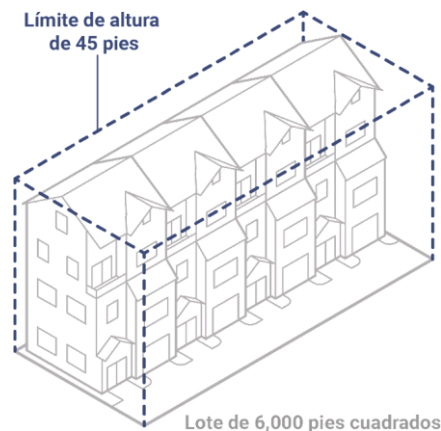
Reflecting Existing Development Patterns

Reflejando los patrones de desarrollo actuales



Current Zoning Allows:

- 4 Units
- 3.0:1 Floor Area Ratio (FAR)
- 18,000 sq ft of building
- 45' Height

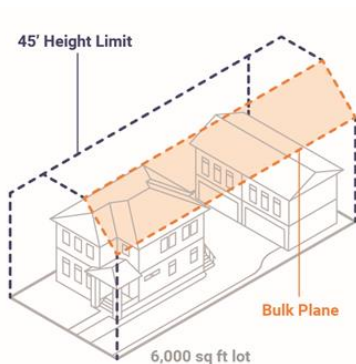


La zonificación actual permite:

- 4 unidades
- coeficiente de utilización de suelo de 3:1
- 18,000 pies cuadrados edificados
- Altura de 45 pies

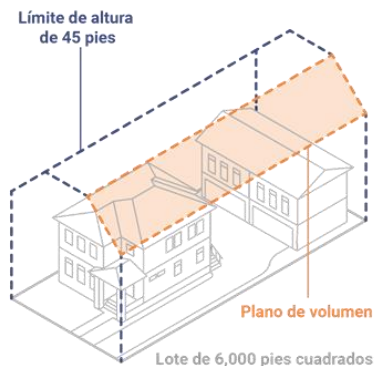
Reflecting Existing Development Patterns

Reflejando los patrones de desarrollo actuales



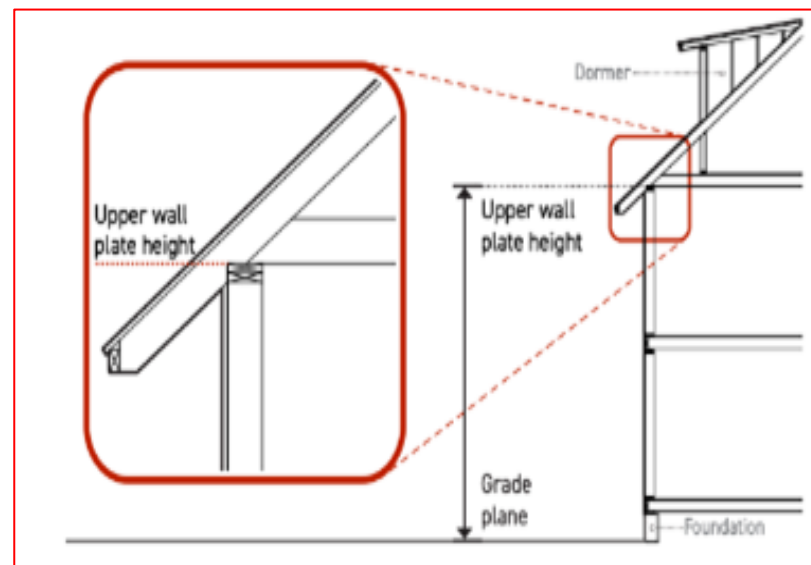
Proposed Zoning Allows:

- 4 Units
- 1.0:1 Floor Area Ratio (FAR)
- 6,000 sq ft of building
- 45' Height
- Bulk Plane shapes building envelope



La zonificación propuesta permite:

- 4 unidades
- coeficiente de utilización de suelo de 1:1
- 6,000 pies cuadrados edificados
- Altura de 45 pies
- Plano de volumen da forma al edificio



Single Family Residential/ Residencial unifamiliar

Equivalent Zone/ Zona equivalente

Highlights/ Reflejos

- Maintains existing built-out conditions/
Mantiene las condiciones de construcción existentes
- Requires lot amenity space, street facing entrance and entry features/
Requiere espacio para servicios en el lote, entrada que dé a la calle y características de la entrada
- 1 unit per lot / *1 unidad por lote*



Character and Conservation in the New Zoning Code

Carácter y Conservación en el Nuevo Código de Zonificación



Character Frontage

infill development regulations

Conservation District (CD) and Individual Historic Resource (IHR) Review

requirements for historic properties

Character Commercial Frontage

Fachada comercial con carácter

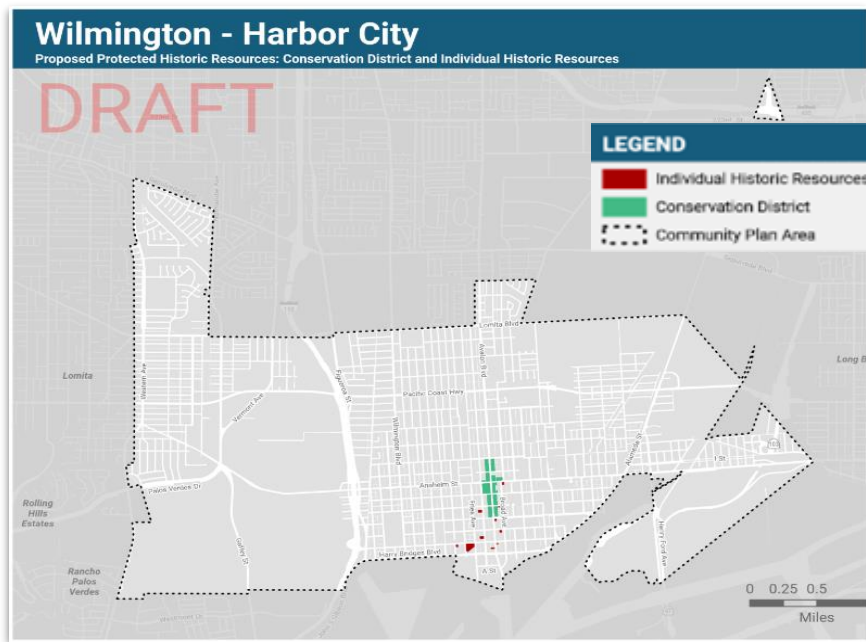
Character Frontages require new buildings to reflect the historic development patterns and design features found along corridors like **Avalon Boulevard**.

Las fachadas con carácter requieren que los nuevos edificios reflejen los patrones de desarrollo histórico y las características de diseño que se encuentran a lo largo de corredores como **Avalon Boulevard**.



Conservation District/ Distrito de Conservación

Avalon Boulevard



Conservation District (CD) is for an **eligible surveyed district** made up of at least one block./ *El Distrito de Conservación (CD) es para un **distrito encuestado elegible** compuesto por al menos un bloque.*

Intent/ *Intención:*

- Maintain character-defining features and retain the district's integrity./ *Mantener las características que definen el carácter y conservar la integridad del distrito.*

Standards/ *Estándares:*

- Secretary of the Interior's Standards for Rehabilitation for contributors/ *Normas de Rehabilitación de la Secretaría de Gobernación para contribuyentes*
- Character Frontage standards for non-contributing properties/ *Estándares de fachada de carácter para propiedades que no contribuyen*

Individual Historic Resource Protection/ *Protección de recursos históricos individuales*

Individual Historic Resource Review (IHR) can be applied to a **surveyed historic resource**, and would be applied to 10 or more properties within a Community Plan Area./ *La Revisión de Recursos Históricos Individuales (IHR) se puede aplicar a un **recurso histórico estudiado** y se aplicaría a 10 o más propiedades dentro de un Área del Plan Comunitario.*

Intent/ Intención

- Maintain an individual property's character-defining features/
Mantener las características que definen el carácter de una propiedad individual.

Standards/ Estándares

- Secretary of the Interior's Standards for Rehabilitation/
Normas de Rehabilitación de la Secretaría de Gobernación



Draft Environmental Impact Report (EIR) *Informe Inicial de Impacto Ambiental*

Environmental Analysis/ *Analisis ambiental*



Aesthetics
Estética



Air Quality
Calidad del aire



Biological Resources
Recursos biológicos



Cultural Resources
Recursos culturales



Energy
Energía



Greenhouse Gas Emissions
Emisiones de gases de efecto invernadero



Hazards and Hazardous Materials
Peligros y materiales peligrosos



Hydrology/ Water Quality
Hidrología / calidad del agua



Geology and Soils
Geología y tierras



Land Use/Planning
La planificación del uso del suelo



Noise
Ruido



Population/Housing
Población / vivienda



Public Services
Servicios Públicos



Mineral Resources
Recursos minerales



Recreation
Recreación



Tribal Cultural Resources
Recursos culturales tribales



Utilities/ Service System
Utilidades / sistema de servicio



Transportation
Transporte

Conclusion

Conclusión

Recommended Actions/ *Acciones recomendadas:*

REQUESTED ACTIONS:

1. Conduct a public hearing on the Proposed Plans as described in this Staff Recommendation Report;
2. Approve the Staff Recommendation report as the Commission Report;
3. Approve and Recommend that the City Council adopt the Findings in the Staff Recommendation Report;
4. Recommend that the City Council 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 Mitigation Monitoring Program (MMP);
5. Find that the City Planning Commission has reviewed and considered the Draft Environmental Impact Report (EIR) (City EIR No. ENV-2019-3379-EIR and State Clearinghouse No. 2019080248), as shown in Exhibit A8, and direct staff to prepare a Final EIR, EIR findings, a Statement of Overriding Considerations, and the MMP for City Council consideration;
6. Recommend the City Council adopt the Resolutions in Exhibit A to certify a Final EIR, adopt EIR findings and a Statement of Overriding Considerations, and adopt a Mitigation Monitoring Program;
7. Instruct 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 authorize 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 to the zoning ordinances as necessary;
8. Approve and Recommend that the Mayor approve and the City Council adopt, pursuant to LAMC (Chapter 1A) Section 13B.1.1 and City Charter Section 555, the attached Resolutions in Exhibit A to amend the General Plan as follows:
 - a. Amend the General Plan Land Use Element and adopt the Harbor LA Community Plans as shown in Exhibit A1, inclusive of the revisions shown in Exhibit A2; adopt the General Plan Land Use Map for the Harbor LA Community Plans, inclusive of Symbols, Footnotes, and Corresponding Zone and Land Use Nomenclature as shown in Exhibit A4, and the General Plan Land Use Maps and Matrices as shown in Exhibit A5;
 - b. Amend the Mobility Plan 2035 to reclassify selected Street Designations and Enhanced Networks, as shown in Exhibit A7; and
 - c. Amend the Citywide General Plan Framework Element, as shown in Exhibit A6.
9. Approve and Recommend that pursuant to LAMC (Chapter 1A) Sections 1.5 and 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 1.5, 13.B.1, 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 13B.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 1.5, 13.B.1, 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 1.5, 13.B.1, 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 13B.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 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 1.5 (Zoning Code Maps) of Article 1 of the New Zoning Code (Exhibit C2).

Technical Modifications/ *Modificaciones técnicas*

- **Staff Report**
 - Changes to reflect LAMC Chapter 1A references and minor edits
- **A1 – Community Plan Policy Documents**
 - Policy revisions and text edits
- **A6 – General Plan Framework Amendments**
 - Revision to Commercial Center Land Use Designation
- **A7 – Mobility Plan 2035 Amendments**
 - Removal or further modification to street designations to promote wider sidewalks
- **A8 – DEIR (Appendix G)**
 - Revise street designations and enhanced networks to align with modifications of Exhibit A7
- **B1 – Zone Change Map and Matrices**
 - Correct Oil District suffix from “OL” to “O”
- **C1 – Amendments to the New Zoning Code**
 - Clarification on EV Charging Facilities use definition, permission levels, and use standards
 - Removal of code pages not amended by Harbor LA Plans
- **C2 – Zoning Maps**
 - Correct Oil District suffix from “OL” to “O”

Next Steps/ *Próximos pasos*

Adoption Phase

- Virtual Open House & Public Hearing - **November 9, 2023**
- City Planning Commission - **February 8, 2024**
- Finalize EIR
- Planning Land Use and Management Committee (PLUM)
- City Council

Fase de adopción

- *Casa abierta virtual y audiencia pública - **9 de noviembre de 2023***
- *Comisión de Urbanismo - **8 de febrero de 2024***
- *Finalizar EIR*
- *Comité de Planificación, Uso y Gestión del Suelo (PLUM)*
- *Ayuntamiento*

Thank you!
¡Gracias!

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