

Change Area Categories & Descriptions

The Harbor LA Community Plans propose a diverse set of change types that seek to implement the goals, policies and vision of the community. The changes categories are described below:

ACTIVE CHANGE AREAS

- **Opportunity Areas:** Targeted changes that result in greater development potential (increase in height, FAR and/or density) from what is allowed today along portions of major corridors and transit-served areas in order to provide increased mixed-use and housing opportunities.
- **Corridor Consistency:** Apply new zoning with tailored form, frontage and development standards and remove Qualified Conditions (Qs) that may limit density, regulate usage and size along select commercial corridors in order to bring into consistency with General Plan land use designations.
- **Industrial Transition Areas:** Areas proposed to change from industrial to either hybrid industrial, commercial or residential land use and zoning. The proposed density and intensity of these areas will be tailored to the context of each transition area and are compatible with surrounding uses. In other areas the industrial land use and zoning will go from heavy industrial to a light industrial land use.
- **Residential Alignment Areas:** Areas where the land use and zoning will change to reflect as-built conditions. This occurs primarily in areas zoned for low density residential (R1/R2) where a majority of properties have existing multi-unit housing. The Residential Alignment Areas also include residential areas that have existing Embedded Services, such as churches and small markets.

MINIMAL CHANGE AREAS

- **Equivalent Zones:** Areas where new zones will match the current density and intensity allowed to the extent possible. New form, frontage and development standards and revised use regulations may also be applied. This is the predominant type of change occurring throughout the Plan Areas.
- **Administrative Changes:** Administrative changes are proposed where inconsistencies between the existing use of land, General Plan Land Use designation, and/or zoning currently occur. For example, the Harry Bridges Span School is currently designated and zoned as commercial and residential and will be corrected to Public Facilities.