

FOOTNOTES :

1. Gross acreage includes abutting streets.
2. Maximum height of 30 feet from adjacent grade.
3. Only the R2 zone is proposed within the area designated for Low Medium I Density Housing and located generally easterly of Western Avenue and westerly of Belleporte Avenue, from 251st Street to 256th Street, in order to retain existing neighborhood characteristics and scale.
4. Medium density housing developments (but not including special housing developments designed exclusively for elderly or handicapped persons) shall be calculated as to permitted maximum density on the basis of not more than one dwelling unit per one thousand square feet of lot area, and shall have a maximum height of 3 stories and 45 feet from adjacent grade.
5. No new billboard signs shall be erected within 300 feet of any lot located in an "A" or "R" Zone.
6. Maximum height of # 3 stories and 45 feet from adjacent grade and maximum 1:5:1 floor area ratio.
7. Except for hotels, motels, and apartment hotels, residential development on properties designated for Limited, Highway Oriented or Neighborhood and Office Commercial uses shall comply with the use and area provisions of the RD1.5 zone. The development of any hotel, motel or apartment hotel may be approved through a conditional use procedure pursuant to Section 12.24C of the Municipal Code provided such development does not exceed a project density of one guest room per 500 square feet of lot area and is found not be materially detrimental to the character of development in the immediate neighborhood. In approving the development of any such hotel, motel or apartment hotel, to appropriate-decision- makers may impose conditions deemed necessary to protect the best interest of surrounding property or the adjacent neighborhood or to secure an appropriate development in harmony with the objectives set forth in this Plan. The developments of any hotel, motel or apartment hotel shall not be approved on the properties designated for Limited Commercial uses.
8. Maximum height of 3 stories and 45 feet from the adjacent grade and maximum 3:1: floor areas ratio.

9. Properties designated for Community Commercial uses shall be reserved for commercial and parking uses, except developments combining residential and commercial uses shall be approved through a procedure similar to a conditional use. Such combined residential and commercial development shall require findings that land uses surrounding the proposed development site will not be inimical to the health, safety, and welfare of prospective residents of such quarters. In approving such combined residential and commercial development, the appropriate decision makers may impose conditions necessary to assure that the proposed development is compatible with surrounding development and zoning and consistent with the intent and objectives of this Plan.
10. Maximum height of 3 stories and 45 feet from adjacent grade and maximum 1:5:1 floor area ratio, except unlimited height and maximum 1:5:1 floor area ratio shall be permitted for oil refineries.
11. Maximum height of 3 stories and 45 feet from adjacent grade and maximum 3:1 floor area ratio within the Wilmington Industrial Park.
12. Those areas proposed for the MR1 or MR2 zoning classifications are specifically identified on the Plan Map.
13. The Public Facility (PF) planning land use designation is premised on the ownership and use of the property by a government agency. The designation of the PF Zone as a corresponding zone is based on the same premise. The Plan also intends that when a board or governing body of a government agency officially determines that a property zone PF is surplus, and no other public agency has indicated an intent to acquire, and the City is notified that the agency intends to offer the property for sale to a private purchaser, then the property may be rezoned to the zone(s) most consistent within 500 feet of the property boundary and still be considered consistent with the adopted Plan.
14. Local streets and freeways are shown for reference only.
15. Boxed symbols denote the general location of a potential facility. The symbol does not designate any specific property for acquisition.
16. Circled symbol indicates need for upgrading. Upgrading could involve on-site improvements, replacement of facilities.
17. A height district change may be permitted to allow maximum height of 6

stories and 75 feet from adjacent grade and a maximum 3:1 floor area ratio for hospitals and medical offices, subject to appropriate mitigation measures being implemented to assure use compatibility and to control the effects of traffic generation on surrounding streets and neighborhoods.

18. Industrial uses which do not adversely impact residential uses are the preferred uses of land for this area. Development of new Heavy Industrial uses on individual properties shall be approved through a procedure similar to a conditional use. Such development proposals shall be evaluated, in part, for any potentially adverse project impacts upon the physical and human environment in the general vicinity, adverse impacts upon the circulation system, and as to how such proposals relate to other goals, objectives and policies set forth in this Plan. In no instance should such proposals be approved unless mitigation measures are established and monitored to reduce all potentially adverse project impacts to a level where no significant effect upon the environment will result from project operations.

Heavy Industrial uses existing in this area on the adoption date of this Plan may be upgraded, relocated, rearranged, replaced, converted or altered or new facilities may be constructed on an existing site without discretionary approval, provided that the primary industrial use is not increased, enlarged, altered, or expanded beyond 20% of its current capacity.

19. No increase in density for the Normont Terrace and Dana Strand Village public housing projects shall be affected unless a project rehabilitation or modernization plan provides a mix of both low- and moderate-income family and market rate housing units, and it is determined that surrounding streets and highways can accommodate the traffic generated.
20. The planning boundary of the Wilmington-Harbor City Community Plan should be modified in future Plan updates to exclude the area south of Harry Bridges Boulevard between Lagoon Avenue and Figueroa Street, and the area west of Henry Ford Avenue between the Cerritos Channel and the north arm of the East Basin. These areas are largely devoted to Port-related uses, and should be incorporated into and included within the planning boundary of the Port Of Los Angeles Element of the City's General Plan.
21. Maximum height of any building shall not exceed 38.5 feet from the natural or finished grade, whichever is lower.
22. The portion of the U.S. Naval Reservation which is designated Open Space is intended to correspond to the A1 zone.

23. Existing mobilehome parks are consistent with the Plan. Future mobilehome parks shall be consistent with the Plan when developed in the RMP Zone.
24. Each Plan category permits all indicated corresponding zones as well as those zones referenced in the Los Angeles Municipal Code (LAMC) as permitted by such zones unless further restricted by adopted Specific Plans, specific conditions and/or limitations of project approval, Plan footnotes or other Plan map or text notations.

Zone established in the LAMC subsequent to the adoption of the Plan shall not be deemed as corresponding to any particular Plan category unless the Plan is amended to so indicate.

It is the intent of the Plan that the entitlements granted shall be one of the zone designations within the corresponding zones shown on the Plan, unless accompanied by a concurrent Plan Amendment.

25. Notwithstanding Footnote Nos. 6 and 7 above, for property located at 28000 S. Western Avenue, as identified per Case No. CPC 2004-5008 ZC-GPA-ZV-ZAA-SPR, residential development shall not exceed 136 dwelling units, 64 feet in height, and a maximum floor area of 194,000 square feet.

* Bikeways are shown on the Citywide Bikeways System maps contained in the City's 2010 Bicycle Plan, a component of the Transportation Element of the General Plan, which was adopted by the City Council on March 1, 2011.