



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: August 8, 2024
Time: After 8:30 am
Place: City Hall
200 N. Spring St
Los Angeles, CA 90012

Public Hearing: To be held at CPC
Appeal Status: Not applicable
Expiration Date: November 6, 2024
Multiple Approval: No

Case No.: CPC-2024-150-GPA
-CA
CEQA No.: ENV-2017-433-EIR,
ENV-2011-0585-EIR
ENV-2011-0585-EIR-
ADD1
Incidental Cases: None
Related Cases: CPC-2019-4572-VZC
-HD-SPP -SPPA-SN
Council No.: 1 - Hernandez,
9 - Price,
14 - de Leon
Plan Area: Central City,
Central City North
Specific Plan: Alameda District
Specific Plan (ADP),
Bunker Hill Specific
Plan, Cornfield Arroyo
Seco Specific Plan
(CASP), Los Angeles
Sports and
Entertainment District
Specific Plan
(LASED)
Certified NC: Downtown Los
Angeles, Arts District
Little Tokyo,
Historic Cultural North
GPLU: Various
Zone: Various
Applicant: City of Los Angeles
Representative: City of Los Angeles

SUMMARY:

A General Plan Amendment and Code Amendment for the purpose of updating zoning district names and correspondence on the Downtown Community Plan General Plan Land Use Map, Downtown Community Plan text, and Appendix A of the Framework Element.

PROJECT LOCATION:

Downtown Community Plan Area (Plan Area). The Project Area for the Downtown Plan component is the Central City Community Plan Area and the Central City North Community Plan Area (jointly referred to in this report as the “Plan Areas”, “Downtown Plan Area,” or “Plan Area”). The Central City and Central City North Community Plan Areas are geographically contiguous, sharing a common boundary along Alameda Street. The Central City Community Plan Area encompasses approximately 2,161 acres and is generally bounded on the north by Sunset Boulevard/Cesar Chavez Avenue, on the south by the Santa Monica Freeway (Interstate 10), on the west by the Harbor Freeway (Interstate 110), and on the east by Alameda Street. Immediately to the east of Alameda Street is the Central City North Community Plan Area, which encompasses approximately 2,005 acres and is generally bounded on the north by Stadium Way, Lilac Terrace, and North Broadway, on the south by the City of Vernon, on the west by Alameda Street, and on the east by the Los Angeles River. The Downtown Plan Area is bordered by the communities of Boyle Heights, Silver Lake-Echo Park, Westlake, Southeast and South Los Angeles, and the City of Vernon. The Downtown Plan Area boundaries are shown in Exhibit B.

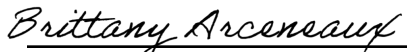
RECOMMENDED ACTIONS:

1. **Conduct** a public hearing on the Proposed Project as described in this Staff Recommendation Report.
2. **Approve** the Staff Recommendation Report as the Commission Report.
3. **Adopt** the Findings.
4. **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 Resolution in Exhibit A to amend the General Plan as follows:
 - a. Amend the General Plan Land Use Map for the Downtown Community Plan, as identified in Exhibit B.
 - b. Amend the Downtown Community Plan Text as shown in Exhibit D.
 - c. Amend Appendix A of the Framework Element as shown in Exhibit C.
5. **Approve and Recommend** that the City Council adopt, pursuant to LAMC Chapter 1A Section 13B.1.3, the ordinance in Exhibit E amending Sections 12.04 and 12.16.4 of the Los Angeles Municipal Code to replace references to the Convention and Event Center Specific Plan with the newly established Convention Center and Arena Specific Plan.
6. **Recommend** that the City Council find that the Proposed Project was assessed in the Downtown Community Plan Environmental Impact Report (EIR) No. ENV-2017-433-EIR, State Clearinghouse No. 2017021024 certified on June 16, 2023, and the Convention

Center and Arena Specific Plan EIR No. ENV-2011-0585-EIR, State Clearinghouse No. 2011031049, and the addendum EIR No. ENV-2011-0585-EIR-ADD1 approved December 13, 2023, and pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, no subsequent or supplemental EIR is required.

7. **Authorize** the Director of Planning to present the resolutions and proposed General Plan amendments (Exhibits A, B, C, D, and E) to the Mayor and City Council, in accordance with City Charter Section 555 and LAMC Chapter 1A Section 13B.1.1.

VINCENT P. BERTONI, AICP
Director of Planning



Brittany Arceneaux, Senior City Planner

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- A – Resolution
- B – Proposed Amendments to the General Plan Land Use Map for the Downtown Community Plan
- C – General Plan Framework Element Amendments
- D – Community Plan Text Amendments
- E – Convention Center and Arena Specific Plan Code Amendment

PROJECT ANALYSIS

Project Summary

On June 16th, 2023, the City Council approved the Downtown Community Plan and the New Zoning Code. Post approval, staff identified several zoning districts in the Downtown Community Plan that are not consistent with the New Zoning Code zoning district naming convention, and are incorrectly represented in the Plan's General Plan Land Use (GPLU) Map. Additionally, two sites are assigned Form Districts that do not correspond to the appropriate General Plan Land Use designations shown in the General Plan Land Use Map. Therefore, the sites' zoning is not consistent with the General Plan. The Proposed Project recommends amending the Downtown Community Plan GPLU map, to correct the inconsistencies. In addition, the Proposed Project recommends amending the Framework Element, and the Downtown Community Plan text, where the Form Districts are also referenced.

The Convention Center and Arena Specific Plan (CCA), which is located in the Downtown Community Plan Area, was amended after the City Council approval of the Downtown Community Plan and the New Zoning Code. To reflect this update, the Proposed Project also recommends the Convention Center and Arena Specific Plan zoning district be added to the Downtown Community Plan GPLU Map and listed as a corresponding district for Public Facilities. In addition, the Proposed Project recommends amending Sections 12.04 and 12.16.4 of the Los Angeles Municipal Code to replace references to the Convention and Event Center Specific Plan with the updated name Convention Center and Arena Specific Plan.

All of the proposed modifications are technical and non-substantive in nature, and do not change the zoning regulations or the intent behind City Council's approved version of the Downtown Community Plan and the New Zoning Code.

General Plan Land Use Map Amendments

The General Plan Land Use Map encompasses a correspondence table detailing the specific zoning districts associated with each General Plan Land Use designation. The nomenclature for these zoning districts is determined by permissible uses and the scale of building development. The proposed amendments relate to the corresponding zoning form districts. Article 2 of the New Zoning Code establishes Form Districts, the first component of the zone string. Form Districts govern the scale and intensity of development, as well as the placement of a building on a lot. Form Districts are grouped and named according to their maximum floor area ratio (FAR) and building width as shown in the table below. The FAR categories are Very Low-Rise, Low-Rise, Mid-Rise, Moderate-Rise, and High-Rise. The building width categories are Narrow, Medium, Broad, and Full. Within these groupings, Form Districts are distinguished by a variation number, which may reflect differences in base FAR, setbacks, and/or other metrics compared to other Form Districts in the same grouping. For example, the Low Rise Medium 1 (LM1) Form District allows low-rise development (up to 3.0 FAR with bonus), medium building width (maximum 160 feet), and is the first Form District in a larger grouping.

Table 1: Form District Naming Convention in the New Zoning Code

	FAR Range		Building Width Range
Very-Low Rise	.66 - 1.5	Narrow	25' - 75'
Low Rise	1.6 - 4.0	Medium	100' - 210'
Mid Rise	4.1 - 6.0	Broad	280' - 490'
Moderate Rise	6.1 - 8.5	Full	n/a
High Rise	8.6 - 13.0		

Staff identified that several Form District names in the Downtown Community Plan are misaligned with the prescribed naming convention as established in the New Zoning Code, LAMC Chapter 1A Sec. 2A.1.4. For example, the FAR range for the Mid-Rise Form Districts allows for maximum FARs ranging from 4.1 to 6.0 (as seen in the table above). However, in the New Zoning Code, Mid-Rise Broad 1 (MB1) has an FAR limit of 3.0, which is inconsistent with the standard naming convention. Therefore, the Mid-Rise Broad 1 (MB1) Form District needs to be renamed to Low-Rise Broad 1 (LB1). By renaming Mid-Rise Broad 1 (MB1) to Low-Rise Broad 1 (LB1), the 3.0 maximum FAR limit would then fall within the range of allowable maximum FARs for Low-Rise Form Districts, which would follow the standard naming convention for Form Districts in the New Zoning Code. There are multiple instances of district names that require renaming. All name changes are described in Exhibit B of this report.

These zoning districts are also referenced in Appendix A of the Framework Element and the Downtown Community Plan text. Consequently, updates to the district names should be made in the Downtown Community Plan GPLU Map, Appendix A of the Framework Element, and within the Downtown Community Plan text. The changes are in name only, are non-substantive in nature, and do not modify the intent or the zoning regulations that were approved by the City Council.

Site Specific General Plan Amendments

Staff identified that the Downtown Community Plan GPLU map features two sites that are incorrectly represented in the GPLU map. Although the GPLU correspondence table adopted by the City Council showed the correct correspondence for these two sites, the two site's Form Districts do not correspond to the appropriate General Plan Land Use designations in the GPLU Map. Therefore, the sites' zoning is not consistent with the General Plan. State law requires consistency between the GPLU correspondence and the applied zoning. The City Council showed an intention for these sites to have a corresponding GPLU designation based on the approved zoning. As such, the General Plan Land Use designation for these two sites needs to be corrected to align with the assigned Form District and its corresponding GPLU designation.

The first site (Assessor Parcel Number is 5161-017-BRK/5161-017-039 is located in Little Tokyo at the northwest corner of 2nd Street and Central Avenue. The site is zoned [MN1-SH2-5] [CX1-FA] [CPIO-O-CDO] and was incorrectly assigned Community Center General Plan Land

Use designation. The corresponding Form Districts for Community Center does not include the MN1 Form District that is applied to the site. However, the Village General Plan Land Use designation does include the MN1 Form District in its corresponding Form Districts. Therefore, the site's General Plan Land Use designation should be changed from Community Center to Village.

The second site (Assessor Parcel Number is 5409-006-061) is located in Chinatown at the northwest corner of Main Street and Llewellyn Street. The site is zoned [DM2-G1-5] [CX2-FA] [CPIO] and was incorrectly assigned Hybrid Industrial General Plan Land Use designation. The corresponding Form Districts for Hybrid Industrial does not include the DM2 Form District that is applied to the site. However, the Community Center General Plan Land Use designation does include the DM2 Form District in its corresponding Form Districts. Therefore, the site's General Plan Land Use designation should be changed from Hybrid Industrial to Community Center.

Convention Center and Arena Specific Plan

The Convention Center and Arena Specific Plan, which covers several properties within the southwest corner of the Downtown Community Plan area, was adopted by City Council on December 13, 2023. It outlines regulations for the anticipated expansion and modernization of the Convention Center. This expansion aims to enhance opportunities for conventions and trade shows, other major events, tourism, and similar or related uses. The Downtown Community Plan GPLU Map features a correspondence table which lists a number of Special Districts that correspond with certain land use designations. However, the GPLU Map does not list the recently adopted Convention Center and Arena Specific Plan zoning within the corresponding Special Districts for Public Facilities, since it was adopted after the Downtown Community Plan was approved by City Council. Therefore, the Proposed Project proposes to include the Convention Center and Arena Specific Plan, zoned CCA as a corresponding Special District to the Public Facilities designation in the Downtown Community Plan GPLU Map. In addition, the Proposed Project recommends amending Sections 12.04 and 12.16.4 of the Los Angeles Municipal Code to replace references to the Convention and Event Center Specific Plan with the newly established Convention Center and Arena Specific Plan. Additionally, the amendments remove references to specific zoning regulations such as height, area, and parking. Projects are required to comply with all regulations in the specific plan, therefore calling out these three metrics is duplicative.

Environmental Analysis / CEQA

As the Proposed Project does not involve a change to the approved project, circumstances or new information pursuant to CEQA Guidelines Section 15162, no subsequent or supplemental EIR is required. As discussed above, the above changes implement the actions taken by Council to adopt the Downtown Community Plan Update by cleaning up nomenclature and inconsistent provisions. Even if the Proposed Project was considered a change to the project analyzed in the EIR, none of the modifications and refinements will require a major revision of

the EIR due to the involvement of a new significant impact or a substantial increase in the severity of an environmental impact analyzed in the EIR.

FINDINGS

Project Location

The Downtown Community Plan Project Area: The Project Area for the Proposed Plan includes the current Central City Community Plan Area and the current Central City North Community Plan Area. The Central City Community Plan Area encompasses approximately 2,161 acres and is generally bounded on the north by Sunset Boulevard/Cesar Chavez Avenue, on the south by the Santa Monica Freeway (Interstate 10), on the west by the Harbor Freeway (Interstate 110), and on the east by Alameda Street. Immediately to the east of Alameda Street is the Central City North Community Plan Area, which encompasses approximately 2,005 acres and is generally bounded on the north by Stadium Way, Lilac Terrace, and North Broadway, on the south by the City of Vernon, on the west by Alameda Street, and on the east by the Los Angeles River. The Downtown Plan Area is bordered by the communities of Boyle Heights, Silver Lake-Echo Park, Westlake, Southeast and South Los Angeles, and the City of Vernon.

I. Finding Requirements for General Plan Amendments and Zoning Ordinances

City Charter Findings

Charter Section 555 – Charter Section 555 provides that the City Council may amend the General Plan in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has significant social, economic, or physical identity. No legislative findings are required to amend the General Plan. The Proposed Project proposes a General Plan Amendment to correct the corresponding districts on the General Plan Land Use Map for Downtown, the Downtown Community Plan text, and Appendix A of the Framework Element.

State General Plan Consistency Requirement

State law requires that the General Plan must have internal consistency among its elements (horizontal consistency). The City of Los Angeles has the responsibility to maintain and implement the City's General Plan. Community Plans comprise the Land Use Element of the City's General Plan and are the final determination of land use categories, zoning, development requirements, and consistency findings. The amendments to the Community Plan and Framework Element must be consistent with the other elements and components of the General Plan. Those elements are Land Use, Circulation (Mobility), Housing, Conservation, Open Space, Noise, Safety, and Health Element. In addition to the eight mandated elements, the City's General Plan includes, a Framework Element, a Cultural Element, a Public Facilities and Services Element, and an Air Quality Element. State law does not require the City to adopt consistency findings or any other findings to amend a Land Use element. This project is intended to ensure consistency between the zoning and General Plan as discussed above in this staff report.

In accordance with City Charter Section 556, the proposed ordinance is in substantial conformance with the purposes, intent, and provisions of the General Plan.

The proposed Code Amendment is in substantial conformance with the purposes, intent, and provisions of the General Plan in that it would further accomplish the following goals, objectives and policies of the General Plan as outlined below.

General Plan Framework Element:

The proposed Code Amendment meets the purpose and intent of the General Plan by furthering the objectives, policies and goals of a number of the General Plan elements. The purpose of the proposed code amendment is to amend Sections 12.04 and 12.16.4 of the Los Angeles Municipal Code to replace references to the Convention and Event Center Specific Plan with the updated name Convention Center and Arena Specific Plan. The Proposed Project does not change the already approved zoning regulations of the Convention Center and Arena Specific Plan.

The Los Angeles General Plan sets forth goals, objectives and programs that guide both citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, but not limited to, Land Use, Transportation, Noise, Safety, Housing and Conservation. The City's Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City. The Project is in compliance with the following Elements of the General Plan: Framework Element and the Land Use Element – Central City Community Plan.

The proposed Code Amendment supports the modernization and expansion of the Los Angeles Convention Center and is consistent with and supports the further development of the Downtown Center as an international center for finance and trade, and the location for major cultural and entertainment facilities and hotels, as described in the Framework Element.

Land Use:

Goal 3G: A Downtown Center as the primary economic, governmental, and social focal point of the region with an enhanced residential community.

Objective 3.11.1: Provide for the continuation and expansion of government, business, cultural, entertainment, visitor-serving, housing, industries, transportation, supporting uses, and similar functions at a scale and intensity that distinguishes and uniquely identifies the Downtown Center.

The Code Amendment aligns the LAMC with the recently approved CCA Specific Plan and corresponding CCA zone for the site. The Code Amendment would be consistent with the goals for the Downtown Center and would enable the implementation of the Specific Plan to facilitate the modernization and a 700,000 square foot expansion of Convention Center, making the Convention Center a much more competitive destination. The modernization of the Convention Center would serve to generate a functional and visual synergy with the L.A. LIVE campus and surrounding community, with adjacent regional sports, entertainment, and hotel uses.

Urban Form and Neighborhood Form:

Objective 5.1. *Translate the Framework Element's intent with respect to citywide urban form and neighborhood design to the community and neighborhood levels through locally prepared plans that build on each neighborhood's attributes, emphasize quality of development, and provide or advocate "proactive" implementation programs.*

Objective 5.2. *Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community or the region.*

Policy 5.2.1. *Designate centers and district in locations where activity is already concentrated and/or where good transit service is, or will be provided.*

Policy 5.2.2. *Encourage the development of centers, districts, and selected corridor/boulevard nodes such that the land uses, scale and built form allowed and/or encouraged within these areas allow them to function as centers and support transit use, both in daytime and nighttime. Additionally, develop those areas so that they are compatible with surrounding neighborhoods, as defined generally by the following building characteristics:... The built form of regional centers will vary by location... Nevertheless, regional centers should contain pedestrian-oriented areas, and incorporate the pedestrian-oriented design elements...*

By enabling the implementation of the CCA Specific Plan designed to highlight the tourism and entertainment character of the Downtown Center area, the Code Amendment would directly fulfill Objective 5.1 of the Framework Element by facilitating the locally prepared plans that build on neighborhood attributes. Consistent with Policy 5.2.1, the CCA Zone is located in one of the major economic centers of Downtown, which serves as the hub of the City's transit system. The Code Amendment would allow for the CCA Specific Plan to regulate the expansion and modernization of the existing Los Angeles Convention Center at this central, transit-accessible location. The Community Plan specifically recognizes the Convention Center and Crypto.com Arena as adding significantly to the draw of Downtown for visitors and encourages the development of convention uses in this area of Downtown. The expanded and modernized Convention Center would draw in additional business, retail, and development in the areas adjacent to the Project and would also create jobs for residents of the area. The expanded convention activities and signage would be compatible with and would serve to further complement and benefit the tourism, hotel, and entertainment industries in the immediate Project vicinity both in daytime and nighttime, consistent with the Urban Form and Neighborhood Design chapter of the Framework Element. The CCA Zone is located in the Downtown Center as identified in the Framework Element and is proposed in an area where a high amount of commercial and entertainment activity and transit is currently concentrated, in accordance with these objectives and policies. Consistent with Policy 5.2.2, the Code Amendment would allow for the expansion and modernization of Convention Center resulting in additional business, retail, and development in the areas adjacent to the Project by encouraging the use of public transit.

Economic Development:

Goal 7B: *A City with land appropriately and sufficiently designated to sustain a robust commercial and industrial base.*

Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.

Policy 7.2.2: Concentrate commercial development entitlements in areas best able to support them, including community and regional centers, transit stations, and mixed-use corridors. This concentration prevents commercial development from encroaching on existing residential neighborhoods.

The Code Amendment to enable the CCA Specific Plan and Zone would promote the development of modernized and expanded Convention Center uses within the Downtown Center in an area defined by its mixed-use and transit-oriented development. The Specific Plan allows for the redevelopment of the 68-acre Specific Plan area, which is home to the existing Convention Center and Crypto.com Arena and is adjacent to L.A. LIVE and the LASED. There is an extensive amount of rail and bus transit service in the vicinity. Metro operates three rail lines in proximity to the Project Site. The Code Amendment would facilitate the development of the Specific Plan area that would be consistent with Policies 7.2.2 and 7.2.3, which encourage new development in areas best able to support it, including rail and bus transit corridors.

Central City Community Plan:

Objective 2-1. To improve Central City's competitiveness as a location for offices, business, retail, and industry.

Policy 2-2.1. Focus on attracting businesses and retail uses that build on existing strengths of the area in terms of both the labor force, and businesses.

Policy 2-2.2. To encourage pedestrian-oriented and visitor serving uses during the evening hours especially along the Grand Avenue cultural corridor between the Hollywood Freeway (US 101) and Fifth Street, the Figueroa Street Corridor between the Santa Monica Freeway (I-10) and Fifth Street and Broadway between Third Street and Ninth Street.

Objective 2-3. To promote land uses in Central City that will address the needs of all the visitors to Downtown for business, conventions, trade shows, and tourism.

Policy 2-3.1. Support the development of a hotel and entertainment district surrounding the Convention Center/Staples Arena with linkages to other areas of Central City and the Figueroa corridor.

Objective 2-4. To encourage a mix of uses that will create an active, 24-hour downtown environment for current residents and which would also foster increased tourism.

Policy 2-4.1. Promote night life activity by encouraging restaurants, pubs, night clubs, small theaters, and other specialty uses to reinforce existing pockets of activity.

The Community Plan recognizes the critical role that tourism and Convention Center activities play in the commercial activity of Los Angeles, and in the Downtown area in particular. The Convention Center and Crypto.com Arena (formerly STAPLES Center) are specifically cited on Page III-4 of the Community Plan as adding significantly to the draw of Downtown for visitors. Moreover, the Community Plan recognizes the LASED and Convention Center area as a place with the potential to “evolve into an economically and physically prominent area based on the

cumulative impact of existing assets such as the Convention Center and the Staples Arena" and further investments in the area such as the LASED area. The Los Angeles Convention Center and Crypto.com Arena and the adjoining the LASED, including L.A. LIVE, have been important elements in the redevelopment of Downtown in terms of providing a cultural, sports and entertainment center. The expanded and modernized Convention Center provided for by the Specific Plan, Sign District, and facilitated by the proposed Code Amendment would contribute to the generation of additional business, retail, development, and jobs for local residents in the areas adjacent to the Project Site.

As such, the Code Amendment furthers the goals, objectives, and policies of the General Plan, particularly the Framework Element and Land Use Element – Central City Community Plan.

In accordance with City Charter Section 558(b)(2), the proposed ordinance is in substantial conformance with public necessity, convenience, general welfare and good zoning practice.

The proposed Code Amendment amends Sections 12.04 and 12.16.4 of the Los Angeles Municipal Code to replace references to the Convention and Event Center Specific Plan with the updated name Convention Center and Arena Specific Plan. The Code Amendment aligns the LAMC with the zoning approved by Council demonstrating conformance with public necessity, convenience, general welfare and good zoning practice.

II. Summary of CEQA Findings

The Proposed Project is intended to implement the Downtown Community Plan and the New Zoning Code as approved by council and was analyzed in the EIR for the Downtown Community Plan and the New Zoning Code and in the EIR for the Convention Center and Arena Specific Plan (CPC-2019-4572-VZC-HD-SPP-SPPA-SN). All of the proposed modifications are technical and non-substantive in nature, and do not change the zoning regulations or the intent behind City Council's approved version of the Downtown Community Plan and the New Zoning Code on June 14, 2023 or Convention Center and Arena Specific Plan approved on February 24, 2022. Therefore, no further environmental analysis related to CEQA is necessary.

EXHIBITS**Exhibit A: Resolution**

A RESOLUTION OF THE COUNCIL OF THE CITY OF LOS ANGELES, APPROVING AN AMENDMENT TO THE DOWNTOWN COMMUNITY PLAN; TO THE LAND USE ELEMENT OF THE GENERAL PLAN, AND TO THE FRAMEWORK ELEMENT.

WHEREAS, the Downtown Community Plan was adopted by the City Council on June 16, 2023.

WHEREAS, the Department of City Planning has prepared amendments to the Downtown Community Plan and Framework Element which consists of all of the following:

- (1) Amendments to the Downtown Community Plan General Plan Land Use Map;
- (2) Amendments to the Downtown Community Plan policy document;
- (3) Amendments to Appendix A of the Framework Element;

which, will hereinafter be collectively referred to as "Proposed Project" unless specifically identified otherwise;

WHEREAS, a notice of public hearing on the Proposed Project was published in the "Daily Journal" on July 15, 2024, and mailed to the Downtown Neighborhood Council, the Arts District/Little Tokyo Neighborhood Council, and the Historic Cultural North Neighborhood Council on July 10, 2024, in accordance with LAMC Section LAMC Chapter 1A Section 13B1.1;

WHEREAS, the City Planning Commission held a public hearing regarding the Proposed Project on August 8, 2024, and considered all evidence, both oral and written, made at the hearing, including but not limited to the Staff Report of the City Planning Department, including exhibits and appendices, which included the recommendations of the Director, and testimony, documents, and exhibits or attachments;

WHEREAS, at the completion of the August 8, 2024 public hearing, the City Planning Commission recommended the City Council approve the Proposed Project with the modifications attached to the City Planning Commission's Letter of Determination, dated _____;

WHEREAS, the City Council has reviewed and considered the Environmental Impact Report (EIR) No. ENV-2017-433-EIR, State Clearinghouse No. SCH No. 2017021024 certified on June 16, 2023, and the Convention Center and Arena Specific Plan EIR No. ENV-2011-0585-EIR, State Clearinghouse No. 2011031049, and the addendum EIR No. ENV-2011-0585-EIR-ADD1 approved December 13, 2023, and the whole of the administrative record in its determination of adopting the Proposed Project; and

WHEREAS, pursuant to the City Charter Section 555 and LAMC Chapter 1A Section 13B1.1, the Mayor and the City Planning Commission have transmitted their recommendations to the City Council.

NOW, THEREFORE, BE IT RESOLVED, AS FOLLOWS:

1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference.
2. Findings. The City Council has reviewed the City Charter, General Plan, CEQA, and Municipal Code findings of the Los Angeles City Planning Commission and adopts these findings as the findings of the City Council.
3. General Plan Amendments. The City Council approves the proposed amendments to the Downtown Community Plan General Plan Land Use Map, the Downtown Community Plan policy text, and Appendix A of the Framework Element found in Council File No. _____, as recommended by the City Planning Commission on _____, and by the Mayor on _____.
4. Operative Date. To ensure the City's zoning is in conformity with the General Plan, this resolution shall be operative upon the operative date of the implementing ordinances found in Council File No. 22-0617, including but not limited to, the ordinance to amend Chapter 1A to establish the LAMC zones for the Downtown Community Plan Area and the ordinance to amend the City Zoning Map for the parcels in the Downtown Community Plan Area with the Chapter 1A zoning classifications.

Exhibit B: General Plan Land Use Map Technical Corrections

Amend the [Downtown Community Plan General Plan Land Use Map](#) with the following changes (additions underlined and deletions struckthrough in the table below):

1. Update all instances of “MB1” with “LB1”.
2. Update all instances of “MB2” with “LB2”.
3. Update all instances of “MB3” with “MB1”.
4. Update all instances of “MB4” with “MB2”.
5. Update all instances of “MF1” with “DF1”.
6. Incorporate Convention Center and Arena Specific Plan zoning district, CCA as a corresponding district for Public Facilities.

Table 2: General Plan Land Use Designation Correspondence Table for the Downtown Community Plan

GENERAL PLAN DESIGNATION	CORRESPONDING			
	FORM DISTRICT	USE DISTRICT	DENSITY DISTRICT	SPECIAL DISTRICT
Community Center	DM1, DM2, DM5, LM2, MB4 <u>MB2</u>	CX1, CX2, CX3	FA	
Hybrid Industrial	LM1, MB2 <u>LB2</u> , MB3 <u>MB1</u> , MB4 <u>MB2</u> , MM1	IX3, IX4	FA	GW(CA), UC(CA), UI(CA), UV(CA)
Markets	DM1, MB4 <u>LB1</u> , MB4 <u>MB2</u>	IX1, IX2, IX3	FA	
Public Facilities	DM1, DM2, DM4, HB2, HB3, HB4, HB5, HM1, HM2, LF1, LM2, LN1, MB4 <u>LB1</u> , MB3 <u>MB1</u> , MB4 <u>MB2</u> , MF4 <u>DF1</u> , MM1, MN1	P2	FA, N	ADP-RIO, <u>CCA</u>
Production	LF1, MB2 <u>LB2</u> , MM1, VF1	I1, I2	N	

Exhibit C: Framework Element Technical Corrections

1. Amend “Table 3-9a Framework Land Use Category: Industrial (Implements policy 3.14.2)” of [Appendix A of the Framework Element: LAMC Chapter 1A Land Use Designation Table](#)¹, with the following changes (additions underlined and deletions struckthrough) shown in underline:

Table 3: General Plan Land Use Designation and Corresponding Zoning Districts

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

2. Amend the following General Plan Land Use Designation Descriptions within [Appendix A to the Framework Element](#) as follows (additions underlined and deletions struckthrough):
 - a. 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 ~~Mid~~-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.

¹ These amendments to Appendix A to the Framework Element are shown as amendments to the Framework Element as recommended by the City Planning Commission to the City Council on February 8, 2024 for the Harbor Gateway/Wilmington-Harbor City Community Plan Update (CPC-2018-6404-CPU/CPC-2018-6402-CPU)

Figure 1: The Proposed Amendments to the General Plan Land Use Designation Map for the Downtown Community Plan

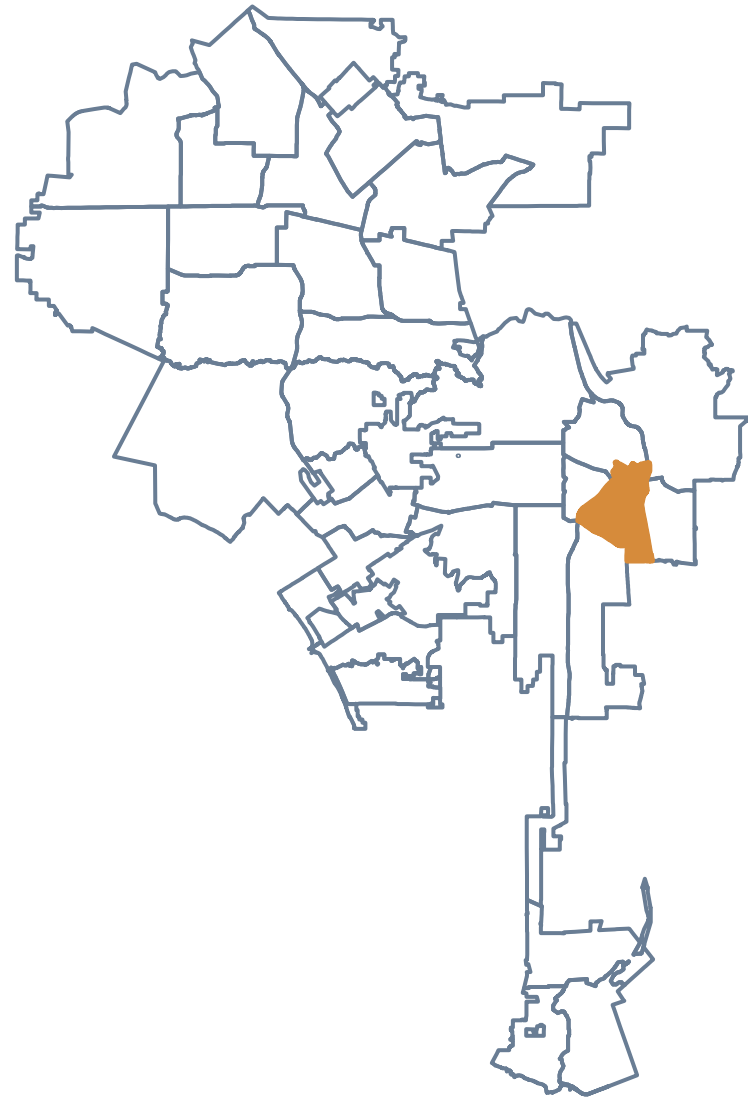
DRAFT GENERAL PLAN LAND USE DESIGNATION MAP

Downtown Community Plan

PROPOSED LAND USE

GENERAL PLAN DESIGNATION	FORM	USE	DENSITY	SPECIAL DISTRICT
Transit Core	HB1, HB2, HB3, HB4, HB5	CX2, CX3, CX4	FA	ADP-RIO, LASED
Traditional Core	DM3, DM4, HM1, HM2	CX2, CX3, CX4	FA	
Community Center	DM1, DM2, DM5 LM2, MB4 MB2	CX1, CX2, CX3	FA	
Hybrid Industrial	LM1, MB2 LB2 , MB3 MB1 , MB4 MB2 , MM1	IX3, IX4	FA	GW(CA), UC(CA) UI(CA), UV(CA)
Markets	DM1, MB1 LB1 , MB4 MB2	IX1, IX2, IX3	FA	
Village	LM2, MN1	CX1, CX2, RX1	FA	
Open Space	LF1, VF1	A1, OS1	1L, N	GW(CA)
Public Facilities	DM1, DM2, DM4, HB2 HB3, HB4, HB5, HM1 HM2, LF1, LM2, LN1 MB1 LB1 , MB3 MB1 , MB4 MB2 , MF1 DF1 , MM1, MN1	P2	FA, N	ADP-RIO, <u>CCA</u>
Public Facilities - Freeways				FWY
Medium Neighborhood Residential	LM2, LN1	RG1, RX1	FA	
Production	LF1, MB2 LB2 , MM1, VF1	I1, I2	N	

CITY OF LOS ANGELES



PLAN BOUNDARIES

Community Plan Area

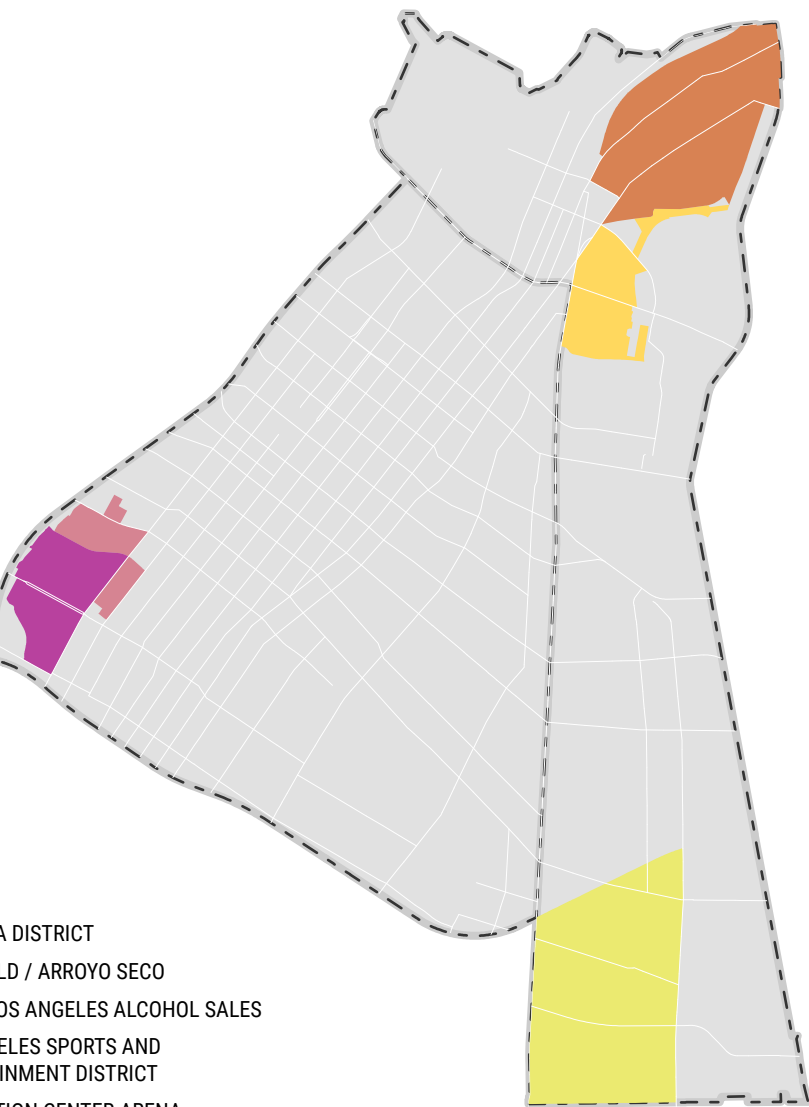
TRANSPORTATION

- Metro Rail - Station
- Metro Rail - Station (Under Construction)
- Metro Rail - Lines
- Freeways

SERVICE SYSTEMS

- City Hall
- Correctional Facility
- Cultural/Historical Site
- Department of Water and Power Property
- Fire Department Headquarters
- Fire Station
- Helistop
- Historic/Cultural Monument
- Hospital
- MWD Headquarters
- Park
- Police Headquarters
- Police Station
- Post Office
- Public Elementary School
- Public Housing
- Public Library
- Public Senior High
- School District Headquarters
- Social Services
- Special School Facility

SPECIFIC PLAN AREA



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Exhibit D: Community Plan Policy Text Corrections

Amend the following language from the Downtown [Community Plan Policy Text](#) (additions underlined and deletions struckthrough below):

1. Page 13: 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~~Mid-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. In the Downtown Plan this land use designation has a max FAR range of 3.0-8.0.
2. Page 15: Production: Production areas preserve and sustain industrial activity while serving as a regional jobs base. The building form ranges from Very Low-Rise to Mid-Rise. 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. In the Downtown Plan this land use designation has a max FAR range of ~~1.53-0~~4.5.

Exhibit E: Convention Center and Arena Specific Plan Code Amendment**ORDINANCE NO.** _____

An ordinance amending Sections 12.04 and 12.16.4 of the Los Angeles Municipal Code to replace references to the Convention and Event Center Specific Plan with the newly established Convention Center and Arena Specific Plan.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. The following language is added to the end of Subsection A of Section 12.04 of the Los Angeles Municipal Code:

14. CCA Convention Center and Arena Specific Plan Zone.

Sec. 2. The following language is added to the end of Subsection C of Section 12.04 of the Los Angeles Municipal Code:

The height district regulations for the “CCA” Zone are shown in Section 4.3 of the Convention Center and Arena Specific Plan.

Sec. 3. Section 12.16.4 of the Los Angeles Municipal Code shall be amended as follows:

SECTION 12.16.4. ~~GEC CONVENTION AND EVENT CENTER~~ CCA CONVENTION CENTER AND ARENA SPECIFIC PLAN ZONE. The following regulations shall apply in the “~~GEC~~” Convention and Event Center “CCA” Convention Center and Arena Specific Plan Zone:

- A. **Purpose.** The purposes set forth in the ~~Convention and Event Center~~ Convention Center and Arena Specific Plan Ordinance are incorporated by this reference into these regulations.
- B. **Use.** No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained, except as permitted by the ~~Convention and Event Center~~ Convention Center and Arena Specific Plan Ordinance.
- C. **Area.** No building or structure, nor the enlargement of any building or structure, shall be erected or maintained unless the ~~height, area, and parking~~ requirements of the ~~Convention and Event Center~~ Convention Center and Arena Specific Plan Ordinance are met and maintained in connection with the building, structure or enlargement.