

# PLANNING DEPARTMENT TRANSMITTAL TO THE MAYOR'S OFFICE

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL CASE:</b>	<b>COUNCIL DISTRICT:</b>
CPC-2024-150-GPA-CA	ENV-2017-433-EIR; ENV-2011-0585-EIR; ENV-2011-0585-EIR-ADD1	1 – Hernandez; 14 – de León; 9 – Price
<b>RELATED CASE NO.:</b>	<b>COUNCIL FILE NO:</b>	<b>PROCEDURAL REGULATIONS:</b>
CPC-2019-4572-VZC-HD-SPP -SPPA-SN	<input type="checkbox"/> N/A	<input type="checkbox"/> Ch. 1 as of 1/21/24 (Not subject to Processes & Procedures Ord.) <input checked="" type="checkbox"/> Ch. 1A (Subject to Processes & Procedures Ord.)
<b>PROJECT ADDRESS / LOCATION:</b>		
Citywide		
<b>APPLICANT:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
City of Los Angeles 200 N. Spring Street Los Angeles Ca, 90012	N/A	N/A
<b>APPLICANT'S REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
N/A	N/A	N/A
<b>APPELLANT:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
N/A	N/A	N/A
<b>APPELLANT'S REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
N/A	N/A	N/A
<b>PLANNER CONTACT:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Lydia Chapman	(213) 847-3646	<a href="mailto:lydia.chapman@lacity.org">lydia.chapman@lacity.org</a>
<b>ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):</b>		
General Plan Amendment (GPA); Code Amendment (CA)		
<b>FINAL ENTITLEMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION: (UNAPPEALED OR NON-APPEALABLE ITEMS)</b>		
<input checked="" type="checkbox"/> N/A		
<b>ITEMS APPEALED:</b>		
<input checked="" type="checkbox"/> N/A		

ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
✓ Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption)	<input type="checkbox"/>
✓ Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption)	<input type="checkbox"/>
✓ Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration (ND)	<input type="checkbox"/>
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration (MND)	<input type="checkbox"/>
<input type="checkbox"/> T Conditions	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report (EIR)	<input type="checkbox"/>
<input type="checkbox"/> Proposed Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program (MMP)	<input type="checkbox"/>
<input type="checkbox"/> Zone Change Map and Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Project Exemption (SCPE)	<input type="checkbox"/>
✓ GPA Resolution	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Assessment (SCEA)	<input type="checkbox"/>
✓ Land Use Map	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Impact Report (SCEIR)	<input type="checkbox"/>
<input type="checkbox"/> Exhibit A – Plans	<input type="checkbox"/>	<input type="checkbox"/> Appendices	<input type="checkbox"/>
✓ Mailing List (both Word and PDF)	<input type="checkbox"/>	<input type="checkbox"/> Other:	<input type="checkbox"/>
<input type="checkbox"/> Interested Parties List	<input type="checkbox"/>		
<input type="checkbox"/> Appeal	<input type="checkbox"/>		
<input type="checkbox"/> Development Agreement	<input type="checkbox"/>		
<input type="checkbox"/> Site Photographs	<input type="checkbox"/>		
✓ Other: Exhibits A-E	<input type="checkbox"/>		

**NOTES / INSTRUCTIONS:**

Please create a new council file

CITY COUNCIL NOTICE TIMING:	NOTICE LIST (SELECT ALL):	NOTICE PUBLICATION:
<input type="checkbox"/> 10 days <input type="checkbox"/> 15 days <input type="checkbox"/> 24 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]	<input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input type="checkbox"/> Adjacent/Abutting <input type="checkbox"/> 100' radius <input type="checkbox"/> 300' radius <input type="checkbox"/> 500' radius <input checked="" type="checkbox"/> Neighborhood Council <input type="checkbox"/> Interested Parties <input type="checkbox"/> Other: [enter here if applicable]	<input type="checkbox"/> 10 days <input type="checkbox"/> 15 days <input type="checkbox"/> 24 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]

**FISCAL IMPACT STATEMENT:**

Yes  No  
 \*If determination states administrative costs are recovered through fees, indicate "Yes."

**PLANNING COMMISSION:**

<input checked="" type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission	<input type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission
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<b>PLANNING COMMISSION HEARING DATE:</b>	<b>COMMISSION VOTE:</b>
August 8, 2024	7 – 0
<b>LAST DAY TO APPEAL:</b>	<b>DATE APPEALED:</b>
N/A	N/A
<b>COUNCIL TIME TO ACT:</b>	<b>TIME TO ACT START:</b>
<input type="checkbox"/> 30 days <input type="checkbox"/> 45 days <input type="checkbox"/> 60 days <input type="checkbox"/> 75 days <input type="checkbox"/> 90 days <input type="checkbox"/> 120 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]	<input type="checkbox"/> Appeal Filing Date <input type="checkbox"/> Received by Clerk <input type="checkbox"/> Last Day to Appeal <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]
<b>TRANSMITTED BY:</b>	<b>TRANSMITTAL DATE:</b>
Cecilia Lamas Commission Executive Assistant II	September 24, 2024



# LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

[www.planning.lacity.org](http://www.planning.lacity.org)

## LETTER OF DETERMINATION

**MAILING DATE: SEPTEMBER 24, 2024**

**Case No.: CPC-2024-150-GPA-CA**

CEQA: ENV-2017-433-EIR, ENV-2011-0585-EIR;  
ENV-2011-0585-EIR-ADD1

Plan Area: Central City; Central City North

Related Case: CPC-2019-4572-VZC-HD-SPP-SPPA-SN

Council District: 1 – Hernandez;  
14 – de León; 9 – Price

**Project Site:** Citywide

**Applicant:** City of Los Angeles

At its meeting of **August 8, 2024**, the Los Angeles City Planning Commission took the actions below in conjunction with the following:

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.

1. **Recommended** 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;
2. **Approved** and **Recommended** 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; and
  - c. Amend Appendix A of the Framework Element as shown in Exhibit C;
3. **Approved** and **Recommended** 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;
4. **Authorized** 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;
5. **Conducted** a public hearing on the Proposed Project as described in this Staff Recommendation Report;
6. **Adopted** the Staff Recommendation Report as the Commission Report; and
7. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Lawshe  
Second: Choe  
Ayes: Cabildo, Diaz, Mack, Newhouse, Zamora

**Vote: 7 – 0**



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Cecilia Lamas, Commission Executive Assistant II  
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

**Effective Date/Appeals:** The decision of the Los Angeles City Planning Commission is final and effective upon the mailing of this determination letter and not further appealable.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Findings, Exhibits A – E

- Exhibits:
- A – Resolution
  - B – General Plan Land Use Map Technical Corrections
  - C – Framework Element Technical Corrections
  - D – Community Plan Policy Text Corrections
  - E – Convention Center and Arena Specific Plan Code Amendment

cc: Craig Weber, Principal City Planner  
Lydia Chapman, City Planner  
Dominick Ortiz, City Planning Associate

## 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 Cypto.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.

## EXHIBIT A

### 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 **September 24, 2024**;

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 14, 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. 22-0617, as recommended by the City Planning Commission on **August 8, 2024**, and transmitted for the Mayor review on **September 24, 2024**.
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

### **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 strikethrough 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
<b>Community Center</b>	DM1, DM2, DM5, LM2, <del>MB4</del> <u>MB2</u>	CX1, CX2, CX3	FA	
<b>Hybrid Industrial</b>	LM1, <del>MB2</del> <u>LB2</u> , <del>MB3</del> <u>MB1</u> , <del>MB4</del> <u>MB2</u> , MM1	IX3, IX4	FA	GW(CA), UC(CA), UI(CA), UV(CA)
<b>Markets</b>	DM1, <del>MB4</del> <u>LB1</u> , <del>MB4</del> <u>MB2</u>	IX1, IX2, IX3	FA	
<b>Public Facilities</b>	DM1, DM2, DM4, HB2, HB3, HB4, HB5, HM1, HM2, LF1, LM2, LN1, <del>MB4</del> <u>LB1</u> , <del>MB3</del> <u>MB1</u> , <del>MB4</del> <u>MB2</u> , <del>MF1</del> <u>DF1</u> , MM1, MN1	P2	FA, N	ADP-RIO, <u>CCA</u>
<b>Production</b>	LF1, <del>MB2</del> <u>LB2</u> , MM1, VF1	I1, I2	N	



## EXHIBIT C

### **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<sup>1</sup>](#), with the following changes (additions underlined and deletions strikethrough) shown in underline:

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

Appendix A General Plan Land Use Designation	Corresponding Form Districts	Use	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 strikethrough):
  - 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.

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<sup>1</sup> 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)

## EXHIBIT D

### **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 ~~1.5~~3.0-4.5.

## EXHIBIT E

### 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. ~~CEC CONVENTION AND EVENT CENTER~~ CCA CONVENTION CENTER AND ARENA SPECIFIC PLAN ZONE.** The following regulations shall apply in the "~~CEC~~ 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.