

To: The Council

Date: 09/27/2022

From: Mayor

Council District: 01, 09, 14

**DOWNTOWN COMMUNITY PLAN UPDATE AND NEW ZONING CODE  
WITHIN THE CENTRAL CITY AND CENTRAL CITY NORTH COMMUNITY PLANS**

I herewith approve the City Planning Commission's action and  
transmit this matter for your consideration.



**ERIC GARCETTI**  
Mayor

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

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September 27, 2022

The Honorable Eric Garcetti  
Mayor, City of Los Angeles  
City of Los Angeles  
City Hall, Room 303  
Los Angeles, California 90012

Dear Mayor Garcetti:

**DOWNTOWN COMMUNITY PLAN UPDATE and NEW ZONING CODE; CPC-2017-432-CPU,  
CPC-2014-1582-CA**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the September 23, 2021 actions of the City Planning Commission approving the proposed General Plan amendments to the Downtown Community Plan, Framework Element and Mobility Element.

The proposed General Plan amendments to the Downtown Community Plan, and related amendments to the Framework Element and Mobility Element, are submitted to you for your recommendation, which is to be forwarded to the City Council as specified by Section 11.5.6 of the Los Angeles Municipal Code.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed amendments to the Central City and Central City North Community Plans, (jointly referred to as the "Downtown Community Plan"), Community Plan Boundary Map, General Plan Framework Element, Mobility Element, Proposed Zoning Code and Zoning Code Maps, including adoption of the New Zoning Code Ordinance, Downtown Community Plan Implementation Overlay (CPIO), Community Benefits Trust Fund Ordinance, Community Benefits Fee Ordinance, River Improvement Overlay (RIO) amendments, Greater Downtown Housing Incentive Ordinance amendments, Downtown Affordable Housing Trust Fund establishing Ordinance, Pipeline Parking Alignment Ordinance, Community Plan Consolidation Ordinance, and Rescission of the Downtown Design Guide and Bunker Hill Specific Plan Ordinance, will be consistent with the City's General Plan.

Your action is requested on the proposed General Plan amendments as specified by Section 11.5.6 of the Los Angeles Municipal Code. The zone changes will be transmitted to you following the City Council's action.

## RECOMMENDATION

That the Mayor:

1. Concur in the attached action of the City Planning Commission relative to its approval of the proposed General Plan amendments for the Downtown Community Plan; and
2. Recommend that the City Council adopt the attached Findings of the City Planning Commission relative to the General Plan amendments; and
3. Recommend that the City Council adopt, by Resolution, the General Plan amendments to the Central City and Central City North Community Plans (jointly referred to as the "Downtown Community Plan"), the Plan Boundary Change Map to consolidate the Central City Community Plan area and Central City North Community Plan area into the new Downtown Community Plan Area, Citywide General Plan Framework Element, and Mobility Element, as shown in the attached Exhibit C, Exhibit C.5, Exhibit C.6, and Exhibit C.7.
4. Recommend that the City Council direct staff to revise the following, in accordance with this action:
  1. The Downtown Community Plan as shown in Exhibit C.1; the General Plan Land Use Map for the Downtown Community Plan, inclusive of Symbols, Footnotes, and Corresponding Zone and Land Use Nomenclature as shown in Exhibit C.3, and the General Plan Land Use Change Maps and Matrices as shown in Exhibit C.4.
  2. The Plan Boundary Change Map to consolidate the Central City Community Plan area and Central City North Community Plan area into the new Downtown Plan Area as shown in Exhibit C.5.
  3. The Mobility Plan 2035 to reclassify selected streets and enhanced networks, as shown in Exhibit C.7.
  4. The Citywide General Plan Framework Element, as shown in Exhibit C.6.

Sincerely,



VINCENT P. BERTONI, AICP  
Director of Planning

VPB:SB:cw:ba:vs

### Enclosures

1. City Planning Commission Action
2. Exhibit A: Staff Recommendation Report to the City Planning Commission
3. Exhibit B: City Charter, LAMC, and General Plan Findings
4. Exhibit C: Resolution Certifying EIR and Adopting General Plan Amendments
5. Exhibit C.1: Community Plan Text
6. Exhibit C.2: Existing General Plan Land Use Map
7. Exhibit C.3: Proposed General Plan Land Use Map

8. Exhibit C.4: General Plan Land Use Change Maps and Matrices
9. Exhibit C.5: Plan Boundary Change Map
10. Exhibit C.6: General Plan Framework Amendments
11. Exhibit C.7: Mobility Plan 2035 Amendments
12. Exhibit C.8: Environmental Impact Report, Technical Appendices and CEQA Findings
13. Exhibit D.1: Downtown Community Plan Implementation Overlay (CPIO)
14. Exhibit D.2: Zone Change Map and Matrices
15. Exhibit D.3: Community Benefits Trust Fund Ordinance
16. Exhibit D.4: Community Benefits Fee Ordinance
17. Exhibit D.5: River Improvement Overlay (RIO) amendments
18. Exhibit D.6: Greater Downtown Housing Incentive Ordinance amendments
19. Exhibit D.7: Downtown Affordable Housing Trust Fund establishing Ordinance
20. Exhibit D.8: Rescission of the Downtown Design Guide and Bunker Hill Specific Plan Ordinance
21. Exhibit D.9: Pipeline Parking Alignment Ordinance
22. Exhibit D.10: Community Plan Consolidation Ordinance
23. Exhibit E: CPC Recommendation Draft of new Zoning Code
24. Exhibit E.1: Environmental Protection Measures Handbook Template
25. Exhibit E.2: Zoning Code Maps
26. Exhibit E.3: Zoning Code Evaluation Report