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CITY PLANNING**

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April 6, 2023

Los Angeles City Council
c/ o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**PLUM COMMITTEE CONSIDERATION ITEMS FOR THE DOWNTOWN LOS ANGELES
COMMUNITY PLAN AND THE NEW ZONING CODE; CF 22-0617; CASE NO.
CPC-2017-432-CPU; CPC-2014-1582-CA; ENV-2017-433-EIR**

The Downtown Community Plan and the New Zoning Code, (collectively, "Proposed Project"), were recommended for approval by the City Planning Commission (CPC) at its meeting on September 23rd, 2021. The Proposed Project included all of the following proposed ordinances:

- Chapter 1A Zoning Code Ordinance (Exhibit E);
- Downtown Community Plan Implementation Overlay (CPIO) District Ordinance (Exhibit D.1);
- Zone Change Map and Matrices (Exhibit D.2);
- Downtown Community Benefits Trust Fund Ordinance (Exhibit D.3);
- Downtown Community Benefits Fee Ordinance (Exhibit D.4);
- Downtown Affordable Housing Trust Fund Ordinance (Exhibit D.7);
- River Improvement Overlay (RIO) District Ordinance (Exhibit D.5);
- Greater Downtown Housing Incentive Ordinance (Exhibit D.6);
- Rescission of Downtown Design Guide and Bunker Hill Specific Plan Ordinance (Exhibit D.8);

- Pipeline Parking Alignment Ordinance (Exhibit D.9); and
- Community Plan Consolidation Ordinance (Exhibit D.10)

On September 29, 2022 and March 30, 2023, the City Planning Department transmitted to the Council File optional modifications in the documents titled Director of Planning's Memo to the PLUM Committee (Exhibit F.6) the and Director of Planning's Supplemental Memo to the PLUM Committee (Exhibit F.7) for Council consideration to the following proposed ordinances recommended by the CPC:

- Chapter 1A Zoning Code ordinance (Exhibit E);
- Downtown Community Plan Implementation Overlay (CPIO) District Ordinance (Exhibit D.1);
- Zone Change Map and Matrices (Exhibit D.2); and
- Downtown Community Benefits Fee Ordinance (Exhibit D.4)

The Planning Department has prepared the following list of recommended actions on the Proposed Project should the City Council desire to adopt the CPC recommendations on the Proposed Project with all of the optional modifications included in the City Planning Department transmittals.

Below is a list of **recommended actions** on the Proposed Project:

1. **Adopt** the Findings in the Staff Recommendation Reports, located in Council File No. 22-0617, in the document dated October 18, 2022, and identified as, "Exhibit A Staff Recommendation," and the Findings located in the Council File document dated October 18, 2022, and identified as "Exhibit B City Charter, LAMC, and General Plan Findings," as the Council Findings.
2. **Find** that the City Planning Commission reviewed the Draft Environmental Impact Report (City EIR No. ENV-2017-433-EIR and State Clearinghouse No. 2017021024).
3. **Adopt** the Resolution located in the Council File in the document dated October 18, 2022, and identified as, "Exhibit C Draft Resolution Certifying EIR and Adopting GPA," to certify the EIR, and adopt EIR Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring Program;

4. **Adopt** the Resolution located in the Council File in the document dated October 18, 2022, and identified as, “Exhibit C Draft Resolution Certifying EIR and Adopting GPA,” to do the following:
 - a. Amend the General Plan Land Use Element and adopt 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 the map located in the Council File, dated October 18, 2022, and identified as “Exhibit C.5 Plan Boundary Change Map;” and
 - b. Adopt the Downtown Community Plan policy document in the Council File, in the document dated October 18, 2022, and identified as, “Exhibit C.1 Community Plan Text,” and
 - c. Adopt the General Plan Land Use Map for the Downtown Community Plan, inclusive of Symbols, Footnotes, and Corresponding Zone and Land Use Nomenclature located in the Council File in the document dated October 18, 2022, and identified as “Exhibit C.3 Proposed General Plan Land Use Map,” and the General Plan Land Use Change Maps and Matrices located in the Council File in the document dated October 18, 2022, and identified as, “Exhibit C.4 General Plan Land Use Change Maps and Matrices;” and
 - d. Amend the Mobility Plan 2035 to reclassify selected streets and Enhanced Networks, as shown in the document in the Council File dated October 18, 2022, and identified as, “Exhibit C.7 Mobility Plan 2035 Amendments;” and
 - e. Amend the Citywide General Plan Framework Element, as shown in the Council File document dated October 18, 2022, and identified as, “Exhibit C.6 General Plan Framework Amendments.”
5. **Adopt** the draft ordinance to amend the Zoning Map, located in the Council file document dated October 18, 2022, and identified as, “Exhibit D.2 Zone Change Map and Matrices”, inclusive of optional modifications as shown in the Council File document dated September 29, 2022, and identified as, “Exhibit F.6 Director of Planning Memo to the PLUM Committee” and the Council File document dated March 30, 2023, and identified as, “Exhibit F.7 Director of Planning Supplemental Memo to the PLUM Committee.”

6. **Request** the City Attorney to prepare and present the following ordinances for the City Council adoption, inclusive of all optional modifications as shown in the Council File document dated September 29, 2022 and identified as, “Exhibit F.6 Director of Planning Memo to the PLUM Committee,” and all optional modifications as shown in the Council File document dated March 30, 2023, and identified as, “Exhibit F.7 Director of Planning Memo” [modifications applicable to ordinances in paragraphs a, b, and d below]:

a. The proposed Chapter 1A Zoning Code ordinance, located in the Council File document dated October 18, 2022, and identified as “Exhibit E CPC Recommendation Draft of new Zoning Code;” and the proposed Chapter 1A Zoning Code Maps, located in the Council File document dated October 18, 2022, and identified as “Exhibit E.2 Zoning Code Maps;” and

b. The proposed Downtown Community Plan Implementation Overlay (CPIO) District Ordinance, as shown in the Council File in the document dated December 7, 2022, and identified as “Revised Exhibit D.1 Downtown Community Plan Implementation Overlay (CPIO);” and

c. The proposed Downtown Community Benefits Trust Fund Ordinance, as shown in the Council File document dated October 18, 2022, and identified as, “Exhibit D.3 Community Benefits Trust Fund Ordinance;” and

d. The proposed Downtown Community Benefits Fee Ordinance, as shown in the Council File document dated October 18, 2022, and identified as, “Exhibit D.4 Community Benefits Fee Ordinance;” and

e. The proposed Downtown Affordable Housing Trust Fund Ordinance, as shown in Council File document dated October 18, 2022, and identified as “Exhibits D.7 Downtown Affordable Housing Trust Fund Establishing Ordinance;” and

f. The proposed ordinance to amend the River Improvement Overlay (RIO) District Ordinance, as shown in the Council File document dated October 18, 2022, and identified as, “Exhibit D.5 River Improvement Overlay (RIO) Amendments;” and

g. The proposed ordinance to amend the Greater Downtown Housing Incentive Ordinance, as shown in the Council File document dated

October 18, 2022, and identified as, “Exhibit D.6 Greater Downtown Housing Incentive Ordinance Amendments;” and

h. The proposed ordinance to rescind the Bunker Hill Specific Plan and the Downtown Design Guide, as shown in the Council File document dated October 18, 2022, and identified as, “Exhibit D.8 Rescission of Downtown Design Guide and Bunker Hill Specific Plan Ordinance;” and

i. The proposed Pipeline Parking Alignment Ordinance, as shown in the Council File document dated October 18, 2022, and identified as, “Exhibit D.9 Pipeline Parking Alignment Ordinance;” and

j. The proposed Community Plan Consolidation Ordinance, as shown in the Council File document dated October 18, 2022, and identified as, “Exhibit D.10 Community Plan Consolidation Ordinance.”

7. **Instruct** the Director of City Planning to adopt the proposed Environmental Protection Measures Handbook pursuant to Division 4C.12 (Environmental Protection) of the New Zoning Code and the proposed Environmental Protection Measures, shown in the Council File document dated October 18, 2022, and identified as “Exhibit E.1 Environmental Protection Measures Handbook,” to implement the adopted Mitigation and Monitoring Program.

Sincerely,

Shana MM Bonstin
Deputy Director



Signatory
Title

SMMB:XXX:xxx