

ENVIRONMENTAL IMPACT REPORT (EIR), STATE CLEARINGHOUSE (SCH) No. 2017021024, AND RELATED EIR FINDINGS, STATEMENT OF OVERRIDING CONSIDERATIONS, MITIGATION MONITORING PROGRAM (MMP), RESOLUTIONS, ORDINANCE FIRST CONSIDERATION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to the Downtown Los Angeles Community Plan Update and implementation of the new Zoning Code regulations.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. ADOPT the Findings in the Staff Recommendation Reports, dated October 18, 2022, and identified as, Exhibit A Staff Recommendation, and the Findings dated October 18, 2022, and identified as Exhibit B City Charter, LAMC, and General Plan Findings, as the Council Findings.
2. FIND that the Los Angeles City Planning Commission (LACPC) reviewed the Draft Environmental Impact Report (City EIR No. ENV-2017-433-EIR and State Clearinghouse No. 2017021024).
3. ADOPT the accompanying RESOLUTION dated October 18, 2022, and identified as, Exhibit C Draft Resolution Certifying EIR and Adopting GPA, to certify the EIR, and ADOPT the EIR Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring Program.
4. ADOPT the accompanying RESOLUTION 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 Community Plan Area as shown in the map dated October 18, 2022, and identified as Exhibit C.5 Plan Boundary Change Map.
 - b. Adopt the Downtown Community Plan policy dated October 18, 2022, and identified as, Exhibit C.1 Community Plan Text.
 - c. Adopt the General Plan Land Use Map for the Downtown Community Plan, inclusive of Symbols, Footnotes, and Corresponding Zone and Land Use Nomenclature 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 dated October 18, 2022, and identified as, Exhibit C.4 General Plan Land Use Change Maps and Matrices.
 - d. Amend the Mobility Plan 2035 to reclassify selected streets and Enhanced Networks, as shown in the document dated October 18, 2022, and identified as, Exhibit C.7 Mobility Plan 2035 Amendments.

- e. Amend the Citywide General Plan Framework Element, as shown in the document dated October 18, 2022, and identified as, Exhibit C.6 General Plan Framework Amendments.
5. PRESENT and ADOPT the accompanying ORDINANCE dated April 27, 2023 to amend the Zoning Map, and identified as, Exhibit D.2 Zone Change Map and Matrices, inclusive of optional modifications as shown in document dated September 29, 2022, and identified as, Exhibit F.6 Director of Planning Memo to the PLUM Committee and the 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 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 document dated March 30, 2023, and identified as, Exhibit F.7 Director of Planning's Supplemental Memo [modifications applicable to ordinances in paragraphs a, b, and d below]:
- a. The proposed Chapter 1A Zoning Code ordinance, dated October 18, 2022, and identified as Exhibit E CPC Recommendation Draft of new Zoning Code; and the proposed Chapter 1A Zoning Code Maps, dated October 18, 2022, and identified as Exhibit E.2 Zoning Code Maps.
 - b. The proposed Downtown Community Plan Implementation Overlay (CPIO) District Ordinance, as shown in the document dated December 7, 2022, and identified as Revised Exhibit D.1 Downtown Community Plan Implementation Overlay (CPIO).
 - c. The proposed Downtown Community Benefits Trust Fund Ordinance, as shown in the document dated October 18, 2022, and identified as, Exhibit D.3 Community Benefits Trust Fund Ordinance.
 - d. The proposed Downtown Community Benefits Fee Ordinance, as shown in the document dated October 18, 2022, and identified as, Exhibit D.4 Community Benefits Fee Ordinance.
 - e. The proposed Downtown Affordable Housing Trust Fund Ordinance, as shown in the document dated October 18, 2022, and identified as Exhibits D.7 Downtown Affordable Housing Trust Fund Establishing Ordinance.
 - f. The proposed ordinance to amend the River Improvement Overlay (RIO) District Ordinance, as shown in the document dated October 18, 2022, and identified as, Exhibit D.5 River Improvement Overlay (RIO) Amendments.

- g. The proposed ordinance to amend the Greater Downtown Housing Incentive Ordinance, as shown in the document dated October 18, 2022, and identified as, Exhibit D.6 Greater Downtown Housing Incentive Ordinance Amendments.
 - h. The proposed ordinance to rescind the Bunker Hill Specific Plan and the Downtown Design Guide, as shown in the document dated October 18, 2022, and identified as, Exhibit D.8 Rescission of Downtown Design Guide and Bunker Hill Specific Plan Ordinance.
 - i. The proposed Pipeline Parking Alignment Ordinance, as shown in the document dated October 18, 2022, and identified as, Exhibit D.9 Pipeline Parking Alignment Ordinance.
 - j. The proposed Community Plan Consolidation Ordinance, as shown in the 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 document dated October 18, 2022, and identified as Exhibit E.1 Environmental Protection Measures Handbook, to implement the adopted Mitigation and Monitoring Program.
- 8. INSTRUCT the Department of City Planning (DCP), in consultation with the City Attorney, to incorporate the amendments requested by the Council Offices of 1, 9, and 14 at the PLUM Committee meeting of April 24, 2023 that have been attached to the Council file EXCEPT the recommendation from the LACPC/DCP to apply the IX1 zone to a portion of Skid Row to incentivize 100 percent low income housing, and amend any of the proposed ordinances as instructed by the PLUM Committee at the April 24, 2023 meeting, and as necessary, to ensure consistency with the Downtown Los Angeles Community Plan.
- 9. ADOPT the following additional recommendations:
 - a. Instruct the DCP to amend the residential use restrictions of the IX1 Use District to allow for up to 20% market rate residential dwelling units within an individual residential development.
 - b. Instruct the DCP to rezone/change the zoning use district from IX4 to IX3 the ROW DTLA site located on South Central to the west; South Alameda to the east; 7th Street to the north; and Bay Street to the south; and modify the matrices and zone change map.

- c. Affirmed the Community Benefits Program's provisions for onsite open space, and set aside a request from Council District 14, in their April 21, 2023 communication to the PLUM Committee, to add an in-lieu fee with a new trust fund to be managed by the Department of Recreation and Parks.

Applicant: City of Los Angeles

Case No. CPC-2017-432-CPU and CPC-2014-1582-CA

Environmental No: ENV-2017-433-EIR; SCH. No. 2017021024

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: Yes

Against unless Amended: Lincoln Heights Neighborhood Council

For If Amended: Downtown Los Angeles Neighborhood Council

Summary:

At a special meeting held on April 24, 2023, the PLUM Committee considered an EIR, SCH No. 2017021024, and related EIR Findings, Statement of Overriding Considerations, MMP; reports from the LACPC, the Mayor, and the DCP related to the Downtown Los Angeles Community Plan Update and implementation of the new Zoning Code regulations relative to Findings; Resolutions; and draft zone change Ordinance. DCP staff provided an overview of the matter. Councilmembers Harris-Dawson, Rodriguez, Yaroslavsky, Lee, Hernandez and staff representatives for Council Districts 9 and 14 provided comments. After an opportunity for public comment, the PLUM Committee recommended to adopt the Downtown Los Angeles Community Plan Update and implementation of the new Zoning Code regulations, Findings, and draft Ordinance to amend the Zoning Map, Resolution to certify the EIR, and adopt EIR Findings, a Statement of Overriding Considerations, and an MMP; Resolution to certify the EIR and adopting the General Plan Amendment; request the City Attorney to prepare ordinances as detailed above; instruct the Director of City Planning to adopt the proposed Environmental Protection Measures Handbook of the New Zoning Code and the proposed Environmental Protection Measures; and adopt additional recommendations to apply inclusionary zoning to the IX1 zone portion of Skid Row with the following amounts: 80% affordable housing; and 20% market rate. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
RODRIGUEZ:	YES
YAROSLAVSKY:	YES
LEE:	YES
HUTT:	YES

CR
22-0617_rpt_PLUM_04-24-23