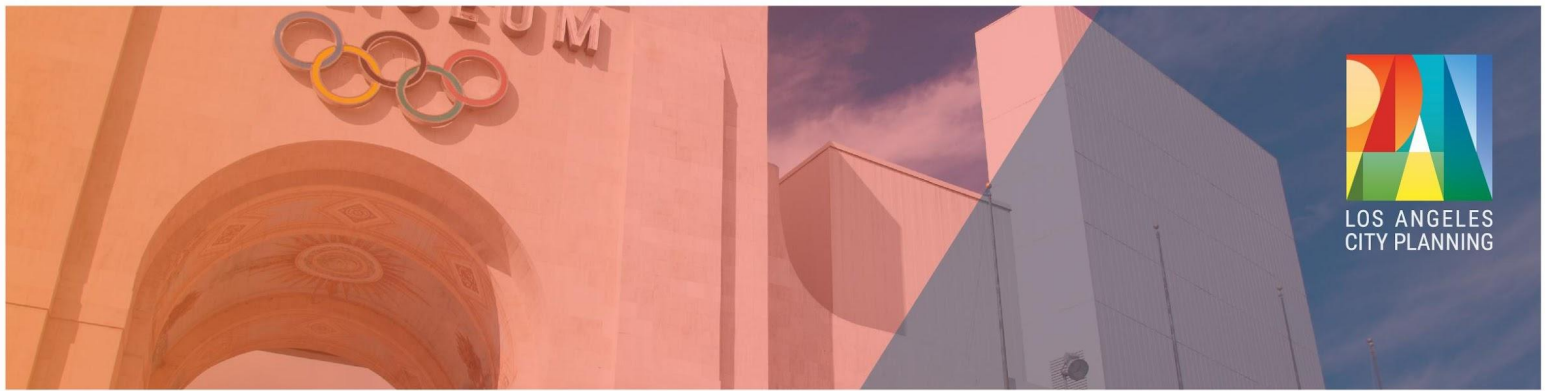


Los Angeles City Council Action on the Downtown Community Plan and New Zoning Code

Below is the City Council's amendment that was introduced during the meeting that took place on May 3, 2023 to the draft that was previously recommended for approval by the Planning and Land Use Management (PLUM) Committee on April 24, 2023:

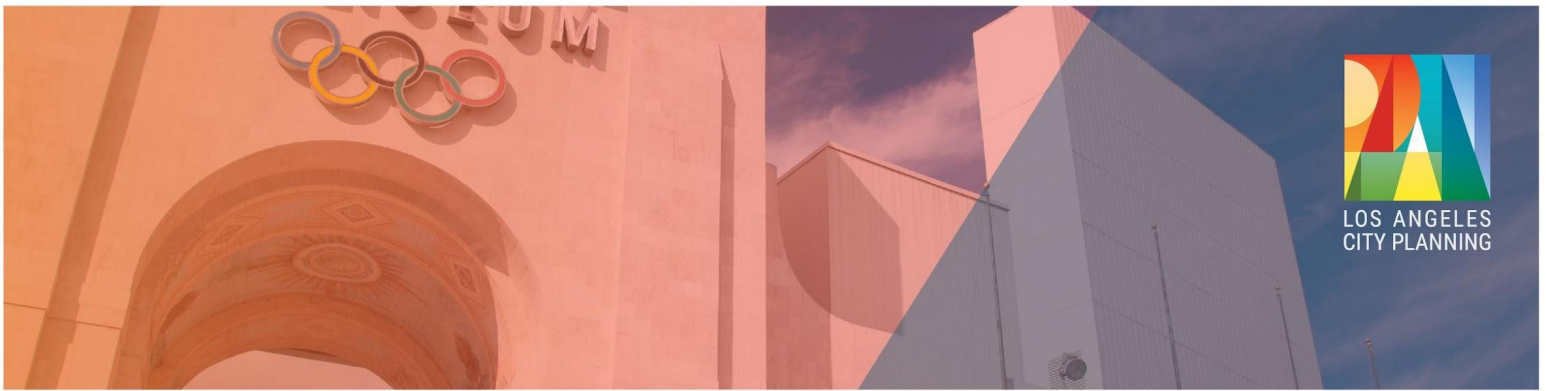
- Amend the Findings for a Conditional Use for hotels/motels (referenced as lodging in the New Zoning Code) within the Downtown Community Plan to the following (CD2). Conditional Use Findings were initially recommended by PLUM, as requested by Council Districts [9-Price](#), and [14-de Leon](#):
 - Whether there is sufficient market demand for the proposed hotel/motel or transient occupancy residential structure project
 - Whether the impact of the hotel/motel employees on the demand for housing, public transit, childcare and other social services taking into consideration the impact of the part-time or seasonal nature of work at the hotel/motel or transient occupancy residential structure project and of the hotel/motel employees expected compensation
 - Whether the applicant will take measures to employ residents of neighborhoods adjoining the hotel/motel or transient occupancy residential structure project in order to minimize increased demand for regional transportation and to reduce demand for vehicle trips and vehicle miles of travel
 - Whether the applicant will take measures to encourage hotel employees and guests to use public transportation, cycling and other non-automotive means of transportation
 - Whether the hotel/motel or transient occupancy residential structure project will support small businesses in the immediate vicinity and whether the applicant will adopt any measures to increase demand for local goods and services
 - Whether the hotel/motel not negatively impact the availability of existing affordable and rent stabilized housing, and the project includes the replacement of any rent stabilized or restricted affordable housing existing on the site within



the past 10 years with affordable housing and any non-restricted or rent stabilized housing with moderate income housing

In addition, Council District 1-Hernandez, 9-Price, and 14-de Leon introduced motions during the City Council meeting that took place on May 3, 2023. The requested studies and reports to be completed within 60 days are as follows:

- For recommended edits to the New Zoning Code, Article 9 Public Benefit Systems, Sec. 9.4.5. Downtown Adaptive Reuse Program regarding a building’s age criteria to qualify for adaptive reuse incentives (CD14)
- For modifications to the IX1 Use District and Downtown Community Benefits program to provide options to better facilitate the conveyance of Community Facilities to include the addition of a Full Service Grocery Store Incentive Area within the IX1 Use District, form a multi-tiered incentive-based system, establish a Community Benefit Fund serving the IX1 Use District, and create incentives to provide basic currently non-existent on-site services and amenities that include grocery store, pharmacy, bank, hair salon, barbershop, pet supplies store, medical office and laundromat on targeted corridors on 5th Street, 6th Street, 7th Street, and Central Avenue (CD14)
- On emerging entrepreneurial small businesses which may blend productive space with retail and office front uses and an evaluation of FAR requirement impacts on these uses, including:
 - An evaluation of the impact of a policy precluding office and commercial uses as qualifying toward the FAR requirement for productive space with new residential developments in the IX3 Use District
 - Adding an additional Use Standard to the IX3 Use District that reads as:
“For residential development within sites larger than 20 acres with existing Office, Manufacturing Light: General, Manufacturing Light: Artistic and Artisanal uses, the existing uses, whether located on the same lot or different lots within the site, may be counted as meeting the criteria for developing the dwelling units in conjunction with those other uses.”
- To ensure that development projects located along the Los Angeles River have consistency in terms of building height, and community stakeholder input is part of the decision-making process (CD14)



- On modifications to the Downtown Community Plan Implementation Overlay (CPIO) District that evaluates:
 - the approval process ensures that publicly available open space in city parks meet all Department of Recreation and Parks design standards and requirements
 - review by the Department of Recreation of Parks to ensure that developments provide a wide variety of open space options and that every development does not construct the same recreational improvements
 - a maintenance plan for all privately owned public open space is approved by the Department of Recreation and Parks
 - a community benefit program that allows developments to contribute to a select list of priorities established by the Department of Recreation and Parks, and approved by the Council, including but not limited to, construction of new parks in neighborhoods where there are no parks within ½ mile of a potential park site, and rehabilitation of Pershing Square
- To identify barriers and ways of overcoming these barriers in implementing a suspended pavement system in existing and new public sidewalks in the Downtown Plan Area (CD14)
- For the Downtown CPIO District that set affordable rents for the minimum number of On-Site Restricted Affordable Units in a CPIO Mixed-Income Housing Project designated for Lower Income households at California Department of Housing and Community Development Rent Schedule 6 (CD1)
- For the potential implications of housing production due to changes to the IX3 Use District relative to job-productive FAR requirements and freight elevators (CD9)
- For the potential impacts of placing the payment of the Inclusionary Housing Program in-lieu fee in a Downtown Affordable Housing Trust Fund vs. the Citywide Affordable Housing Trust Fund (CD1)