

EXHIBIT A.6: General Plan Framework Amendments

CPC-2017-432-CPU, CPC-2014-1582-CA
For consideration by the City Planning Commission

June 17, 2021

The Framework Element is amended as follows:

1. In Chapter 1 of Framework Element add the following language before the heading “Internal General Plan Consistency” on page I-7 to read:

Appendix A: LAMC Chapter 1A Land Use Designations Table

This Appendix identifies new Land Use Designations available for Community Plan updates and describes the relationship between the Framework Element, the new Land Use Designations, and the new Citywide Zoning Ordinance, codified as Chapter 1A of the Los Angeles Municipal Code.

2. In Chapter 3 of Framework Element under the Land Use section, Industrial policies, add the following language after policy 3.14.9 to read:

3.14.10 Within the Downtown Community Plan Area, promote the development of a mix of uses to facilitate innovation, development of new markets, and accommodate evolving industries over time, including clean technology, creative office uses, and other emerging industries that create new jobs.

3.14.11 Promote the development of hybrid industrial uses in the Downtown Plan Area that provide an opportunity for local employees to live and work in close proximity and thereby further the sustainability goals of the City, while safeguarding space for employment, including light industrial, commercial, manufacturing, and creative office uses.

3. In Chapter 3 of the Framework Element on page 3-6 above the heading “Specific Plans,” add the following language to read:

3. As part of the Community Plan Update Process new zones will be applied using Chapter 1A of the LAMC consistent with new land use designations that implement Framework Element policies and goals to create centers, boulevards and neighborhoods that clearly differentiate their functional role, uses, density, and physical form and character. Appendix A of the Framework Element serves as a guide for areas where the land use designations and zones will be applied and how the new designations implement and correlate to Framework Element policies.

On page 3-32 amend the language under “*Definition*” to read as follows (additions underlined and deletions ~~struckthrough~~):

It is the intent of the General Plan Framework to preserve industrial lands for the retention and expansion of existing and attraction of new industrial uses that provide job opportunities for the City’s residents. As indicated in the *Economic Development* Chapter of the Framework Element, some existing industrially zoned lands may be inappropriate for new industries and should be converted for other land uses. Where such lands are to be converted, their appropriate use shall be the subject of future planning studies that ensures consistency with Framework Element policies. Policies provide for the consideration of a broader array of uses within the industrial zones than has traditionally been acceptable to facilitate the clustering of uses, which may include retail, that support the basic industries or the location of industries in the same area where the waste products of one can be recycled as a resource for another (“industrial ecology”) or a campus-like cluster of related uses.

4. In Chapter 3 of the Framework under Community Plans remove the following language:

3. Though not a community plan, the recently completed Downtown Strategic Plan serves as an updated guide for new development in the Central City area.

5. In Chapter 3 of the Framework under Downtown Center amend the following language (additions underlined and deletions ~~struckthrough~~):

~~The adopted Downtown Strategic Plan provides direction and guidance for the area's continued development and evolution. While its policies provide for both business retention and attraction and seek to maintain the area's economic role in the regional economy, the Element emphasizes the development of new housing opportunities and services to enliven the downtown and capitalize on the diversity of the City's population. The Central City Community Plan should be amended guided by this Element.~~

~~The Framework Element reflects the Strategic Plan's goals and maintains the Downtown Center as the primary economic, governmental, and social focal point of Los Angeles, while increasing its resident community. In this role, the Downtown Center will continue to accommodate the highest development densities in the City and function as the principal transportation hub for the region.~~

~~3.11.2 Revise the Central City Community Plan guided by the Downtown Strategic Plan. (P1)~~

3.11.2 Foster healthy communities composed of mixed-income housing in proximity to transit, jobs, amenities, services, cultural resources, and recreational facilities.

6. In Chapter 3 of the Framework under Downtown Center amend the following language (additions underlined and deletions struckthrough):

3.11.1 Encourage the development of land uses and implement urban design improvements guided by the Downtown Community~~Strategic~~ Plan.

7. In Table 3-1 of the Framework under Downtown Center amend the following language (additions underlined and deletions struckthrough):

Uses as recommended by the Downtown Community~~Strategic~~ Plan

Densities as defined by the community plan, ~~as may be amended to reflect the Downtown Strategic Plan~~

As defined by the community plan, ~~as may be amended to reflect the Downtown Strategic Plan~~

8. Add the following Appendix A to the Framework Element:

Appendix A: LAMC Chapter 1A Land Use Designations Table

This appendix establishes new land use designations and describes the relationship between the Framework Element, the new land use designations, and the new Citywide Zoning Ordinance, codified at Chapter 1A of the Los Angeles Municipal Code.

General Plan Land Use Designation Descriptions

Transit Core

Transit Core areas are dense centers of activity built around regional transit hubs that connect pedestrians, cyclists, and transit users to a variety of attractions. The building form is High Rise, with ground floor treatments that contribute to an enhanced and walkable streetscape. A diverse mix of office, residential, retail, cultural, and entertainment uses makes these places centers of activity around the clock. The residential density of the Transit Core is limited by floor area.

Traditional Core

Traditional Core areas have a time-honored urban development pattern and a collection of historically-significant buildings. The building form ranges from Moderate-Rise to High-Rise. Traditional Core areas often include residential and office use, neighborhood-serving uses, as well as dining and entertainment that draw visitors and tourists, supporting activity around the clock. New development contributes to a pedestrian-oriented environment with active alleys and inviting shopfronts. The residential density of the Traditional Core is limited by floor area.

Community Center

Community Centers are vibrant places of activity typically located along commercial corridors, in concentrated nodes, or adjacent to major transit hubs. The building form ranges from Low-Rise to Moderate-Rise. The use range is broad and may include commercial, residential, institutional facilities, cultural and entertainment facilities, and neighborhood-serving uses. The residential density is limited by floor area.

Villages

Villages are characterized by walkable and fine-grained block patterns that serve as historic and cultural regional niche market destinations. The building form is Low-Rise to Mid-Rise. Commercial uses, such as restaurants, retail, services, and small offices may be interspersed with a range of housing types; commercial uses on the ground floor help promote a pedestrian atmosphere. Adaptive reuse of historic buildings and infill development is responsive to the historic and cultural legacy of these areas. The residential density is limited by floor area.

Medium Neighborhood Residential

Medium Neighborhood Residential areas are primarily residential and may integrate limited local-serving commercial uses; these neighborhoods are adjacent and connected to commercial and employment areas. The building form is Low-Rise and buildings are typically oriented toward the street. The residential density of Medium Neighborhood Residential is limited by floor area.

Hybrid Industrial

Hybrid Industrial areas preserve productive activity and prioritize employment uses, but may accommodate live/work uses or limited residential uses. The building form ranges from Low-Rise to Mid-Rise. Uses include light industrial, commercial, and office, with selective live/work uses. The residential density generally is limited by floor area.

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 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.

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. Housing is generally not permitted in Production areas but limited residential uses may be allowed, for example, through adaptive reuse of existing buildings.

Open Space

Open Space areas primarily serve as public recreational sites or parks but can include reservoirs and nature reserves. These largely open areas are intended for passive and active outdoor recreation, public gathering, and education. The building form, if there are accessory structures or buildings on site, typically facilitates recreational and/or communal activities, such as playground equipment, restrooms, and community centers. Open Space is characterized by Very Low-Rise Form Districts. The Open Space designation does not allow residential uses.

Public Facilities

Public Facilities areas serve as centers of civic life, promoting governmental, institutional, and cultural functions. These areas provide for the use and development of land typically owned by government agencies. The building form varies in size and structure, ranging from Low-Rise to High-Rise, with a variety of site layouts and flexible building designs that support civic activity and an active public realm. Uses include government offices, libraries, schools, and service systems. Housing is not typically associated with Public Facilities but may be permitted on a limited basis.

Relationship of Framework Element and New Land Use Designations

The General Plan Framework summarizes key land use issues and identifies opportunities. The Long Range Land Use Diagram (General Plan Framework, Figures 3-1 through 3-4) depicts where land use categories are appropriate, and broadly identifies what intensities and densities, heights, and general uses are contained within those categories. This Appendix expands on existing land use categories and introduces new Land Use categories, creating Land Use Designations to guide and correspond to the City's New Zoning Code adopted through Chapter 1A of the Los Angeles Municipal Code (LAMC). The Land Use Designations in Appendix A and the City's New Zoning Code will implement the objectives and policies of the Framework Element, including but not limited to 3.1.5, 3.2.1, 3.2.2, 3.2.4, 3.4, and 3.4.1, 3.4.3, by creating a more flexible and refined zoning tools and land use categories that will better allow amendments to community plans to create categories that reflect local conditions, parcel characteristics and public input, and facilitate the local communities identification of uses, densities and design characteristics for development and public streetscape; will help provide a pattern of development consisting of distinct districts, centers boulevards and neighborhoods that are differentiated by their functional role, scale and character; establish patterns and types of development that improve the integration of housing with commercial uses and the integration of public services and various densities of residential development within neighborhoods at appropriate locations; and establish incentives for the accomodation of growth and development in the districts, centers and mixed-use boulevards targeted for growth.

Land Use Designations are introduced in Appendix A to differentiate those areas in the city that have adopted and implemented Chapter 1A of the LAMC and those that have not. These Land Use Designations shall only be for use and reference for properties where zoning districts established in LAMC Chapter 1A are adopted and implemented. This includes the following Community Plan or Specific Plan Areas:

- Downtown Community Plan Area

The Appendix A1 Land Use Designations and LAMC Chapter 1A zoning standards shall be used in updates to community plans consistent with the Framework Element objectives and policies, including those found in Chapter 3. For purposes of Tables 3-3, 3-5, 3-9, and their associated policies, the following Appendix A Land Use Designations shall be consistent with the "Land Use Designations" in those tables. However, the appropriate uses and intensities for the Framework Element Land Use Categories is not limited to the Appendix A Land Use Designations identified in the table below under the "Land Use Designation" column, but shall be determined at the time of a Community Plan update consistent with the Framework Element's intent to be a guiding document.

Zoning Correspondence

The new land use designations are implemented through the Zoning Code, codified at Chapter 1A of the LAMC. The Zoning Code establishes Form Districts, Use Districts, and Density Districts. The following summarizes the general use, form, and density district correspondence for the Land Use designations which should guide Community Plan Updates. Specific floor area ratio, height, and density allowances are determined through the Community Plan update process.

Form Districts established in LAMC Chapter 1A Article 2 are organized into the following categories: High-Rise, Moderate-Rise, Mid-Rise, Low-Rise, Very Low-Rise, House, Estate, and Rural Form Districts. Within each category, there may be various individual Form Districts with unique limitations, including but not limited to FAR and Height Limits. The tables below provide guidance for the categories of Form Districts that correspond to each General Plan Land Use Designation. For more details on the Form District structure, see LAMC Chapter 1A Sec. 2A.1.5.

Use Districts established in LAMC Chapter 1A Article 5 are organized into the following categories: Open Space, Agricultural, Residential, Residential-Mixed, Commercial-Mixed, Commercial, Industrial-Mixed, Industrial, and Public Use Districts. Within each category, there may be various individual Use Districts with unique limitations and regulations, including but not limited to permitted uses and operating standards. The tables below provide guidance for the categories of Use Districts that correspond to each General Plan Land Use Designation.

Density Districts established in LAMC Chapter 1A Article 6 regulate the number of household living units or group living units that are permitted on a lot. The tables below provide guidance for the categories of Density Districts that correspond to each General Plan Land Use Designation.

When using LAMC Chapter 1A, please see the following table for Framework Land Use Category: Downtown Center (Implements Objective 3.11 3.12.1)

<u>Appendix A General Plan Land Use Designation</u>	<u>Corresponding Form Districts</u>	<u>Corresponding Use Districts</u>	<u>Corresponding Density Districts</u>
Transit Core	High Rise	Commercial-Mixed	FA
Traditional Core	High Rise, Moderate-Rise	Commercial-Mixed	FA

When using LAMC Chapter 1A, refer to the following Table 3-5a in place of Framework Element Table 3-5.

Table 3-5a Framework Land Use Category: Community Centers (Implements Policy 3.9.1)

<u>Appendix A General Plan Land Use Designation</u>	<u>Corresponding Form Districts</u>	<u>Corresponding Use Districts</u>	<u>Corresponding Density Districts</u>
Community Center	Moderate-Rise, Mid-Rise, Low-Rise*	Commercial-Mixed	FA
Villages	Mid-Rise*, Low-Rise*	Commercial-Mixed	FA

*Denotes where Form Districts with a Height Limit in Stories or Feet may correspond, but those that are limited solely by FAR may not.

When using LAMC Chapter 1A, refer to the following Table 3-3a in place of Framework Element Table 3-3.

Table 3-3a Framework Land Use Category: Multi-Family Residential (Implements Policy 3.7.1)

<u>Appendix A General Plan Land Use Designation</u>	<u>Corresponding Form Districts</u>	<u>Corresponding Use Districts</u>	<u>Corresponding Density Districts</u>
Medium Neighborhood Residential	Low-Rise*	Residential-Mixed, Residential	FA

*Denotes where Form Districts with a Height Limit in Stories or Feet may correspond, but those that are limited solely by FAR may not.

When using LAMC Chapter 1A, refer to the following Table 3-9a in place of Framework Element Table 3-9.

Table 3-9a Framework Land Use Category: Industrial (Implements policy 3.14.2)

<u>Appendix A General Plan Land Use Designation</u>	<u>Corresponding Form Districts</u>	<u>Corresponding Use Districts</u>	<u>Corresponding Density Districts</u>
Hybrid Industrial	Mid-Rise, Low-Rise	Industrial Mixed	FA
Markets	Moderate-Rise, Mid-Rise	Industrial Mixed	FA
Production	Mid-Rise*	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.

When using LAMC Chapter 1A, please see the following table for Framework Land Use Category: Open Space (Implements policy 6.4.1)

<u>Appendix A General Plan Land Use Designation</u>	<u>Corresponding Form Districts</u>	<u>Corresponding Use Districts</u>	<u>Corresponding Density Districts</u>
Open Spaces	Very Low-Rise	Agricultural, Open Space	1L

When using LAMC Chapter 1A, please see the following table for Framework Land Use Category: Public and Institutional (Implements policy 3.1.2)

<u>Appendix A General Plan Land Use Designation</u>	<u>Corresponding Form Districts</u>	<u>Corresponding Use Districts</u>	<u>Corresponding Density Districts</u>	<u>Corresponding Special Districts</u>
Public Facilities	High-Rise, Moderate-Rise, Mid-Rise, Low-Rise	Public	FA	
Public Facilities Freeways				FWY