EXHIBIT A.1: Existing General Plan Land Use Maps

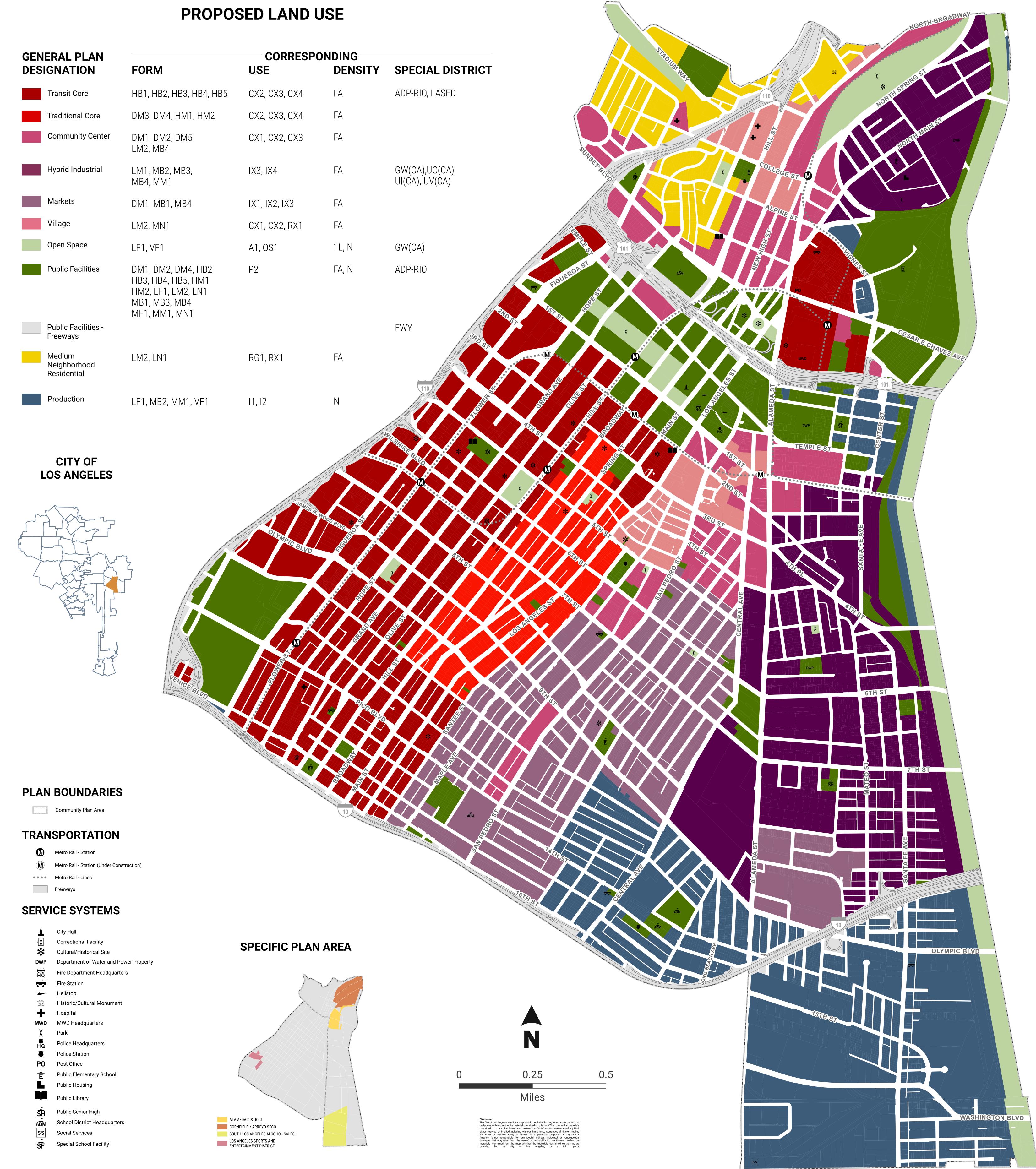
CPC-2021-2642-SP

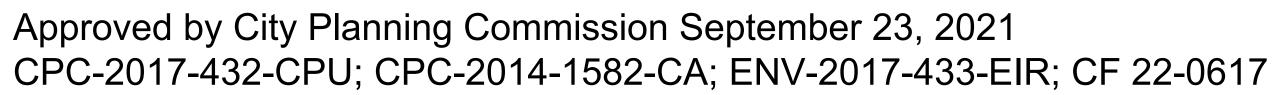
For consideration by the City Planning Commission

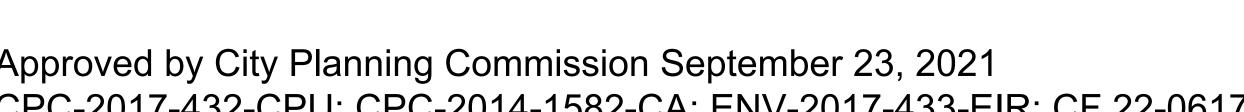
December 7, 2023

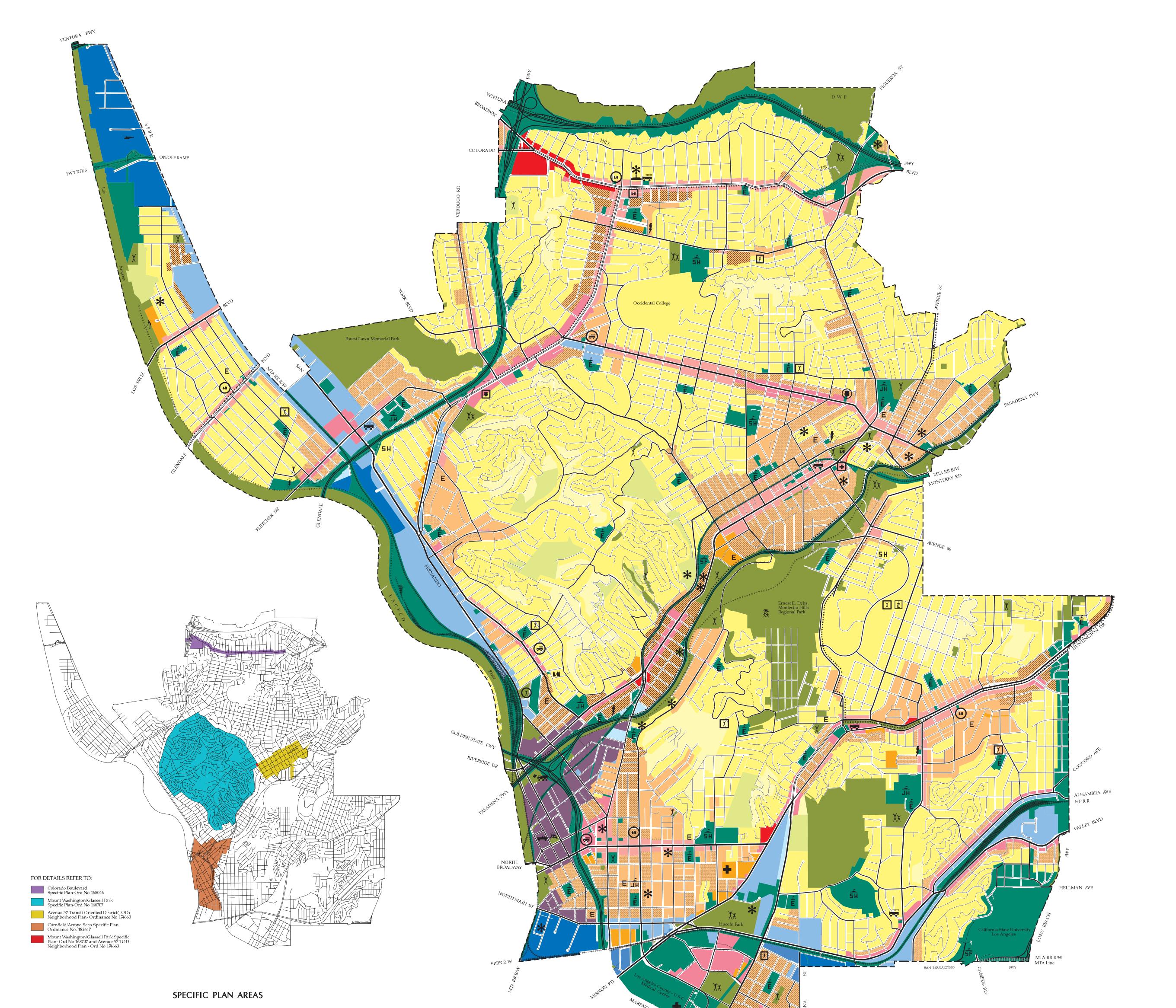
DRAFT GENERAL PLAN LAND USE DESIGNATION MAP Downtown Community Plan

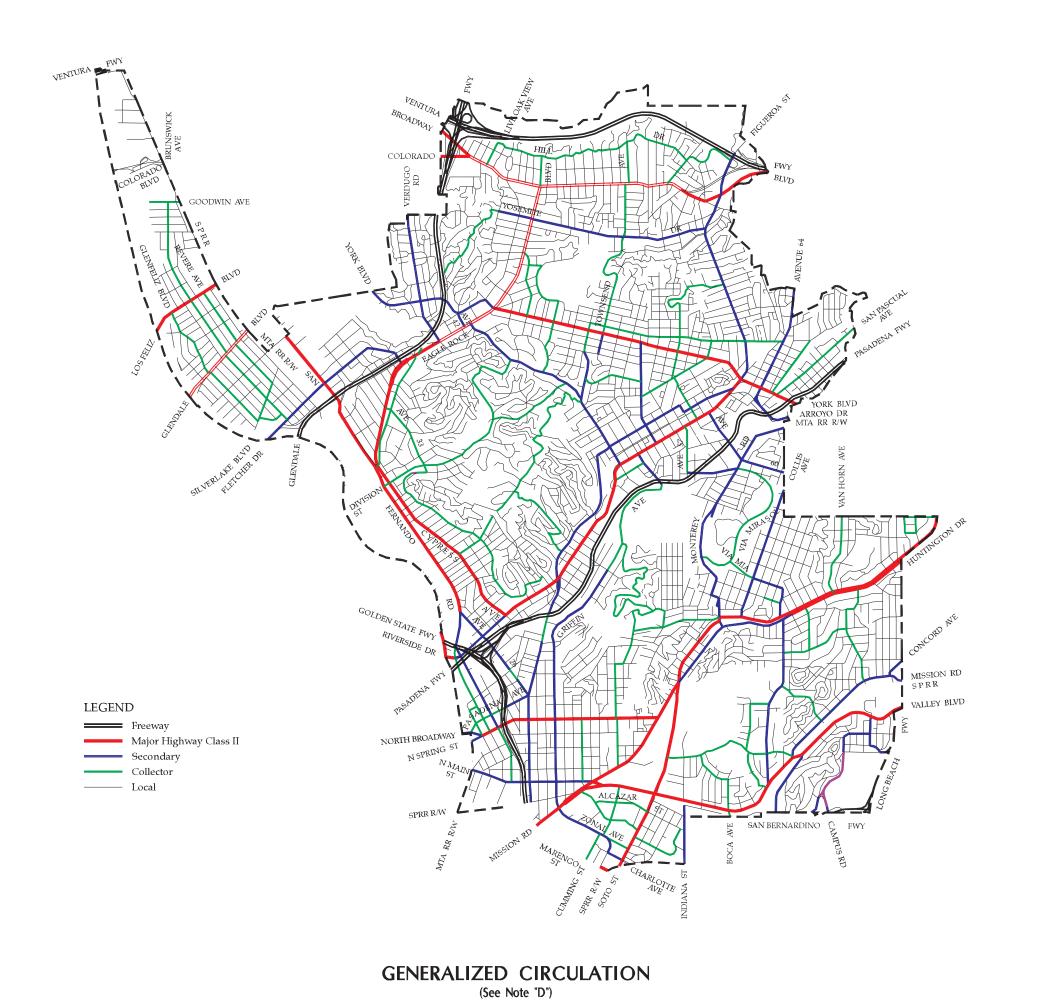
GENERAL PLAN						
DESIGNATION	FORM	USE	DENSITY	SPECIAL DISTRICT		
Transit Core	HB1, HB2, HB3, HB4, HB5	CX2, CX3, CX4	FA	ADP-RIO, LASED		
Traditional Core	DM3, DM4, HM1, HM2	CX2, CX3, CX4	FA			
Community Center	DM1, DM2, DM5 LM2, MB4	CX1, CX2, CX3	FA			
Hybrid Industrial	LM1, MB2, MB3, MB4, MM1	IX3, IX4	FA	GW(CA),UC(CA) UI(CA), UV(CA)		











RESIDENTIAL CORRESPONDING MULTIPLE FAMILY CORRESPONDING LOW DENSITY ZONES R2, RD3, RD4, RZ3, RZ4, RU MINIMUM LOW MEDIUM I OS,A1,A2,RE40 RD1.5,RD2, RW2,RZ2.5 VERY LOW RE20, RA, RE15, LOW MEDIUM II **RE11** LOW RE9,RS,R1,RU, MEDIUM R3 RD6, RD5 COMMERCIAL INDUSTRIAL COMMERCIAL⁶ CM, P MANUFACTURING C1,CR,C1.5, C2,C4,P^{4,5},RAS3 GENERAL NEIGHBORHOOD C1, C1, C1.5, P^{4,5} C2, C4, RAS3 LIMITED CM,M1,MR1,P COMMUNITY CR, C2, C4, P, PB, ¹ RAS3 LIGHT M2,MR2,P HEAVY M3,P HYBRID HI,CM,P INDUSTRIAL OPEN SPACE, PUBLIC FACILITIES OPEN OS,A1 SPACE PUBLIC PF

LAND USE

CIRCULA	8	сı.	RVICE SYSTE
	Freeway	SCH	OOL SITES
	Divided Major Hwy II	Ē	Elementary School - Pul
*****	Scenic Divided Major Hwy	⊥ II HL	Junior High School - Pu
	Major Highway II	л. Я	Senior High School - Pu
, , , , , , , , , , , , , , , , , , , 	Modified Major Highway I	E	Private Elementary Scho
****	Scenic Major Highway II	SH	Private Senior High Sch
	Secondary Highway	ŚF	Special Facility
, , , , , , , , , , , , , , , , , , , 	Modified Secondary	REC	REATIONAL SITES
****	Scenic Secondary Hwy	Х	Neighborhood Park
	Collector Street	ХX	Community Park
, , , , , , , , , , , , , , , , , , , 	Modified Collector Street	××	Regional Park
	Local Street ⁸	λ	Golf Course - Private
/ / / / / / / / / / / / / / / / / / / 	Modified Local St	OTH	IER FACILITIES
 	Modified Industrial Local S	it 🖊	Community Library
	Railroad R/W	Ń	Regional Library
	MTA Line ¹¹		Fire Station
	Equestrian Trail		Supply & Maintenance
	Private Street	ţ	Power Receiving Statior
	STRATIVE	ţ	Power Distribution Stat
BOUN		-	Heliport
	City Boundary	+	Health Center
	Community		Refuse Collection
	Boundary		Maintenance Yard
NOTES:	2	*	Cultural/Historical Site
	3	i	Municipal Office Site

F OOT NOT E S

- 1. Height District No.1
- 2. Gross acreage includes abutting streets.
- 3. Boxed symbol denotes the general location of a potential facility. The symbol does not designate any specific private property for acquisition.
- 4. Height District No. 1VL.
- 5. Height District No. 1L.
- 6. These designations include associated parking.
- 7. Minimum Density Residential Uses may be permitted on privately owned Open Space.
- 8. Local streets and freeways are shown for reference only.
- 9. Circled symbol indicates proposed site expansions.
- 10. Riding academies and the commercial breeding, boarding, raising, or training of domestic animals are permitted in the A1 or A2 Zones by conditional use (LAMC 12.24-C, in the A1 or A2 Zones by conditional use (LAMC 12.24-C, 1.1,k). Any lot being lawfully used for such use at the time the property is first classified in the A1 or A2 Zone shall be deemed to be approved for such conditional use and maybe continued thereon (LAMC 12. 24-F). New buildings or structures may be erected, Enlargements may be made to existing buildings, and existing uses may be extended on the site, provided plans thereof are submitted to and approved by the Zoning Administration (LAMC 12.24-G).
- 11. The Metropolitan Transportation Agency (MTA) has adopted a transit plan which proposes general corridor locations. Precise route alignments and station locations will be adopted only after detailed corridor studies and full public hearings.
- 12. The Public Facility (PF) planning land use designation is premised on the ownership and use of the property by a government agency. The designation of the PF Zone as a corresponding zone is based on the same premise. The Plan also intends that when a board or governing body of a government agency officially deternines that a property zoned PF is surplus, and no other public carency has indicated an intent to acquire and the City agency has indicated an intent to acquire, and the City is notified that the agency intends to offer the property for sale to a private purchaser, then the property may be rezoned to the zone(s) most consistent within 500 feet of the property boundary and still be considered consistent with the adopted Plan.
- 13. Existing mobile home parks are consistent with the Plan. Future mobile home parks shall be consistent with the Plan when developed in the RMP Zone.
- 14. Each Plan category permits all indicated corresponding zones as well as those zones referenced in the Los Angeles Municipal Code (LAMC) as permitted by such zones unless further restricted by adopted Specific Plans, specific conditions and/or limitations of project approval, Plan footnotes or other Plan map or text notations.
 - Zones established in the LAMC subsequent to the adoption of the Plan shall not be deemed as corresponding to any particular Plan category unless the Plan is amended to so indicate.
 - It is the intent of the Plan that the entitlements granted shall be one of the zone designations within the corresponding zones shown on the Plan, unless accompanied by a concurrent Plan Amendment.
- 15. Height District 2D shall be permitted in the area of the Avenue 57 Transit Oriented District. Projects in compliance with the Avenue 57 Transit Oriented District Floor Area Bonuses shall be limited to a maximum Floor Area Ratio (FAR) of 3.0:1.
- * Bikeways are shown on the Citywide Bikeways System maps contained in the City's 2010 Bicycle Plan, a component of the Transportation Element of the General Plan, which was adopted by the City Council on March 1, 2011.

Notes

A. The text of the Community Plan can be accessed on the City Of Los Angeles' Web Page (www.lacity.org/PLN).

- B. Other Special Area Maps may not be included on this document.
- C. Parcel level information (plan designation and zoning) can be found on the City Of Los Angeles' ZIMAS Map Automation Web Site. D. Generalized Circulation is for reference only. For detailed information, see the "Street and Highway Designation" maps prepared and maintained by Public Works/Bureau of Engineering.

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FACILITIES

GENERAL PLAN LAND USE MAP (as of June 25 2014)





NORTHEAST LOS ANGELES COMMUNITY PLAN

A PART OF THE GENERAL PLAN OF THE CITY OF LOS ANGELES

PLOT DATE : 08/20/14

DATA SOURCES: LANDUSE (gp map) path1 : NLAgdbGENPLAN(from MNT.GENPLANDPLY@68ggisdb.sde) LANDUSE (gp map) path2 : NA '' _LANDUSE (gp map) path3 : NA '' City Of Los Angeles - City Planning Department - Systems And GIS Division Michael LoGrande - Director

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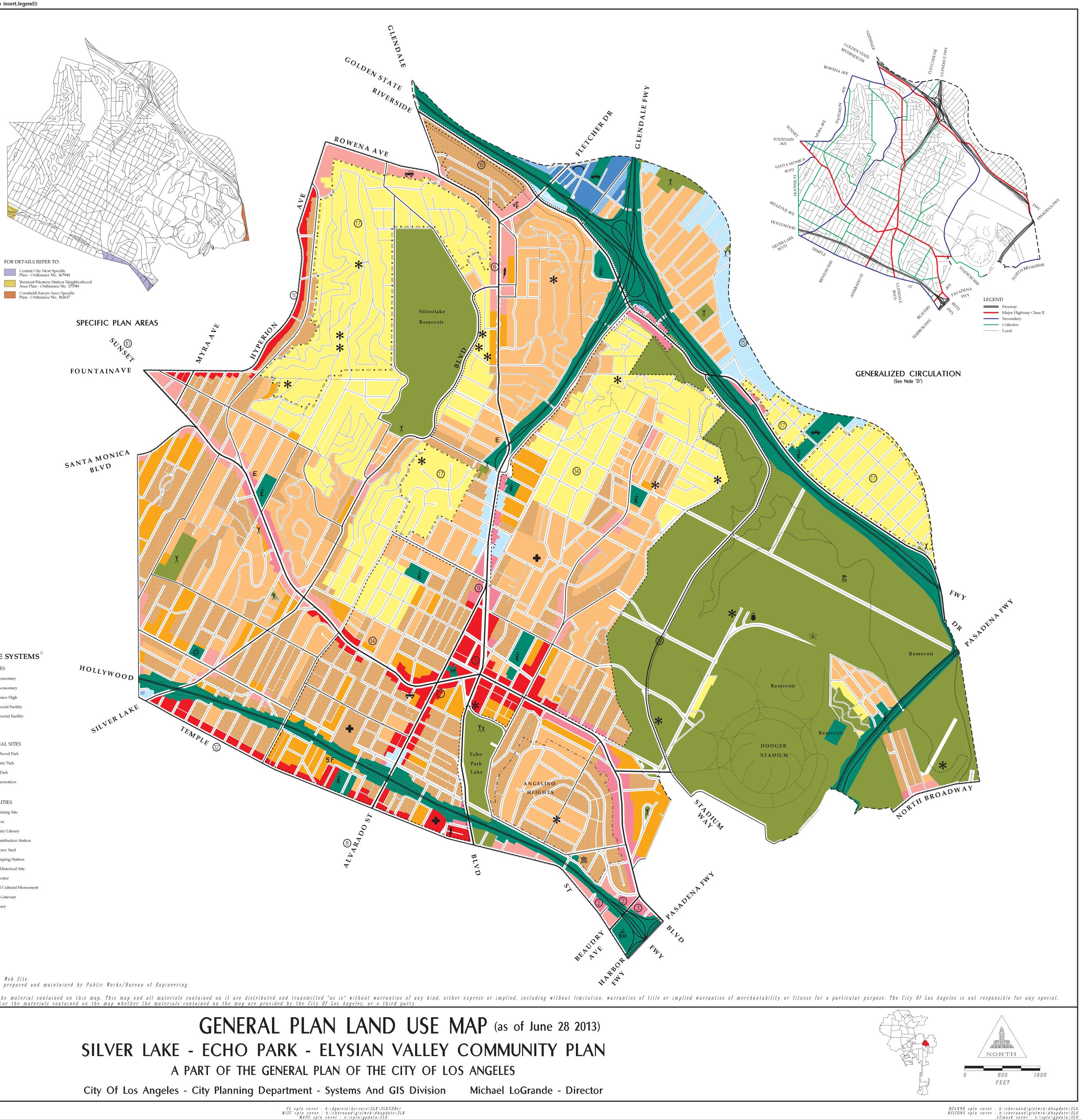
3000

NORTH

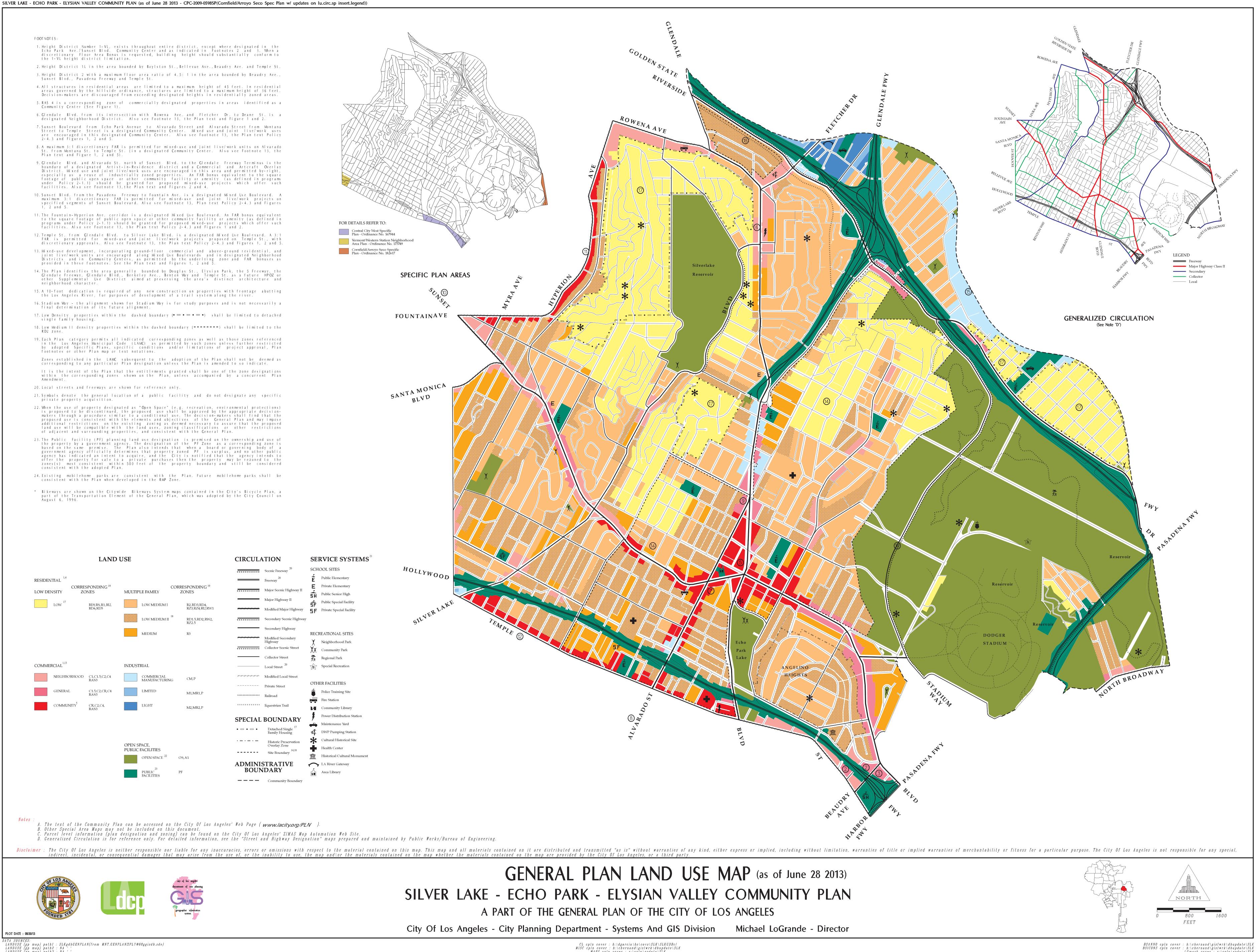
1500

F E E T

F OOT NOT E S :
1. Height District Number 1-VL, exists throughout entire district, except where designated in the Echo Park Ave./Sunset Blvd. Community Center and as indicated in Footnotes 2 and 3. When a discretionary Floor Area Bonus is requested, building height should substantially conform to the 1-VL height district limitation.
2.Height District 1L in the area bounded by Boylston St.,Bellevue Ave.,Beaudry Ave. and Temple St.
3.Height District 2 with a maximum floor area ratio of 4.5:1 in the area bounded by Beaudry Ave., Sunset Blvd., Pasadena Freeway and Temple St.
4. All structures in residential areas are limited to a maximum height of 45 feet. In residential areas governed by the hillside ordinance, structures are limited to a maximum height of 36 feet. Decision-makers are discouraged from exceeding designated heights in residentially zoned areas.
5.RAS 4 is a corresponding zone of commercially designated properties in areas identified as a Community Center (See Figure 1).
6.Glendale Blvd. from its intersection with Rowena Ave. and Fletcher Dr. to Deane St. is a designated Neighborhood District. Also see Footnote 13, the Plan text and Figure 1 and 2.
7. Sunset Boulevard from Echo Park Avenue to Alvarado Street and Alvarado Street from Montana Street to Temple Street is a designated Community Center. Mixed use and Joint live/work uses are encouraged in this designated Community Center. Also see Footnote 13, the Plan text Policy 2-4.3 and Figures 1, 2 and 5.
8.A maximum 3:1 discretionary FAR is permitted for mixed-use and joint live/work units on Alvarado St. from Montana St. to Temple St. (in a designated Community Center. Also see Footnote 13, the Plan text and Figure 1, 2 and 5).
9. Glendale Blvd. and Alvarado St. north of Sunset Blvd. to the Glendale Freeway Terminus is the boundary of a designated Artist-in-Residence district and a Commercial and Artcraft Overlay District. Mixed use and joint live/work uses are encouraged in this area and permitted by-right, especially as a reuse of industrially zoned properties. An FAR bonus equivalent to the square footage of public open space or other community facility or amenity (as defined in programs under Policy 2-1.1) should be granted for proposed mixed-use projects which offer such facilities. Also see Footnote 13, the Plan text and Figures 2 and 4.
10. Sunset Blvd. from the Pasadena Freeway to Fountain Ave. is a designated Mixed Use Boulevard. A maximum 3:1 discretionary FAR is permitted for mixed-use and joint live/work projects on specified segments of Sunset Boulevard. Also see Footnote 13, Plan text Policy 2-4.3 and Figures 1, 2 and 5.
11. The Fountain-Hyperion Ave. corridor is a designated Mixed Use Boulevard. An FAR bonus equivalent to the square footage of public open space or other community facility or amenity (as defined in programs under Policy 2-1.1) should be granted for proposed mixed-use projects which offer such facilities. Also see Footnote 13, the Plan text Policy 2-4.3 and Figures 1 and 2.
12.Temple St. from Glendale Blvd. to Silver Lake Blvd. is a designated Mixed Use Boulevard. A 3:1 FAR is permitted for mixed-use and joint live/work projects proposed on Temple St., with discretionary approvals. Also see Footnote 13, the Plan text Policy 2-4.3 and Figures 1, 2 and 5.
13. Mixed-use development, incorporating ground-floor commercial and above-ground residential, and joint live/work units are encouraged along Mixed Use Boulevards and in designated Neighborhood Districts and in Community Centers, as permitted by the underlying zone and FAR bonuses as provided in these footnotes. See the Plan text and Figures 1, 2 and 5.
14. The Plan identifies the area generally bounded by Douglas St., Elysian Park, the 5 Freeway, the Glendale Freeway, Glendale Blvd., Berkeley Ave., Benton Way and Temple St. as a future HPOZ or other Supplemental Use District aimed at preserving the area's distinct architecture and neighborhood character.
15. A 10-foot dedication is required of any new construction on properties with frontage abutting the Los Angeles River, for purposes of development of a trail system along the river.
16.Stadium Way - the alignment shown for Stadium Way is for study purposes and is not necessarily a final determination of its future alignment.
17.Low Density properties within the dashed boundary (• ☲ • ⊏ • ⊏ •) shall be limited to detached single family housing.
18.Low Medium II density properties within the dashed boundary (=======) shall be limited to the RD2 zone.
19.Each Plan category permits all indicated corresponding zones as well as those zones referenced in the Los Angeles Municipal Code (LAMC) as permitted by such zones unless further restricted by adopted Specific Plans, specific conditions and/or limitations of project approval, Plan footnotes or other Plan map or text notations.
Zones established in the LAMC subsequent to the adoption of the Plan shall not be deemed as corresponding to any particular Plan designation unless the Plan is amended to so indicate.
It is the intent of the Plan that the entitlements granted shall be one of the zone designations within the corresponding zones shown on the Plan, unless accompanied by a concurrent Plan
Amendment. 20. Local streets and freeways are shown for reference only.
21. Symbols denote the general location of a public facility and do not designate any specific private property acquisition.
22. When the use of property designated as "Open Space" (e.g. recreation, environmental protections) is proposed to be discontinued, the proposed use shall be approved by the appropriate decision- makers through a procedure similar to a conditional use. The decision-makers shall find that the proposed use is consistent with the elements and objectives of the General Plan and may impose additional restrictions on the existing zoning as deemed necessary to assure that the proposed land use will be compatible with the land uses, zoning classifications or other restrictions of adjacent and surrounding properties, and consistent with the General Plan.
23. The Public Facility (PF) planning land use designation is premised on the ownership and use of the property by a government agency. The designation of the PF Zone as a corresponding zone is based on the same premise. The Plan also intends that when a board or governing body of a government agency officially determines that property zoned PF is surplus, and no other public agency has indicated an intent to acquire, and the City is notified that the agency intends to offer the property for sale to a private purchases then the property may be rezoned to the zones(s) most consistent within 500 feet of the property boundary and still be considered consistent with the adopted Plan.
24.Existing mobilehome parks are consistent with the Plan.Future mobilehome parks shall be consistent with the Plan when developed in the RMP Zone.



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