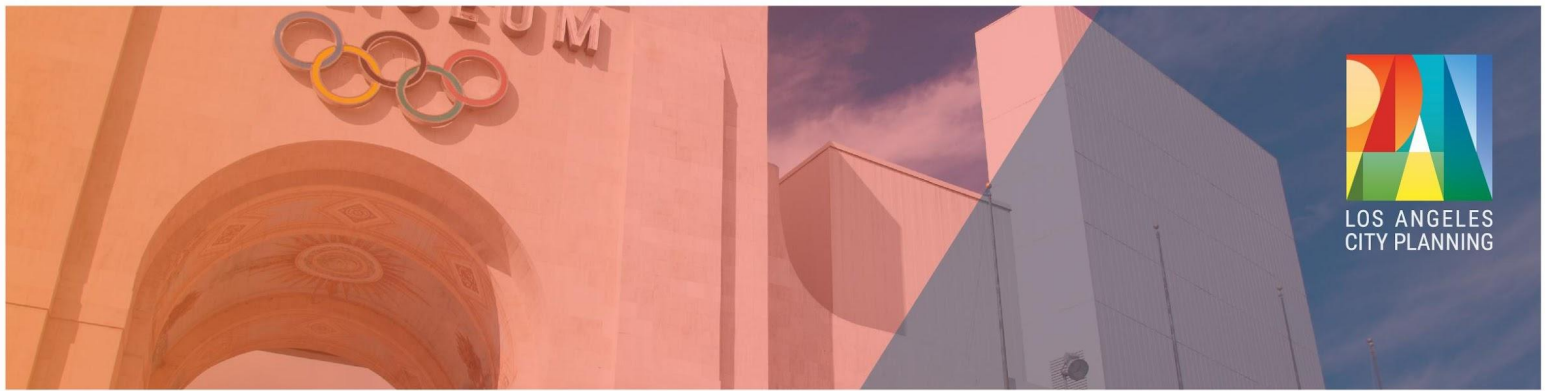


PLUM Committee Modifications to the Downtown Community Plan and the New Zoning Code

A summary of the Planning and Land Use Management (PLUM) Committee's recommended modifications to the City Planning Commission (CPC) Recommended Draft are as follows:

- Count above-grade parking towards a project's Floor Area) if located within lots zoned Development District 5, which applies to a majority of the Downtown Community Plan Area with exception of the industrial areas to the south (CD1)
- Exempt publicly subsidized housing development projects from a requirement outlined in CPIO Subarea A.3 to incorporate a minimum of 30% of total housing units as two bedroom units (CD1)
- Remove the amendment to zoning Form District MN1 related to height limit in the *Director of Planning's Memo dated September 29, 2022, N.3* and retain the 5-story height limit as outlined in the CPC Recommended Draft (CD1)
- Modify the *Director of Planning's Memo dated September 29, 2023, G.1, Figure 7, Alcohol Permission Area Map* to remove Restaurant Beverage Area designations within Council District 1 boundary (CD1)
- Require a Class 3 Conditional Use Permit (CUP) for hotels (referenced as lodging in zoning code) in all areas where lodging is allowed within the Downtown Community Plan Area. Additionally, prohibit hotels in portions of the Fashion District zoned with Use Districts IX3, IX2, I1, and I2 (CD1, CD9 and CD14)
- Remove the modification to reduce the Production Space requirement for residential projects in the IX3 Use District outlined in the *Director of Planning's Memo dated September 29, 2023, F.1*, and retain the Production Space requirement at 1 FAR as outlined in the CPC Recommended Draft (CD9)
- Expand the Downtown Community Benefits Subarea A.5 Map, as set forth by the *Director of Planning's Memo dated September 29, 2023, F.11 and F.12* to include the portion of the Fashion District zoned CX3 in the Director's of Planning's Memo to PLUM. This includes parcels generally bounded by 7th Street to the north, Santee Street to the

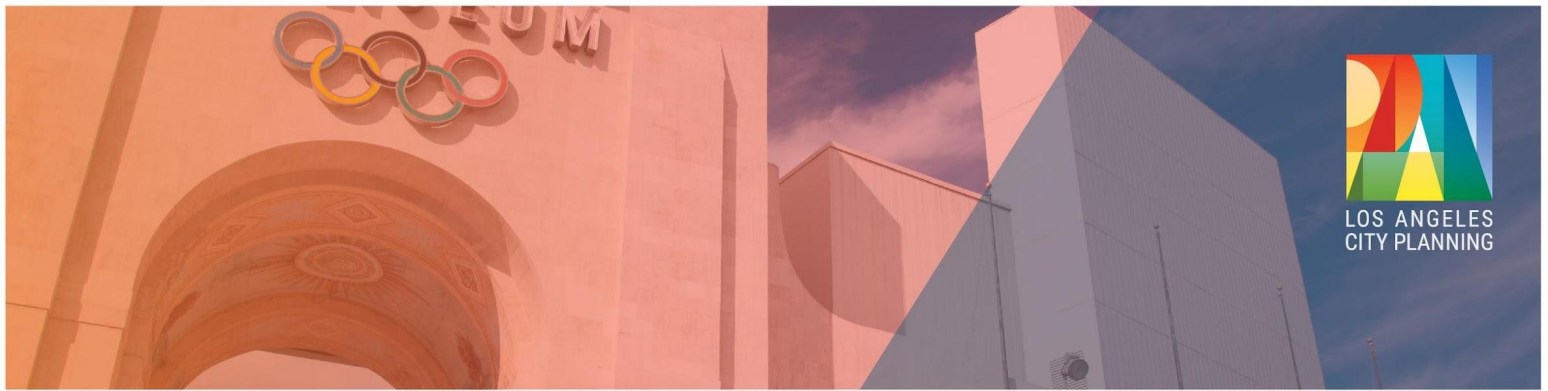


west, the I-10 Freeway to the south and Broadway and Main Street to the east. Further, modify *F.11 and F.12* to allow only Light Manufacturing Uses, Manufacturing, Light-Garment & Accessories, Manufacturing, Light- General, Manufacturing, Light-Artistic & Artisanal, Light Industrial, Wholesale Trade & Warehousing to qualify for the floor area incentives described therein (CD9 & CD14)

- Amend the Joint Living and Work Quarters (JLWQ) use findings in the IX2 Use District, applied to the eastern portions of the Fashion District to include additional findings focused on ensuring existing manufacturing are not lost (CD9)
- Require the preservation of freight elevators, loading docks, and loading bays within and directly surrounding buildings currently occupied by garment manufacturing businesses; and require these amenities for new construction (CD14)
- Amend the zoning for IX1 Use Districts regulations to ensure that a minimum of 80% of the total housing units in a project are Restricted affordable units
- Prohibit development of Stadium Uses and Entertainment Venues in new construction or in existing buildings containing industrial uses in the IX2, IX3, and IX4 Use Districts
- Amend the Form District zoning for the area generally bounded by East 6th Street to the north, rail yards to the east, East 7th Street to the south and Mesquit Street to the west from Form District MM1 to MB3 and Character Frontage from CDR1 to CDF1 (CD14)
- Amend the zoning for the ROW site generally bounded by S. Central to the west; S. Alameda to the east; 7th Street to the north; and Bay Street to south from Use District from IX4 to IX3 (CD12)
- Modify Chapter 1A Article 4 to require that when trees are planted in a parkway (per Sec. 4C.6.2.C.4.) in which the sidewalk is 8 feet in width or greater, the minimum box size shall be 36-inches (CD14)

The PLUM Committee also recommended adoption of a number of follow up items including studies and report backs that were requested in the letters from the Council Districts 1, 9, and 14. These would not modify the plan, but would support plan policies by studying and instituting implementation programs. These include:

- Economic and Workforce Development Department (EWDD) with support from City Council and the Mayor to lead a working group (CD1) to develop a report back to be delivered by the end of the six month period, guided by EWDD, on existing programs and supportive services, tax incentives, funding sources and recommendations to support the fashion industry, it's small businesses and its workers (CD1)



- Economic and Workforce Development Department to report back in 90 days on the ability to leverage the Youth Source, Business Source, Family Source and Worksource Centers to help spur interest in, or skills sets needed, to thrive in the garment and fashion Industry (CD1)
- Department of General Services and the Economic and Workforce Development Department to report back on the feasibility and cost to create a fashion industry specific real estate broker position to focus on addressing both the high vacancy rates in the fashion district as well as preventing the displacement of growing or shrinking businesses in this industry to remain within the Downtown area and the City as a whole. This includes but is not limited to garment production and fashion industry businesses, academic institutions, and supportive services (CD1)
- Economic and Workforce Development Department, in consultation with the Department of City Planning, to prepare and present a report with recommendations identifying resources, including federal, state and local funding sources, to assess small business displacement risk as a result of redevelopment and support any displaced small businesses in the Fashion District when displacement cannot be prevented (CD14)
- Economic and Workforce Development Department, in consultation with the Department of City Planning, to prepare and present a report with policy, programmatic and funding recommendations (CD14)
- Bureau of Street Lighting to draft standard conditions to implement pedestrian lighting for all projects proposing a General Plan Amendment, Zone Change, Tract or Parcel Maps (CD14)
- Bureau of Street Lighting, in coordination with City Planning, Building and Safety and relevant Departments, to initiate a nexus study to implement pedestrian lighting in new projects Citywide (CD14)
- Planning Department, in consultation with the City Attorney, to prepare a report with recommendations within 60 days, to ensure consistency between Federal Communications Commission regulations and the wireless standards in Chapter 1A of the Municipal Code (CD 9)
- Planning Department, in consultation with the City Attorney, to prepare and present an ordinance and environmental review to
(A) update its Use List for Chapter 1 and 1A of the Municipal Code to permit wireless uses in commercial zones such as, but not limited to: wireline and network telecommunications services facilities, including switching and exchange facilities, data centers, cloud storage and internet-supporting facilities;



- (B) initiate a code amendment updating Chapter 1 and 1A of the LAMC in order to utilize best practices for wireless uses and meet the City's goals for upgrading infrastructure; and
- (C) conduct the necessary public hearings whereby telecommunication/internet service providers and members of the public can provide their input when a proposed ordinance is ready to be vetted (CD 9)