

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE'S MODIFICATIONS AND REFINEMENTS TO THE PROPOSED PROJECT AND EIR IMPACTS

The Proposed Project consists of updates to the Central City and Central City North Community Plans (Downtown Plan) and the introduction of portions of the New Zoning Code. The Draft Environmental Impact Report (DEIR) for the Proposed Project was published in August 2020 and the Final Environmental Impact Report (FEIR) was published in September 2022. Several community members, stakeholders, and Council District offices provided comments requesting changes to the Proposed Project through the Proposed Project's public hearing process at the Planning and Land Use Management (PLUM) Committee hearing that took place on April 24th, 2023. The PLUM Committee recommended modifications and refinements to the Proposed Project. These modifications and refinements are described below.

- 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 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.
- 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 above described modifications and refinements to the Proposed Project by the PLUM Committee would not foreseeably result in greater Reasonably Anticipated Development (RAD) than that analyzed in the DEIR or result in development in places not anticipated. Therefore, the changes would not affect the impact analysis for any of the environmental impact categories that rely on Reasonably Anticipated Development (RAD) or substantially change the distribution of growth across the Plan Area. These changes do not result in “significant new information,” as defined by Guidelines Section 15088.5, requiring recirculation of the Draft EIR. Specifically, none of the modifications and refinements result in a new significant impact or a substantial increase in the severity of an environmental impact analyzed in the Draft EIR for the Downtown Community Plan and the new Zoning Code.