

EXHIBIT C.2:

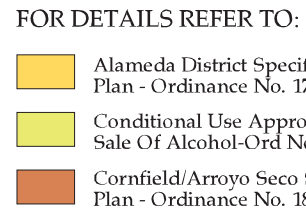
Existing General Plan Land Use Map

Downtown Community Plan

CF 22-0617; CPC-2017-432-CPU; CPC-2014-1582-CA; ENV-2017-433-EIR

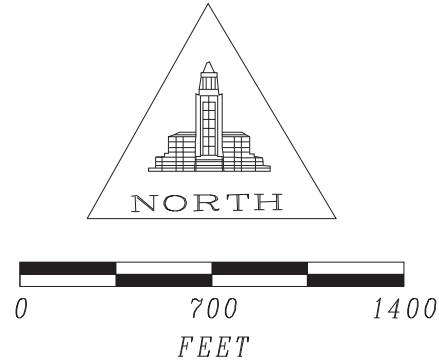
Recommended by the City Planning Commission on September 23, 2021

September 2022



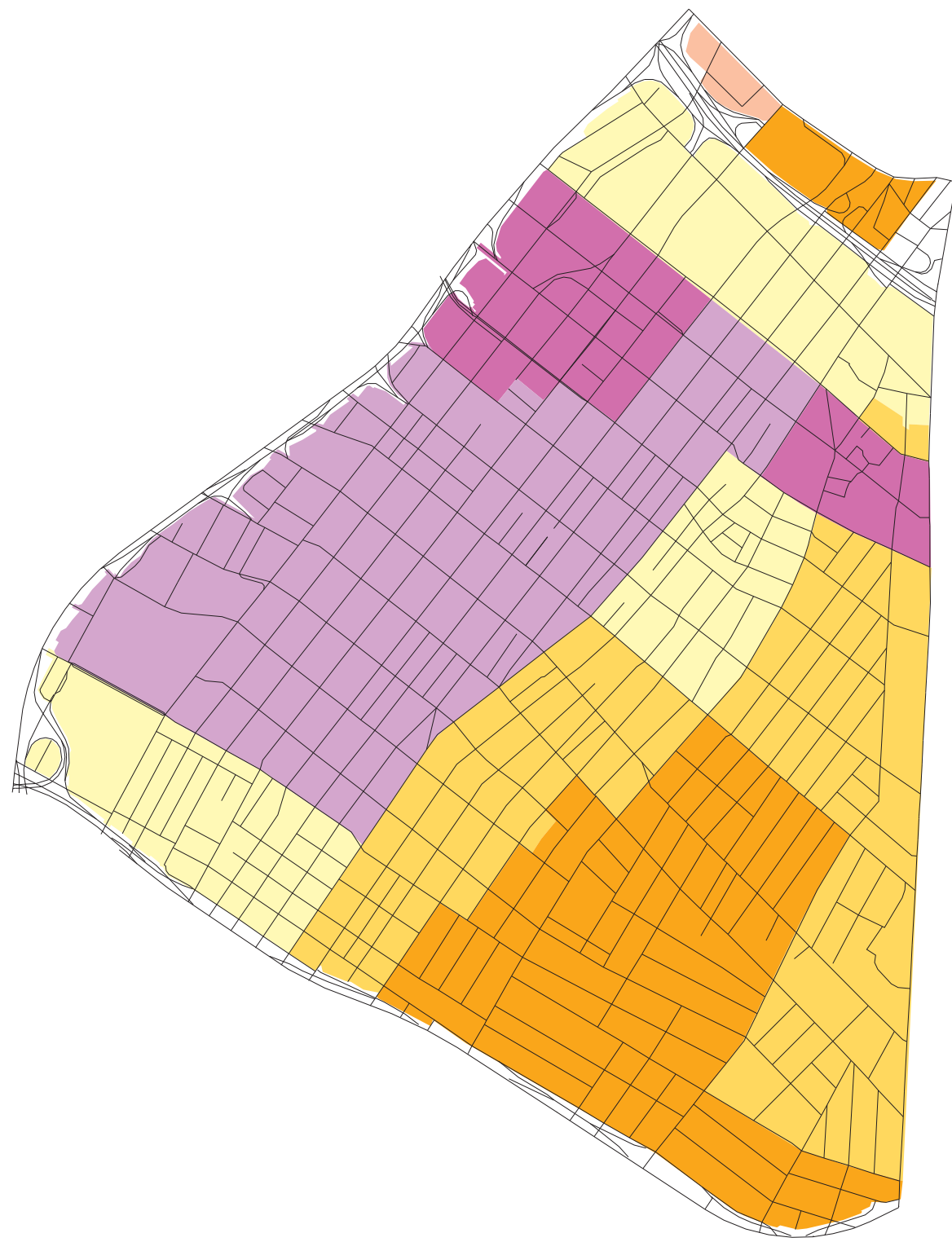
SPECIFIC PLAN AREA

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City Of Los Angeles - City Planning Department - Systems And GIS Division Michael LoGrande - Director

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LEGEND:

- 6:1 FAR except with Transfer of Floor Area as permitted by the Los Angeles Municipal Code and the CRA redevelopment Plan.
- 6:1 FAR except as may be permitted by the CRA redevelopment plan.
- 3:1 FAR except with Transfer of Floor Area as permitted by the Los Angeles Municipal Code and the CRA redevelopment Plan.
- 3:1 FAR except as may be permitted by the CRA redevelopment plan.
- 3:1 FAR
- 3:1 FAR not to exceed 6:1 FAR with City Planning Commission and CRA Board approval.

NOTE: "Floor Area ratio is the ratio of net square foot of useable floor space in a building to net square foot of its site."

FLOOR AREA RATIO

(See individual FAR limitations, Ordinance No. 164307)

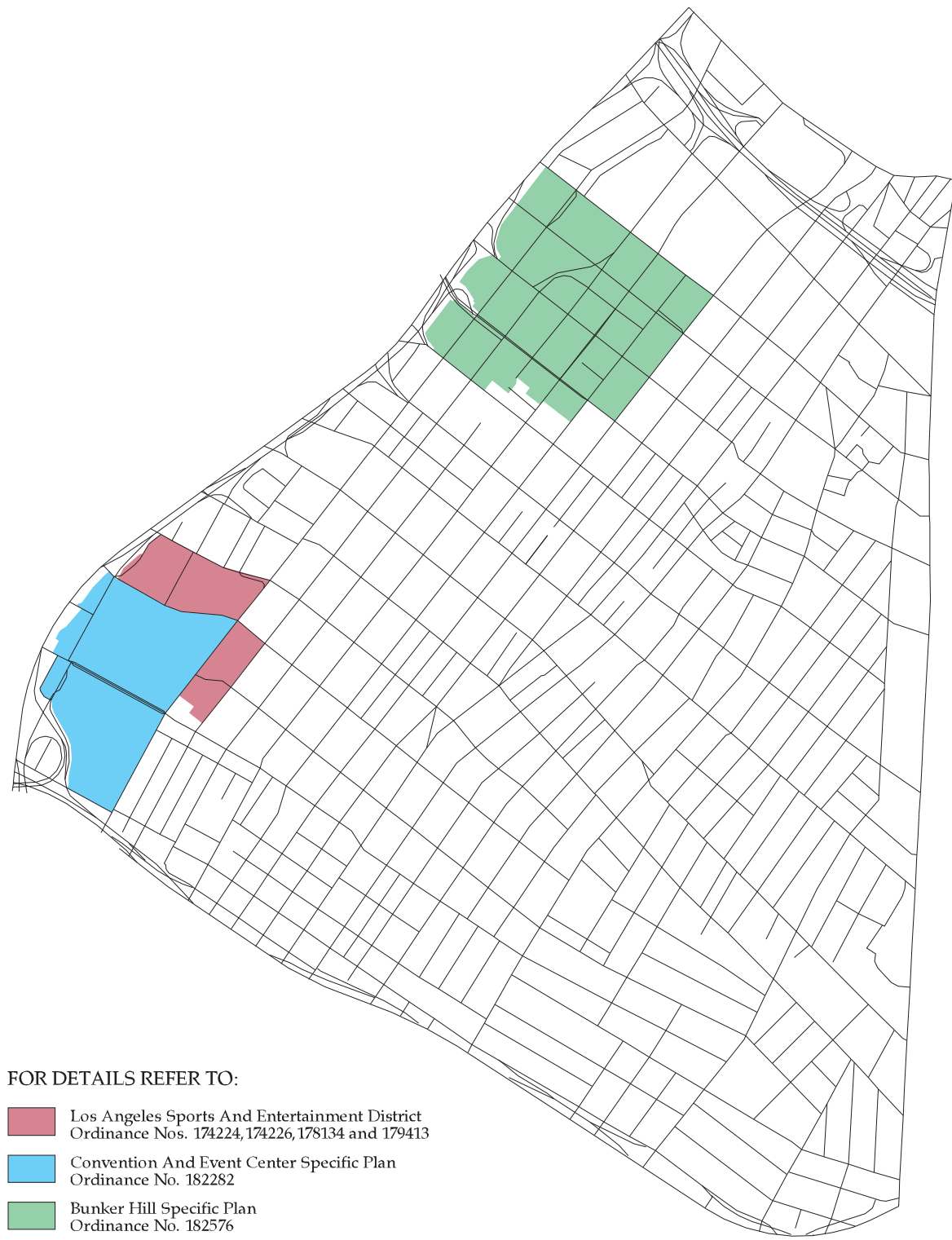


LEGEND

- Freeway
- Major Highway Class II
- Secondary
- Collector
- Local

GENERALIZED CIRCULATION

(See Note "D")



FOR DETAILS REFER TO:

- Los Angeles Sports And Entertainment District Ordinance No. 17424, 17424A, 17424B, 17424C and 17424D
- Convention And Event Center Specific Plan Ordinance No. 162262
- Harbor Hill Specific Plan Ordinance No. 162576

SPECIFIC PLAN AREA

LAND USE		CORRESPONDING ¹³ ZONES	
RESIDENTIAL ¹⁰	MULTIPLE FAMILY	COMMERCIAL	COMMUNITY ²⁴ CR, C2, C4, RAS3, RAS4
	HIGH MEDIUM ²⁴		
	HIGH ¹		
INDUSTRIAL	LIGHT ²⁴	OPEN SPACE, PUBLIC/ QUASI-PUBLIC	OS, A1
	HEAVY ²⁴		

* Properties designated as Public/Quasi-Public on this map still need to be corrected in accordance with AB283 (General Plan/Zoning Consistency) requirements.

CIRCULATION

- Freeway⁹
- Scenic Freeway
- Major Highway II
- Modified Major Highway II
- Modified Secondary Hwy
- Collector Street
- Modified Collector Street
- Local Street⁸
- Modified Local
- Alley
- Modified Alley

SPECIAL BOUNDARY

- Historical Preservation
- Site

ADMINISTRATIVE BOUNDARY

- Community Boundary

SERVICE SYSTEMS

SCHOOL SITES

- Public Elementary School
- Special School Facility
- School District Headquarters

RECREATIONAL SITES

- Neighborhood Park

OTHER FACILITIES

- Cultural and Historical Site
- Health Center
- City Hall
- Police Station
- Police Headquarters
- Helipad
- Fire Station
- Fire Headquarters
- Power Receiving Station
- Power Distribution Station
- Community Library
- House Of Worship
- Historical/Cultural Monument
- Performing Arts Center
- Metro Rail Station
- MTA Station

FOOTNOTES

- Gross acreage includes streets.
- Corresponds to Height District No. 2-D for commercial, industrial and public facilities zones; D limitation to 3:1 FAR, except for transfer of floor area up to 6:1 FAR.
- Corresponds to Height District 3-D and 4-D: D limitation to 6:1 FAR, except for transfer of floor area up to 10:1 or 13:1, respectively.
- Corresponds to Height District No. 2.
- Corresponds to Height District No. 4.
- Local streets and freeways are shown for reference only.
- Appropriate land uses in the Civic Center (the area generally bounded by the Hollywood Freeway, Alameda St., First St. and the Harbor Freeway) include the following:
 - A. Government activities, on publicly owned land;
 - B. Activities and uses related to the government complex, such as office space, retail stores, restaurants, clubs, hotels, etc., on privately owned land; and,
 - C. Joint public-private uses, such as parking garages above or below retail stores.
- Permitted floor area ratio for development projects in the absence of a transfer of floor area pursuant to Section 14.5.1 of the LAMC.
- Maximum floor area ratio for development projects with a transfer of floor area pursuant to Section 14.5.1 of the LAMC.
- The Plan contemplates that certain commercial uses may be allowed under Section 12.22-A.18 of the Los Angeles Municipal Code. The type and intensity of such commercial uses should be controlled by appropriate "Q" conditions or other means. Whenever possible, commercial uses should be located at street level, with residential uses on the upper levels.
- FAR in the Los Angeles Sports and Entertainment District Specific Plan area may exceed 6:1 up to 13:1 pursuant to the provisions of the transfer of floor area provisions of the specific plan.
- The CS Zone shall be limited to the area generally bounded by Fifth Street, Spring Street, Ninth Street and Olive Street.
- 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 text notations.
 - Zone 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 designation within the corresponding zones shown on the Plan, unless accompanied by a concurrent Plan Plan Amendment.
- 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 a property zone 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 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.
- The Convention and Event Center Specific Plan Zone (CEC) shall be a corresponding zone with respect to the Public Facilities land use designation and, notwithstanding the above footnotes, the FAR, height, and other development standards within the Convention and Event Center Specific Plan area zoned CEC shall be those set forth in the Convention and Event Center Specific Plan.

* 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.

GENERAL PLAN LAND USE MAP (as of July 07 2009)

CENTRAL CITY COMMUNITY PLAN

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

City Of Los Angeles - City Planning Department - Systems And GIS Division

Michael LoGrande - Director

