

## MOTION

I MOVE that the matter of ENVIRONMENTAL IMPACT REPORT (EIR), STATE CLEARINGHOUSE (SCH) No. 2017021024, AND RELATED EIR FINDINGS, STATEMENT OF OVERRIDING CONSIDERATION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to the Downtown Los Angeles Community Plan Update and implementation of the new Zoning Code, Item No. 54 on today's Council agenda (Council File No. 22-0617) BE AMENDED to ADOPT the following additional recommendations:

1. INSTRUCT the Planning Department, in coordination with the City Attorney, to **prepare a report with recommendations** within 60 days to amend New Zoning Code, Article 9 Public Benefit Systems, SEC. 9.4.5. Downtown Adaptive Reuse Program, as follows:
  - a. Eligibility B.1 to read: "Buildings That Are At Least 25 10 Years Old" and B.2 to read: "Buildings That Are ~~At Least~~ Less Than 10 Years Old";
  - b. Process E.1 Department of Building and Safety Review to read: "Adaptive reuse projects involving buildings constructed in accordance with building and zoning codes in effect at the time they were built and that are at least 25 10 years old and adaptive reuse projects involving parking structures or parking areas within an existing building with a Certificate of Occupancy ~~which was issued at least 10 years prior to the date of application.~~";
  - c. Process E.2 Zoning Administrator Review to read: "Adaptive reuse projects involving buildings constructed in accordance with building and zoning codes in effect at the time they were built and that are at least less than 10 years old may be approved by the Zoning Administrator, pursuant to Sec. 13B.2.1. (Class 1 Conditional Use Permit), if the adaptive reuse project complies with the requirements of Sec. 9.4.5.B. (Eligibility) and the criteria described in Sec. 9.4.5.C. (Standards) and Sec. 9.4.5.D. (Incentives) are met."
2. INSTRUCT the Planning Department, in coordination with the City Attorney, to **prepare a report with recommendations** within 60 days on modifications to the IX1 Use District and Downtown Community Benefits Program to provide options to better facilitate the conveyance of Community Facilities as described in Article 9 of the Zoning Code and the Downtown Community Plan CPIO, in including the addition of a Full Service Grocery Store Incentive Area within the IX1 area; form a multi-tiered incentive-based system; establish a Community Benefit Fund serving the IX1 Use District; and create incentives to provide basic currently non-existent on-site services and amenities on targeted corridors (5<sup>th</sup> Street, 6<sup>th</sup> Street, 7<sup>th</sup> Street and Central Avenue) including but not limited to: Grocery Store, Pharmacy, Bank, Hair Salon, Barbershop, Pet Supplies Store, Medical Office and Laundromat.
3. INSTRUCT the Planning Department to **prepare a report with recommendations** within 60 days on emerging entrepreneurial small businesses which may blend productive space with retail and front office uses, including an evaluation of the impact of a policy precluding office and commercial uses as qualifying toward the FAR requirement for productive space in conjunction with new residential developments in the IX3 Use District as applied to the site bounded by 7<sup>th</sup> Street on the north, Alameda Street on the east, Olympic Blvd. on the south, and Central Avenue on the west; and establishment of an additional use standard to the IX3 for dwellings that reads as follows: "For residential development within sites larger than 20 acres with existing Office, Manufacturing Light:

General, Manufacturing Light: Artistic and Artisanal uses, the existing uses, whether located on the same lot or different lots within the site, may be counted as meeting the criteria for developing the dwelling units in conjunction with those other uses."

4. INSTRUCT the Planning Department, in coordination with the City Attorney, to **prepare a report with recommendations** within 60 days on plan measures to ensure that development projects located along the Los Angeles River have consistency in terms of building height, and community stakeholder input is part of the decision-making process.
5. INSTRUCT the Planning Department, in coordination with the Department of Recreation and Parks, to **prepare a report with recommendations** within 60 days on modifications to the Community Plan Implementation Ordinance that evaluates the following:
  - a. An approval process that ensures all publicly available open space meets design standards and requirements established by the Department of Recreation and Parks for city parks
  - b. Review by the Department of Recreation and Parks to ensure that developments provide a wide variety of open space options and that every development does not construct the same recreational improvements
  - c. A maintenance plan for all privately owned public open space that is approved by the Department of Recreation and Parks
  - d. A community benefit program that allows developments to contribute to a select list of priorities established by the Department of Recreation and Parks, and approved by the Council, including but not limited to, construction of new parks in neighborhoods where there are no parks within ½ mile of a potential park site, and rehabilitation of Pershing Square
6. INSTRUCT Department of Public Works' Bureau of Engineering and Bureau of Street Services, in coordination with the Planning Department, to **prepare a report with recommendations** within 60 days to identify barriers to implementing a suspended pavement system in existing and new public sidewalks in the Downtown Los Angeles Community Plan Area. The report should provide recommendations to overcome these barriers, which may include but are not limited to changes in design standards designating where utility lines cross the sidewalk into each development, eliminating or minimizing utility cuts into the suspended paving system, and other changes in policy or practices as identified by the departments.

PRESENTED BY: \_\_\_\_\_

KEVIN DE LEON  
Councilmember, 14<sup>th</sup> District

SECONDED BY: \_\_\_\_\_

ORIGINAL

May 3, 2023