File No. 22-0617-S4

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to productive space with retail and front office uses in the Industrial Mixed-Use IX3 Use District, within the Downtown Community Plan; recommended options as described in the report, and related matters.

Recommendations for Council action:

1. REQUEST the City Attorney to modify the proposed Chapter 1A ordinances requested by Council on May 3, 2023, to be prepared by the City Attorney's Office for Council consideration as follows:

   Amend the IX3 Use District to allow the Productive Space requirement for new Housing Development Projects to be met in separate buildings located on a unified development campus, and to allow Office uses to count toward the Productive Space requirement on 15 acre or larger campus sites.

2. Request the Department of City Planning (DCP) to modify the proposed Zone Change Map and Matrix previously requested by the City Council in its May 3, 2023 and June 14, 2023 actions to do the following:

   Apply IX3 zone to the entirety of properties located between 7th Street and Olympic Boulevard, and Central Avenue and Alameda Street.

Fiscal Impact Statement: None submitted by the DCP. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

Summary:
At a regular meeting held on October 15, 2024, the PLUM Committee considered a DCP report relative to productive space with retail and front office uses in the Industrial Mixed-Use IX3 Use District, within the Downtown Community Plan; recommended options as described in the report, and related matters. DCP staff provided an overview of the matter. After an opportunity for public comment, the Committee recommended to request the City Attorney to prepare and present the ordinances with the amendments listed above and instruct the DCP to modify the proposed Zone Change Map and Matrix. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

MEMBER	VOTE
LEE:	YES
HUTT:	YES
YAROSLAVSKY:	YES
PADILLA:	YES
DE LEÓN:	YES

CR
22-0617-S4_rpt_PLUM_10-15-24

-NOT OFFICIAL UNTIL COUNCIL ACTS-