Consolidated Notes Regarding DTLA2040 Draft Policy & Strategies:

Housing

- Confirm that a range of housing types are able to be constructed ex. micro-units
  - As proposed, draft policy language and zoning regulations encourage development of micro-units, live/work units, family housing, co-living etc.
  - There was a comment to check open space and Quimby payment requirements. Since this is calculated as a fee per unit, it could discourage small and micro-units by making them very expensive to build.

Potential Incentive Zoning System

- Ensure open amenity space that is provided through the potential incentive zoning system will not count towards total allowable floor area
  - Can be addressed by changing how floor area is defined and calculated
  - A revised interpretation of how to calculate floor area should be reflected in the Zoning Manual
- Confirm that fees are appropriately calibrated with existing and potential fee requirements
  - DCP to coordinate with Parks & Recreation regarding application and use of fees
  - Arts Development Impact Fee, has not been updated since 1999. Currently not charged for all projects.

Mobility and Parking

- Balance long-term transportation objectives with the effect actions may have on Downtown mobility in the near-term
  - Be thoughtful of timelines – in light of the completion of the Metro Regional Connector, there will be a focus on multi-modal transit. Ensure that the removal of existing vehicle travel lanes & infrastructure will still allow for smooth access and mobility within DT.
- Comments regarding potential removal of a minimum parking requirement in DT
  - Reasonable to potentially remove parking minimums, it is typically an added cost to development
  - For those projects that elect to provide parking – need to carefully consider design reqs
    - Draft requirements such as - wrapping the parking with active uses, not allowing ground floor parking, subterranean parking – makes providing parking expensive
- Ensure that resiliency and sustainability are addressed in the Plan
  - Policy language speaks to these objectives
  - Through zoning for sustainable development practices
  - Flexible building types that can evolve over time, resilient to changing industry
For more information, contact Downtown Community Planning Staff:

Bryan Eck, Project Manager  
bryan.eck@lacity.org

Clare Kelley  
clare.kelley@lacity.org

Brittany Arceneaux  
brittany.arceneaux@lacity.org

Tal Harari  
tal.harari@lacity.org

Patricia Diefenderfer, Senior City Planner  
patricia.diefenderfer@lacity.org

For project information, visit:  
www.dtlacity2040.org