

Los Angeles Department of City Planning
Attendance at: Central City Association, Housing & Land Use Committee Meeting

Wednesday, June 21st 2017 8:30 AM – 10:00 AM

Consolidated Notes Regarding DTLA2040 Draft Policy & Strategies:

Housing

- Confirm that a range of housing types are able to be constructed ex. micro-units
 - o As proposed, draft policy language and zoning regulations encourage development of micro-units, live/work units, family housing, co-living etc.
 - o 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
 - o Can be addressed by changing how floor area is defined and calculated
 - o 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
 - o DCP to coordinate with Parks & Recreation regarding application and use of fees
 - o 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
 - o 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
 - o Reasonable to potentially remove parking minimums, it is typically an added cost to development
 - o 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
 - o Policy language speaks to these objectives
 - o Through zoning for sustainable development practices
 - o 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.dtl2040.org

