Introduction

This document outlines the revisions made to the Downtown Community Plan since the preliminary draft release in October 2019. These updates were informed by community feedback and reflect a portion of the changes that will be made before the Public Hearing (fall 2020). The Downtown Community Planning team will continue to hold outreach events and garner community feedback. Changes will continue to be made to the plan by department staff until the City Planning Commission meeting. For more information on outreach and the plan timeline visit www.planning4la.org/dtla2040#timeline.

The changes outlined below include:
- Updates to the Draft New Zoning Code Use and Frontage districts
- Updates to the Community Plan Implementation Overlay (including the Community Benefits Program)
- Updates to the Downtown Community Plan Draft Zoning map
- Updates to the Downtown Community Plan Draft General Plan Land Use map
- Updates to the Downtown Community Plan Draft Policy document

New Zoning Code - Downtown Zone Updates

- Article 5 Use: Alternative financial services definition updated to include Bail bonds in order to monitor the inclusion of new bail bond uses in neighborhoods such as Little Tokyo and Chinatown.
• Article 5 Use: Hybrid Industrial 1 (IH1) updated to allow all types of residential unit designs, not just live/work. Allowing a greater mix of uses encourages opportunities for new housing development.

• Article 5 Use: Restricted Light Industrial (MR1) and Heavy Industrial (IH) to include safety standards outlined in the Clean Up Green Up (CUGU) ordinance.

• Article 3 Frontage: Historic Core Character Frontage (CHC1), Daylight Factory Character Frontage (CDF1), and Daylight Factory River Character Frontage (CDR1) permission levels were updated to allow balconies.

**Community Plan Implementation Overlay (CPIO) Updates**

• Includes sign regulations from Downtown Design Guide.

• Includes development standards for the Civic Center.

• Includes standards to maintain and enhance public access in Bunker Hill.

• Four new Design Best Practice Documents: Chinatown, Arts District, Public Realm, and Tall Buildings.

• Revisions to the community benefits program Level 3 to facilitate investment in underserved communities.

• Additional menu of incentives added to the benefits program including relief from build to width, lot width, lot coverage, and buildable area.

CPIO updates being considered for Public Hearing Draft:

• Studying the feasibility of re-alignment of affordable housing requirements with existing programs such as the Transit Oriented Communities Program.

• Realignment of base floor area rights.
Downtown Community Plan Zoning Map Updates

See corresponding maps below.

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<thead>
<tr>
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<th>October 2019 Draft Zone</th>
<th>Summer 2020 Draft Zone</th>
<th>Description</th>
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<td>Form district was changed from HUM1 to PLM2. Story limitations were expanded through the Traditional Core to respond to nationally designated historic districts.</td>
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Summer 2020 Updates to the Downtown Community Plan
Draft Zoning Map

This map illustrates the summer 2020 changes to the Draft Downtown Community Plan Zoning Map. For a description of all the changes made, please reference the corresponding summary document. Additional changes will be made to next plan draft (Fall 2020) based on stakeholder feedback.
**Downtown Community Plan General Plan Land Use Map Updates**

See corresponding maps below.

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<td>1</td>
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<td>Traditional Core</td>
<td>GPLU was changed from Transit Core to Traditional Core in order to expand historic contextual infill standards to match Historic District boundaries.</td>
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<td>2</td>
<td>Hybrid Industrial</td>
<td>Community Center</td>
<td>GPLU was changed from Hybrid Industrial to Community Center in order to allow for a greater mix of residential unit designs.</td>
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<td>Village</td>
<td>GPLU was changed from Community Center to Village in order to respond to surrounding building heights.</td>
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<td>Community Center</td>
<td>Transit Core</td>
<td>GPLU was changed from Community Center to Transit Core to allow for greater development potential near transit resources.</td>
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Summer 2020 Updates to the Downtown Community Plan Draft General Plan Land Use Map

This map illustrates the summer 2020 changes to the Draft Downtown Community Plan General Plan Land Use Map. For a description of all the changes made, please reference the corresponding summary document. Additional changes will be made to next plan draft (Fall 2020) based on stakeholder feedback.

General Plan Land Use Change
1 Transit Core to Traditional Core
2 Hybrid Industrial to Community Center
3 Community Center to Village
4 Community Center to Transit Core
Policy Text Updates

New Policies

Land Use

- LU 1.6
  Encourage accessibility and amenities for children and seniors in housing developments.

- LU 2.7
  Promote preservation and maintenance of existing housing stock at the foundation of the community’s affordable housing supply.

- LU 2.8
  Prioritize use of surplus public land for development of housing that is predominantly affordable, except where surplus land is not suitable for residential uses.

- LU 3.7
  Promote safe building practices that support healthy homes and support the rights of tenants to live in habitable housing.

- LU 3.8
  Foster effective collaboration and coordination between public agencies and community organizations to identify displacement concerns and efficiently respond with resources and strategies.

- LU 3.9
  Facilitate the renewal of existing affordable housing covenants and promote opportunities for acquisition of units with expiring covenants by affordable housing developers, community-based organizations, or community land trusts to preserve affordability.

- LU 4.6
  Incentivize the creation of housing options that are affordable to and occupied by low income households, especially housing at the deepest levels of affordability, near transit.

- LU 6.6
  Encourage art production and exhibitions spaces that are accessible and affordable to community based artists.
● LU 6.7
Support community ownership of creative space, including incubators, studio space, and art production and exhibition space.

● LU 8.8
Foster opportunities for individuals facing barriers to employment, including persons experiencing homelessness, single parents, persons receiving public assistance, persons without a GED or high school diploma, persons with a criminal record, and veterans.

● LU 10.14
Discourage hostile architecture and other urban design elements that prevent inclusive and equitable use of public space.

● LU 13.4
Promote community participation and input in cultural and historic preservation efforts.

● LU 13.5
Partner with community organizations and local residents to identify and protect cultural resources and assets.

● LU 14.5
Support efforts to preserve and restore the rich inventory of culturally significant murals and public art found throughout Downtown.

● LU 14.6
Encourage new development to incorporate culturally relevant and community-driven public art along building facades and in outdoor areas.

● LU 16.11
Identify areas and buildings as resiliency centers for public use during future climate events and other emergencies.

● LU 33.10
Identify key public access points to the Los Angeles River and support improved connections between the Arts District and recreation opportunities.

Open Space

● SO 1.8
Support the on-going maintenance and programming of neighborhood serving parks.

Text Revisions

Change of General Plan Land Use Designations:

- Some sections of the plan area have been redesignated and acreage and percentages have been adjusted accordingly.
- Addition of Public Facilities- Freeways General Plan Land Use designation to acknowledge Caltrans owned land dedicated to freeways within the plan area. This land is not within the City’s jurisdiction.
- Addition of the term “Medium” to neighborhood residential to indicate scale.

Goals

**LU GOAL 3**

- ACCESSIBLE, HEALTHY, AND SAFE HOUSING OPPORTUNITIES AFFORDABLE TO LOW INCOME HOUSEHOLDS.

**LU GOAL 6**

- A CENTER OF WORLD-CLASS INNOVATION, ENTREPRENEURSHIP, AND NEW MARKETS THAT REFLECT AND STRENGTHEN THE CULTURAL DIVERSITY OF DOWNTOWN.

Policies

Land Use

- **LU 2.4**
  Encourage a mix of rental and ownership housing and facilitate the development of affordable housing and permanent supportive housing.

- **LU 3.2**
  Facilitate the preservation of existing residential units, and avoid displacement of current Downtown residents.

- **LU 3.4**
  Disaggregate the cost of parking from the cost of housing and eliminate residential parking requirements to allow flexibility and reduce the cost of housing.

- **LU 7.1**
  Ensure Downtown’s built environment welcomes a range of industry and business types
as market needs evolve over time, while supporting existing community serving small businesses.

- **LU 8.7**
  Support street vending and create vending districts to increase access to economic opportunity and healthy food, and reinforce Downtown's active street life.

- **LU 9.2**
  Reinforce the distinct qualities of each neighborhood, and ensure that growth complements and is compatible with existing character and historic resources; and supports community needs.

- **LU 15.3**
  Create a network of well-maintained public and private green infrastructure by incentivizing the use of trees, eco roofs, vertical gardens, stormwater facilities, and landscaped amenity areas.

- **LU 15.4**
  Facilitate access to affordable, healthy, and fresh food for all Downtown residents and support community serving small businesses that sell affordable, fresh, and culturally relevant food.

- **LU 17.5**
  Encourage trees and architectural elements that provide shade; cooling stations; and seating areas for pedestrians along primary corridors in Downtown.

- **LU 18.1**
  Implement zoning regulations that allow the greatest intensity and density of uses; eliminate barriers and create incentives that ensure maximum development potential, especially of mixed-income and affordable housing, near transit investment and regional attractions.

- **LU 20.1**
  Encourage the development and preservation of sustainable and complete neighborhoods, where workers and residents have safe and convenient access to jobs, open space, commercial services, and amenities.

- **LU 27.1**
  Foster a wide range of community-serving commercial uses.
• LU 28.1
Promote services and amenities embedded within residential development, such as healthy, affordable, and culturally relevant food options, childcare facilities, and neighborhood serving uses.

• LU 28.2
Encourage mixed-income and affordable housing in close proximity to transit, jobs, amenities, and services.

• LU 29.11
Coordinate with residents and community organizations to provide opportunities for daytime activities in the neighborhood with recreational centers, libraries, and managed open spaces with engaging and culturally relevant programming.

• LU 29.14
Target San Pedro, 3rd, 4th, 5th, 6th, and 7th streets for improvements to increase safety, connectivity, and access for the Skid Row community.

• LU 32.2
Promote affordability through the development of a range of unit sizes and incentives for on-site covenanted affordable live/work units.

• LU 38.3
Support multi-generational communities that include culturally relevant and linguistically accessible local services, recreational facilities, and urban design that accommodates people of all ages, incomes, and levels of mobility.

• LU 39.2
Cultivate and facilitate an environment that is supportive of community serving small businesses and create programs for their retention and sustainability.

• LU 40.3
Support the location of community facilities, such as childcare, grocery stores, senior services, supportive services, and additional amenities in Village areas.

• LU 40.4
Support affordable housing for seniors with space for in-home care and intergenerational living and encourage the creation of adaptable residential buildings to accommodate aging populations.
• LU 41.5
  Support an improved public realm, including a range of open space types that can offer opportunities for *culturally relevant and multi-generational* recreation, rest, and social interaction.

Neighborhood Descriptions

• Chinatown is a historic-cultural neighborhood with a variety of legacy businesses and institutions. The neighborhood is home to a long-standing multi-generational residential community, a variety of small and family-owned businesses, family associations, and institutions that serve the Chinese American, as well as other immigrant, communities. The historic neighborhood is characterized by walkable commercial corridors and internally oriented courtyard developments. A Metro Gold Line station sits at the northeastern corner of the neighborhood, and there has been a growing cluster of restaurant and nighttime activity.

Mobility

• MC 5.7
  Find opportunities to install *elongated transit curb extensions and islands* along key corridors to facilitate transit boarding and reduce conflicts with other modes. Consider *temporary platform products* only when phased implementation is a project consideration.

• MC 6.6
  Include square footage dedicated to above ground parking in the calculation of floor area to discourage over-parking and promote pedestrian friendly design.

Open Space

• SO 1.1
  Find opportunities to create new parks and other open spaces through tools such as the transfer of development rights, public outdoor amenity space incentives, non-traditional interventions in the public right-of-way, and as a part of major public and private projects.

• SO 3.1
  Encourage design features of both private and public open spaces that reduce polluted runoff, maximize groundwater recharge, and reduce the heat-island effect.

• SO 4.2
Facilitate the integration of locally produced and community-oriented public art projects and cultural programming into public spaces to reinforce community character.

- **SO 5.4**
  Provide family-friendly activities and spaces, as well as programming for children, youth, and seniors.