Agenda

Introduction

Overview on Community Plans

Downtown Plan Update

  Plan Goals & Objectives
  Zoning & Implementation

Community Benefits Program
Public Hearing

What is a Public Hearing?
Public Hearing is a formal opportunity to provide public comment on the Draft Plan and Public Hearing Draft of the new Zoning Code to a Hearing Officer.

When?
Tuesday, December 8, 2020
• 4:00 p.m.–7:00 p.m.

How to engage?
In conformity with the Governor’s Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID19, this public hearing will be conducted entirely online or by telephone.

Participants may join the Public Hearing online or by phone at any time between 4:00-7:00 PM to offer testimony.

Other opportunities to comment?
Written comments
The Public will have the opportunity to submit written comments till December 18th

Verbal Comments
The Public will have the opportunity to provide formal comments at
• City Planning Commission Public Hearing (winter/spring 2021) and
• Planning & Land Use Committee Public Hearing (spring/summer 2021)

Find information at planning4la.org/dtla2040
What is a Community Plan?

Each city within the state of California is required to adopt a **Land Use Element for its General Plan**. In Los Angeles, the Land Use Element is divided into **35 Community Plans**.

The Community Plans function as a **guide for growth** in neighborhoods, providing specific policies and strategies to **achieve each community’s vision** and the broader objectives of the General Plan.
The Downtown Community Plan is updated to…

Outline a vision for the Downtown community’s long-term physical and economic development, & community enhancement, through the year 2040

Set a new direction for the future of Downtown, guide the physical development of neighborhoods, establishing goals and policies for land use, in addition to a range of planning topics, including streets and open space, urban design, mobility, and arts & culture

Provide strategies and specific implementing actions that can allow this vision to be accomplished
How did we get here?

Since 2014, the DTLA 2040 team has held and participated in hundreds of community events to garner feedback.

Highlights

- **October 2016** - shared draft plan concepts with weeklong public open studio “storefront” event
- **February 2017** - Environmental Impact Report (EIR) scoping meeting
- **2017-2019** - outreach at community events, neighborhood councils, CBO meetings
- **Summer/Fall 2019** - release of the draft plan; draft zoning map and Downtown zones
- **November 2019** - series of public open house events
- **January/February 2020** - office hours events, outreach at community events and meetings
- **February 2020 - July 2020** - Preparation of the Draft EIR
Plan Timeline

2014-2015
Listen
Conduct background research, field visits, land use surveys, data collection, and gather initial input.

2016-2017
Share
Draft the Plan vision, goals and policies, and identify initial zoning concepts.

2018
Consult
Further develop the plan policy document, select new zones, and draft the environmental document (EIR).

2019-2021
Refine
2019: Release of draft policy document and land use changes, and zoning.
2020: Release of updated policy document and zoning code, followed by Draft EIR.

2021
Adopt
Appointed and elected officials review the proposed Community Plan and make final decisions regarding proposed policy and zoning recommendations.
Community Plan Components

**Policy Document**
- Vision
- Policies
- Implementation Programs

**Plan Map**
- Sets Range of Uses
- Establishes Range of Intensities

**Zoning**
- Development Regulations
- Use Allowances Process
- Base & Maximum FARs
- Applicability & Relief

**Implementation Overlay**
- Community Benefits Program
- Design Best Practices
- Other Development Standards
Plan Goals & Objectives
Growth Projections

DOWNTOWN HAS SIGNIFICANT GROWTH PROJECTIONS.

SCAG Projection

+125,000 new residents
+70,000 housing units
+55,000 jobs

THE DOWNTOWN PLAN HAS CAPACITY FOR EVEN MORE.

Plan Reasonably Anticipated Development

+175,000 new residents
+100,000 housing units
+100,000 jobs

80% of the Plan capacity is within ½ mile of major transit stops
The Downtown Community Plan envisions a sustainable, equitable, and inclusive future for Downtown.
This represents **20%** of the City’s household growth in just 1% of the City’s land area.
Grow and Support the Residential Base
Housing Strategies

- Expanding areas where housing is allowed
- Removing per unit requirements for open space
- Removing residential density limits in Central City North
- Expanding and streamlining Adaptive Reuse
- Removing parking requirements
- Range of housing types to address various family sizes and needs
- Introducing a Community Benefits Program to generate affordable housing
New Housing Opportunities

33% of the Plan area today

60% of the Plan area proposed
Maintain Downtown as the Primary Job Center of the Region
Creating Opportunities for Job Growth

Single Use areas today comprise 80% of the Plan area.

Single Use areas proposed will comprise 36% of the Plan area.
Reinforce Special Places
Character Zoning Tools

New height limits and building rules that reflect historic development and reinforce community character.

Outlines standards for high quality design vs lengthy review process.

Focused on making Downtown more comfortable for those walking and rolling.
Mobility

Set building design expectations at the street level

Expand opportunities for open space adjacent to streets and in non-traditional spaces

Improve the physical connections and facilitate better access
Zoning and Implementation
New Zoning Code: Key Components

[FORM] Building Size
FRONTAGE Relationship to the Street
STANDARDS Development Standards

[USE] Permitted Uses
DENSITY Number of Units

[OVERLAY] Supplemental Standards

Example Downtown Zone: [HB4-SH1-5] [CX3-FA] [CPIO]
New Zoning Code: Key Components

**Article 2**
Form Districts:
Determine how large buildings can be, influencing features like a building’s width and size.

**Article 3**
Frontage Districts:
Influence how buildings appear from the street level, from its proximity to the street to its ground floor height requirements.

**Article 4**
Standards Districts:
Regulate certain design elements around the building including those related to access, parking, trees and signs.
New Zoning Code: Key Components

**Article 5**
**Use Districts:**
Determine what kinds of activities are allowed on a property-ranging from residential to industrial and in some instances, a mix of uses.

**Article 6**
**Density Districts:**
Refer to the number of housing units that are permitted on any site that allows for residential units.

**Article 9:**
**Incentive Programs:**
Includes regulations related to the Community Benefits Program and other incentive programs such as the Adaptive Reuse Ordinance.
Form Regulations

Story height limitations and step-back requirements in certain areas to ensure infill development is compatible with existing built patterns.
Form Regulations

Building break requirements to ensure large blocks are broken up and are supported by pedestrian friendly amenities and opportunities for landscaping and shade.
Frontage Regulations

Specifies placement of buildings relative to the street to achieve consistent street walls
Frontage Regulations

Specifies placement of buildings relative to the street to achieve **consistent street walls**

Buildings are permitted to be stepped back if including **pedestrian friendly amenities** such as a paseos, courtyards or outdoor dining
Frontage Regulations

Sets transparency requirements & maximum blank wall widths to ensure a **minimum number of doors & windows** that reflect neighborhood character.

Specifies street facing entrances as well as maximum spacing between entrances.
Development Standards

The zoning establishes standards for:

- Parking
- Signage
- Pedestrian access
- Landscaping
Development Standards

Sets the maximum width of a building and includes requirements for pedestrian pathways such as paseos or plazas when buildings extend across a full block.
Parking

The Plan **removes parking minimums**

**Includes parking design standards** to ensure they contribute to the public realm and enhance the pedestrian experience.

Requires parking above ground include **flat floors** to allow for adaptability to other uses.
Use Regulations

The types of uses & activities that occur within a building also define the character of a community.
Use Regulations

In certain areas, the Plan prioritizes spaces for small businesses through commercial establishment size limits

1,500 square feet tenant size limit

5,000 square feet tenant size limit
Adaptive Reuse

Expands and Streamlines the adaptive reuse program

Projects anywhere in downtown can adaptively reuse an existing building

Can convert to any use permitted by the zoning for that property

Removes per-unit minimum size requirement

Rolling date for projects to qualify for adaptive reuse vs a set year of 1974
Community Benefits Program
What are “Community Benefits”?

Community Benefits help bring much needed resources like affordable housing and parks to the community.

The plan creates clear expectations on how new developments in the plan area need to contribute to the community. Developers are allowed to build larger buildings in exchange for providing benefits that serve the community, such as open space, schools, affordable housing or small business protections.
Community Benefits Programs that exist today

Public Benefit Funds
- Quimby Fees to build parks & recreational facilities
- Affordable Housing Linkage Fee used to build Affordable Housing

Incentive Programs
- Density Bonus Program
- Transit Oriented Communities (TOC) Guidelines
- Transfer of Floor Area Rights (TFAR)
Community Benefits Programs under the Downtown Plan

Public Benefits Funds
- Quimby Fees to build parks & recreational facilities
- Affordable Housing Linkage Fee used to Build Affordable Housing

Incentive Programs
- Density Bonus Program
- Community Benefits Program
Proposed Downtown Plan Community Benefits Program

Prioritizes Affordable Housing

Incentivizes provision of on-site benefits
Publicly Accessible Open Space
Community Facilities such as daycares, schools & restrooms

Promotes preservation of historic buildings
Proposed Downtown Community Plan
Benefits Program

Sets a **Base** development potential and a maximum **Bonus** development potential for every property in the plan area.

**Bonus:** A developer can gain additional development rights in exchange for providing community serving benefits.

**Base:** Base zoning regulations allow for a certain height, and floor area, and can be built without having to provide any community benefits.
Projects with 5 or more housing units are eligible

Must include a percentage of total units as affordable units

Prioritizes affordable housing over other community benefits
A 3-Level incentive structure, where required amount of community benefits increase in proportion to the building size above the base zoning.

- **BASE**: Base zoning
- **Level 1 Bonus**: Affordable Housing
- **Level 2 Bonus**: Menu of Benefits
- **Level 3 Bonus**: Community Benefit Fund
Downtown Plan Community Benefits Program

Program Structure for Housing Development Projects

Base zoning regulations allow for a certain height, and floor area, and can be built with only market-rate units. Fees are always paid to an affordable housing fund.
Downtown Plan Community Benefits Program

Program Structure for Housing Development Projects

BASE
Base zoning

Level 1 Bonus
Affordable Housing

35% additional FAR is available for projects that provide Affordable Housing Units

Level 2 Bonus
Menu of Benefits

Level 3 Bonus
Community Benefit Fund

BONUS
BONUS
Downtown Plan Community Benefits Program

Program Structure for **Housing Development Projects**

50% of remaining “bonus” floor area is available for projects that provide

**Publicly Accessible Open Space, or**

Community Facilities or

more Affordable Housing

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**BASE**

- Base zoning

**Level 1 Bonus**

- Affordable Housing

**Level 2 Bonus**

- Menu of Benefits

**Level 3 Bonus**

- Community Benefit Fund
Downtown Plan Community Benefits Program

Program Structure for Housing Development Projects

Projects can access the remaining bonus floor area by providing benefits identified in Level 1 & 2 or pay a fee towards a community benefit fund.

- **BASE**
  - Base zoning

- **Level 1 Bonus**
  - Affordable Housing

- **Level 2 Bonus**
  - Menu of Benefits

- **Level 3 Bonus**
  - Community Benefit Fund
Downtown Plan Community Benefits Program

Program Structure for Non-Housing Development Projects

Any commercial, office or mixed use development project with less than 5 housing units are eligible

Must include a minimum amount of publicly accessible open space or community serving facilities
Downtown Plan Community Benefits Program

Program Structure for **Non-Housing Development Projects**

Requirements regarding affordable housing would not apply.

- **BASE**
  - Base zoning
  - Level 1 Bonus Affordable Housing

- **BONUS**
  - Level 2 Bonus Menu of Benefits
  - Level 3 Bonus Community Benefit Fund
Downtown Plan Community Benefits Program

Program Structure for **Non-Housing Development Projects**

50% of remaining development incentives are available for projects that provide

- Publicly Accessible Open Space, or
- Community Facilities or
- more Affordable Housing

**BASE**
- Base zoning

**Level 1 Bonus**
- Affordable Housing

**Level 2 Bonus**
- Menu of Benefits

**Level 3 Bonus**
- Community Benefit Fund
Program Structure for Non-Housing Development Projects

Projects can access the remaining bonus development potential by providing benefits identified in Level 2 or pay a fee towards a community benefit fund.
A project utilizing the Downtown Community Benefits Program must set aside for a term of **55 years**:

- **5% of units**
  - Deeply-low income
  - Incomes at 0-15% of AMI

- **8% of units**
  - Extremely-low income
  - Incomes at 0-30% of AMI

- **11% of units**
  - Very-low income
  - Incomes at 30-50% of AMI

- **25% of units**
  - Low income
  - Incomes at 50-80% of AMI

- **40% of units**
  - Moderate income (for-sale)
  - Incomes at 80-120% of AMI
A project choosing to provide Open Space to access Level 2 or Level 3 development potential must incorporate the following:

- Allocate **4% of Lot Area** as Publicly Accessible Open Space in addition to the Outdoor Amenity Space requirement outlined in the base zoning.
- For every **1:1 Floor Area Ratio** of bonus development potential:
  - Comply with location, access, and signage requirements.
  - Meet design, shade, and landscaping standards.
  - Include amenities such as restrooms, recreational equipment, and public art.
Community Facilities

A project choosing to provide Community Facilities to access Level 2 or Level 3 development potential must incorporate the following:

Allocate 5,000 sf + 2.5% of Incremental Floor Area towards a Community Facility

For every 1:1 Floor Area Ratio of bonus development potential

Comply with location, access, and signage requirements

Choose from a menu of amenities

- Schools
- Social Services
- Public facilities
- Mobility hubs
- Childcare Services
- Libraries
Downtown Plan Community Benefits Program

Transfer of Development Rights

TDR Area
Donor & Receiver Sites are contained within the Arts District

Eligible Donor
Site designated or deemed eligible at local, state, or federal level; SurveyLA contributor to a historic district or identified individual resource
On the Horizon for DTLA 2040

Continual Public Engagement

- Extended Timelines
- Activities, Education, and Dialogue
  - Plan Webinars - Available Online
  - Small Group Engagement (upon request)
- Information materials in multiple languages and formats (digital and hardcopy) available at [planning4la.org/dtla2040](http://planning4la.org/dtla2040)
- Formal Public Comment at public hearing, City Planning Commission, and Planning & Land Use Committee
# The Downtown Team

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