



# Fall 2020 Draft Downtown Community Plan Updates

## Introduction

This document outlines the revisions made to the Downtown Community Plan since the draft release in August 2020. These updates were informed by community feedback. 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 (Winter/Spring 2021). For more information on outreach and the plan timeline visit [www.planning4la.org/dtla2040#outreach-timeline](http://www.planning4la.org/dtla2040#outreach-timeline).

The changes outlined below include:

- Updates to the Draft New Zoning Code Form, 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 General Plan Land Use map
- Updates to the Downtown Community Plan Draft Policy document



## New Zoning Code - Downtown Zone Updates

### Form Districts

- Restructuring of all Form District names.

Summer 2020 Draft	Fal 2020 Draft
VUF1	VF1
LLN1	LN1
LLM	LM1
LLM2	LM2
LUF1	Lf1
MLN1	MN1
MLM1	MM1
MUM1	MB1
MUB1	MB3
MUB2	MB4
MUF1	MF1
PLM1	DM5
PLM2	DM4
PLM3	DM6
PUM1	DM1



PUM2	DM2
HUM1	HM2
HUB1	HB2
HUB2	HB3
HUB3	HB4
HUB4	HB5
New District	HB1
New District	HM1
New District	MB2
New District	DM3

- LM2: Reduce base FAR from 3:1 to 1.5:1, allow bonus FAR of 3:1. Reduce base story limitation from 4 stories to 3 stories and max story height from 8 to 6 stories
- LN1: Reduce base FAR from 3:1 to 1.5:1, allow bonus FAR of 3:1. Reduce base story limitation from 4 stories to 3 stories and max story height from 8 to 6 stories
- MN1: Reduce base FAR from 6:1 to 2:1, allow bonus FAR of 6:1. Reduce base story limitation from 5 stories to 3 stories, allow max story height of 5 stories.
- DM2: Reduce base FAR from 6:1 to 2:1, allow bonus FAR of 8.5:1. Remove upper story stepback
- DM1: Reduce base FAR from 4:1 to 3:1
- MB1: Reduce base FAR from 4.5:1 to 3:1
- DM4 & HM2 increase upper story step back from 10' to 30'

Frontage Districts

- CDF1: Revision of character frontage applicability from entire building to first 5 stories. Removal of roof design regulations.



- CHC1: Revision of character frontage applicability from entire building to first 12 stories. Remove roof design regulations and allow balconies above 12 stories on street facing facade, at any level facing side and rear facing facades.
- All frontage districts: Allow A2 (fences) screening

Use Districts

- Restructuring of select Use District names.

Summer 2020 Draft	Fall 2020 Draft
OS1	OS1
A1	A1
RG1	RG1
RN1	RX1
XN1	CX1
XC1	CX2
XG1	CX3
XE1	CX4
IX1	IX1
IX2	IX2
IH1	IX3
IH2	IX4
MR1	I1
MH1	I2
PF1	P1

- IX4: Allow a full range of unit designs in Adaptive Reuse projects. When reusing existing buildings, the previous draft only allows inclusion of live/work units.
- CX1 and CX2: Expand relief mechanisms for commercial individual establishment size limitations. Summer 2020 draft allows an increase in establishment size of 10% with an



adjustment process. Public Hearing draft allows an increase in establishment size of 10% with an adjustment process or an increased size through a Conditional Use Permit process and public hearing.

- IX3, IX4, CX2, and IX1: Remove hotel and motel room limitations on number of hotel keys.
- Remove CUP requirement on daycares and K-12 schools in all DT use districts where permitted.
- IX1: Allow apartment hotel, boarding or apartment house, senior living, community care facility, and substance abuse facility from not permitted to permitted.

#### Article 4

- Update parking provisions to exempt above grade parking from FAR calculations, maintain design standards.

## Community Plan Implementation Overlay (CPIO) Updates

- Re-alignment of affordable housing requirements to calculate the required amount of units based on the total number of units in the project. Adjust the amount of affordable housing required in level 2.
- Prohibition of building demolition without building permit
- Project Review Thresholds: Introduce an additional threshold of 500' for projects that qualify for increased project review thresholds under the Community Benefits program. Relocate project review thresholds incentive from CPIO to New Zoning Code Article 4 Development Standards.

## Downtown Community Plan Zoning Map Updates

See corresponding maps below.

	Summer 2020 Draft Zone	Fall 2020 Draft Zone	Description
A	[PLM3-CHC1-5] [XN1-FA] [-CPIO- ]	[DM6-CHC1-5] <b>[XC1-FA]</b> [-CPIO- ]	Use district was changed from XN1 to XC1 to allow for more flexibility of commercial tenant size.
B	[HUB3-G1-5] [XG1-FA] [-CPIO- ]	<b>[HB1-G1-5]</b> [XG1-FA] [-CPIO- ]	Form district was changed from HUB3 to HB1 to align by-right FAR to existing regulations and provide more opportunities for affordable housing and other community benefits.
C	Multiple	Multiple	Form district was changed from HUM1 to HM1 to align by-right FAR to existing regulations and provide more opportunities for affordable housing and other community benefits.
D	[HUB2-G1-5] [XC1-FA] [-CPIO- ]	<b>[HB1-G1-5]</b> [XC1-FA] [-CPIO- ]	Form district was changed from HUB2 to HB1 to align by-right FAR to existing regulations and provide more opportunities for affordable housing and other community benefits.
E	[HUB1-G1-5] [XC1-FA] [-CPIO- ]	<b>[HB1-G1-5]</b> [XC1-FA] [-CPIO- ]	Form district was changed from HUB1 to HB1 to align by-right



			FAR to existing regulations and provide more opportunities for affordable housing and other community benefits.
F	Multiple	Multiple	Form district was changed to apply a consistent scale along the Los Angeles River
G	[PLM1-G1-5] [XN1-FA] [-CPIO- ]	[ <b>MN1</b> -G1-5] [XN1-FA] [-CPIO- ]	Form district was changed from PLM1 to MN1 to respond to surrounding building heights.

# Fall 2020 Updates to the Downtown Community Plan Draft Zoning Map

This map illustrates the fall 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 the next plan draft (Winter 2021) based on stakeholder feedback.



- A - Use District Change
- B - FAR Change
- C - FAR Change
- D - FAR Change
- E - FAR Change
- F - FAR & Height Change
- G - FAR & Height Change



## Downtown Community Plan General Plan Land Use Map Updates

- Updated Correspondence to include newly added Form Districts and updated Use District names
- Updated Floor Area Ratio (FAR) Maps

## Policy Text Updates

**1 New Goal, 11 New Policies, 5 Refined Policies, 1 Removed Policy, an Updated Vision Statement, an Updated Neighborhood Context, and Updated General Plan Land Use descriptions**

Note: Italic text signifies added language.

### New Language

- Goals and Policies
  - *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 2.9 Promote equitable development and inclusive growth that avoids displacement of those vulnerable to homelessness and enhances the rights of extremely low and deeply low-income tenants.*
  - *LU GOAL 9 ACCESS TO SAFE, AFFORDABLE HOUSING AND SERVICES FOR PEOPLE EXPERIENCING OR AT RISK OF EXPERIENCING HOMELESSNESS.*
  - *LU 9.1 Support efforts and opportunities to increase funding for new social services sites that are linked to public spaces such as parks, plazas, community centers, and transit stops.*
  - *LU 9.2 Encourage the creation of new public health infrastructure, such as rest stops with hygiene services including showers, restrooms, and cold drinking water, charging stations, and public wireless internet, along with social services outreach, in spaces that are publicly available.*
  - *LU 9.3 Prioritize the development of permanent supportive housing and affordable housing at extremely low and deeply low-income levels for residents transitioning out of supportive housing.*
  - *LU 9.4 Ensure a range of supportive housing types and services to meet the needs of different populations vulnerable to, or currently experiencing, homelessness, including but not limited to communities of color, immigrant communities, women, LGBTQIA+, youth, families with children, seniors, veterans, and those formerly incarcerated.*

- LU 20.6 *Facilitate the development of hospitality serving uses, such as hotels, near cultural, entertainment, and institutional centers with a regional draw, and in close proximity to transit.*
- LU 22.22 *Prioritize opportunities for communities of color and locally-owned businesses during Convention Center expansion efforts.*
- LU 22.13 *Enhance the role of the Pico station as a portal for regional destinations such as FIDM, the Convention Center, and LA Live through tactics such as enhancing station design, improving First Last Mile connections, and increasing pedestrian safety.*
- SO 8.7 *Integrate an equity driven approach to all infrastructure investments and improvements.*

## Refined Language

- Policies
  - LU 4.2 Find opportunities to create affordable housing options *for those that work in Downtown.* ~~middle income and workforce populations.~~
  - LU 30.7 Encourage the creation of a range of housing options, including social service housing, permanent supportive housing, *and* a full spectrum of affordable housing. ~~and workforce housing.~~
  - LU 52.3 Maintain a high standard for the provision of affordable ~~and workforce~~ housing on publicly owned land in Civic areas, such that these areas serve as models for the rest of the City.
  - LU 22.21 Encourage the development of multi-use facilities and the shared use of facilities and venues that generate year-around activity and *provide public access to open space and community amenities.*
  - ~~LU 21.14 Ensure an adequate supply of hotel rooms to improve Los Angeles's competitiveness and ability to capture convention business.~~
    - Removed policy specific to convention business in the South Park neighborhood section. A new Downtown wide policy was drafted to support hospitality serving uses near regional destinations throughout the plan area, in close proximity to transit. See policy 20.6.
- Updated Neighborhood Context
  - Skid Row and Central City East
 

Skid Row is a unique residential neighborhood that has long served people in need. The community is home to family and social services, permanent supportive housing, single room occupancy hotels, as well as *community members experiencing homelessness* ~~homeless community members~~. There are opportunities to support Skid Row residents and the local community by establishing physical infrastructure capable of facilitating a variety of human services, employment opportunities, housing options, arts and cultural activities, and recreational opportunities.
- Updated Vision Statement in Chapter 1
  - *...Acknowledging an unjust history and current conditions, the programs and policies proposed in this Plan aim to begin the process of equitably meeting the needs of various stakeholder communities in the plan area and reduce racial disparities, especially those*

*unequally present in indigenous, historic cultural communities, low-income communities, and communities of color.* These strategies promote the physical development of Downtown; improve access to jobs, open space, services, and cultural resources; and provide housing for all *people and* income levels.

- Updated GPLU descriptions

<b>GPLU Description</b>	Summer 2020 Draft	Public Hearing Draft 2020
<b>Transit Core</b>	<p>Transit Core areas are dense centers of activity built around regional transit hubs that provide easy access for pedestrians, transit users, and cyclists to a variety of experiences and activities. These places provide a high-energy urban experience, with towers activated by ground-floor retail that engages and invites pedestrians. Buildings have high-quality design and provide visual interest. Enhanced streetscapes, paseos, and alleys create a seamless network of walkable paths that balance the high-intensity built environment. A diverse mix of office, residential, retail, cultural, and entertainment uses makes these places centers of activity around the clock.</p>	<p><i>Transit Core areas are dense centers of activity built around regional transit hubs that connect pedestrians, cyclists, and transit users to a variety of attractions. The building form ranges from Moderate Scale to High Rise, with ground floor treatments that contribute to an enhanced and walkable streetscape. A diverse mix of office, residential, retail, cultural, and entertainment uses makes these places centers of activity around the clock. The residential density of the Transit Core is limited by floor area.</i></p>
<b>Traditional Core</b>	<p>Traditional Core places have a time-honored urban development pattern and a rich collection of historically-significant buildings. The protection, restoration, and reuse of these structures is a priority. New development responds to this predominant urban form, contributing to the pedestrian-oriented environment with active alleys and inviting shopfronts. Historic design features and blocks are built out edge-to-edge, contributing to a distinctive sense of place. Residences and offices above entertainment venues, neighborhood-serving stores, and restaurants draw local, regional, and international visitors, supporting activity around the clock.</p>	<p><i>Traditional Core areas have a time-honored urban development pattern and a collection of historically-significant buildings. The building form ranges from Moderate Scale to High Rise. Traditional Core areas often include residential and office use, neighborhood-serving uses, as well as dining and entertainment that draw visitors and tourists, supporting activity around the clock. New development contributes to a pedestrian-oriented environment with active alleys and inviting shopfronts. The residential density of the Traditional Core is limited by floor area.</i></p>

<p><b>Community Center</b></p>	<p>Community Center areas are complete urban neighborhoods &amp; vibrant centers of activity. Often located around secondary transit nodes, these areas have a regular street grid and active alleys. Low and Mid-rise buildings have strong street walls and active ground floors reinforcing the urban character of these areas. Key pathways between regional transit resources and adjacent activity centers enhance the pedestrian experience and provide clear wayfinding between adjacent places. Residential, office, and community commercial uses are integrated to create balanced centers of activity. High-quality streetscapes and public spaces provide amenities to workers, residents, and visitors and promote a pedestrian-friendly environment.</p>	<p><i>Community Centers are vibrant places of activity typically located along commercial corridors, in concentrated nodes, or adjacent to major transit hubs. The building form ranges from Low Scale to Mid Rise, and may extend to Moderate Rise in the Downtown Community Plan. The use range is broad and may include commercial, residential, institutional facilities, cultural and entertainment facilities, and neighborhood-serving uses. The residential density generally ranges from 1 unit per 800 square feet of lot area to 1 unit per 200 square feet of lot area; residential density may also be limited by floor area.</i></p>
<p><b>Villages</b></p>	<p>Villages are characterized by fine-grained and porous development patterns. Retail uses on the ground floors of active streets and alleys in these areas provides a lively and safe pedestrian atmosphere. A range of housing types for all incomes and family sizes are integrated with commercial uses such as restaurants, retail, services, and small professional offices to create complete neighborhoods. These walkable centers serve as historic and cultural regional niche market destinations. Adaptive reuse of historic structures and infill development on small lots is responsive to the historic and cultural legacy of these areas.</p>	<p><i>Villages are characterized by walkable and fine-grained block patterns that serve as historic and cultural regional niche market destinations. The building form is Very Low Scale, Low Scale, or Mid Scale. Commercial uses, such as restaurants, retail, services, and small offices may be interspersed with a range of housing types; commercial uses on the ground floor help promote a pedestrian atmosphere. Adaptive reuse of historic buildings and infill development is responsive to the historic and cultural legacy of these areas. The residential density generally ranges from 1 unit per 1,200 square feet of lot area to 1 unit per 200 square feet of lot area; the residential density of Villages that are close to transportation hubs and/or Regional Centers may be limited by floor area.</i></p>
<p><b>Medium Neighborhood Residential</b></p>	<p>Neighborhood residential areas are traditional, walkable, and compact places with flexible buildings that accommodate multi-generational populations. A limited number of small, local-serving commercial establishments are integrated into the residential fabric. Buildings are oriented toward the street with traditional neighborhood features, such as stoops and small landscaped yards, which contribute to an inviting public realm. These areas accommodate pedestrians, cyclists, and local traffic. These urban neighborhoods are adjacent and connected to commercial and employment centers.</p>	<p><i>Medium Neighborhood Residential areas are primarily residential and may integrate limited local-serving commercial uses; these neighborhoods are adjacent and connected to commercial and employment areas. The building form ranges from Very Low Scale to Low Rise, and buildings are typically oriented toward the street. The residential density generally ranges from 1 unit per 1,000 square feet of lot area to 1 unit per 200 square feet of lot area; the residential density of Medium Neighborhood Residential that are close to transportation hubs and/or Regional Centers may be limited by floor area.</i></p>

<p><b>Hybrid Industrial</b></p>	<p>Hybrid Industrial places have a distinct urban form characterized by medium and low scale development with an industrial legacy. High-quality new construction and repurposed structures collectively promote a resourceful approach to urban development that can evolve over time. These areas preserve productive activity and prioritize space for employment, including light industrial, new industry, commercial, and vertically-integrated businesses, with careful introduction of live-work uses. The industrial legacy is reflected with a network of irregular streets, punctuated by occasional passageways. The street, block and building patterns have evolved into an inviting environment for pedestrians and cyclists.</p>	<p><i>Hybrid Industrial areas preserve productive activity and prioritize employment uses, but may accommodate live/work uses or limited residential uses. The building form ranges from Very Low Scale to Mid Rise. Uses include light industrial, commercial, and office, with selective live/work uses. The residential density generally ranges from 1 unit per 1,500 square feet of lot area to 1 unit per 200 square feet of lot area; the residential density of Hybrid Industrial areas that are close to transportation hubs and/or Regional Centers may be limited by floor area.</i></p>
<p><b>Markets</b></p>	<p>Market areas are comprised of medium-scale buildings that accommodate wholesale, commercial, retail, limited housing, and goods movement activities. As bustling centers of commercial activity, these places are characterized by porous, fine-grained blocks – each with its own mini-economy of specialized commercial offerings. At each of these nodes, local and regional patrons spill out from the storefronts on to sidewalks and active alleys, creating a high-energy street life that is sustained throughout much of the day and night. Adaptive-reuse and rehabilitation of existing structures and warehouses maintains the unique character and supports sustainable development.</p>	<p><i>Markets are bustling centers of commercial activity, each with its own mini-economy of specialized commercial uses, including wholesale. The building form generally ranges from Very Low Rise to Low Rise, and Mid Rise to Moderate Rise. Adaptive-reuse and rehabilitation of structures and warehouses maintain the built environment and support sustainable development. Uses also include retail, limited housing, and goods movement activities. The residential density generally ranges from 1 unit per 1,500 square feet of lot area to 1 unit per 200 square feet of lot area; the residential density of Markets that are close to transportation hubs and/or Regional Centers may be limited by floor area.</i></p>
<p><b>Production</b></p>	<p>Production areas protect and sustain industrial activity while serving as a regional jobs base for a range of training skills and education levels. Buildings in these areas are flexible, high-quality structures that accommodate evolving and innovative industries including light assembly and manufacturing, clean technology, incubators, and research &amp; development facilities. The large-format structures in flexible lot configurations balance goods movement, loading, and distribution needs with pedestrian-scaled design that supports a healthy environment for all users.</p>	<p><i>Production areas preserve and sustain industrial activity while serving as a regional jobs base. The building form ranges from Very Low Scale to Low Rise. Site layout and development in these areas are flexible to accommodate goods movement, loading, and distribution needs. Uses include heavy industrial and evolving and innovative industries, such as light assembly and manufacturing, clean technology, incubators, and research and development facilities, are accommodated. Housing is generally not permitted in Production areas but limited residential uses may be allowed, for example, through adaptive reuse of existing buildings.</i></p>
<p><b>Open Space</b></p>	<p>Open Space areas provide opportunities for passive and active outdoor recreation, public gathering, and education. These places function to preserve scenic, cultural, or ecologically important areas. While Open Space land is generally natural in character, it can also accommodate public amenities such as bathrooms and community gathering spaces, as well as limited accessory vending.</p>	<p><i>Open Space areas primarily serve as public recreational sites or parks but can include reservoirs and nature reserves. These largely open areas are intended for passive and active outdoor recreation, public gathering, and education. The building form, if there are accessory structures or buildings on site, typically facilitates recreational and/or communal activities, such as playground equipment, restrooms, and community centers. The Open Space designation does not allow residential uses.</i></p>

<p><b>Public Facilities</b></p>	<p>Public Facilities areas are home to governmental, institutional, and cultural functions for the City and provide for the use and development of land owned by a government agency. This includes facilities that are owned and operated by Federal, State, or local governments, public utilities, or joint public and private developments, which are used to provide governmental or public services. Public Facilities serve as centers of democratic practice and public life. A variety of structures, site layouts, and building designs flexibly support civic activity, facilitate internal circulation, and contribute to an active public realm. Public spaces are prevalent and integral to these places, creating a lively atmosphere with frequent programming and public events. Land uses include government offices, libraries, schools, medical facilities, and service systems to support quality of life within the City. Retail, office, hotel, and limited residential uses are integrated with civic uses, encouraging street life and extending hours of activity beyond the work day.</p>	<p><i>Public Facilities areas serve as centers of civic life, promoting governmental, institutional, and cultural functions. These areas provide for the use and development of land typically owned by government agencies. The building form varies in size and structure, from Residential Agriculture to High Rise, with a variety of site layouts and flexible building designs that support civic activity and an active public realm. Uses include government offices, libraries, schools, and service systems. Housing is not typically associated with Public Facilities but may be permitted on a limited basis.</i></p>
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